



CITY OF PATASKALA PLANNING AND ZONING COMMISSION

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

STAFF REPORT

March 6, 2024

Rezoning Application ZON-24-003

Applicant:	Connie K. Klema
Owner:	Robinson Family Farm Ltd., Thomas & Gail Lee.
Location:	7482 Columbia Road SW, Pataskala, OH 43062 (PIDs: 064-152922-00.001, 064-152922-00.000, 064-152910-00.000)
Acreage:	+/- 136.75-acres total
Zoning:	AG - Agricultural
Request:	Requesting a recommendation of approval to rezone three (3) properties from AG – Agricultural to PM – Planned Manufacturing with a Planned District Overlay pursuant to Sections 1217.10 and 1261.06 of the Pataskala Code.

Description of the Request:

The Applicant is seeking a recommendation of approval, pursuant to Section 1217.10 of the Pataskala Code, to rezone a total of three (3) parcels from the AG – Agricultural zoning district to the PM – Planned Manufacturing zoning district, with a Planned District Overlay pursuant to Section 1261.06 of the Pataskala Code.

Staff Summary:

There are a total of three (3) parcels, totaling approximately 136.75-acres, subject to the requested rezoning. They are:

7482 Columbia Road SW – Part of Lot 16, R15, T1, Q4

- Acreage: +/- 5.17
- Frontage: Columbia Road SW to the east.
- Current Use: Residential/Agricultural.
- Existing Structures:
 - Single-family home built 1890 w/ Additions.
 - Pole Barn(s) totaling +/- 8,088-square feet built 1982-1990.

7482 Columbia Road SW – Part of Lot 16 & 17, R15, T1, Q4

- Acreage: +/- 106.39
- Frontage: Columbia Road SW to East, Existing access easement through adjacent lot to Etna Parkway to the west.
- Current Land Use: Agricultural, partially wooded.
- Existing Structures: None.

0 Columbia Road SW – Part of Lot 16, R15, T1, Q4

- Acreage: +/- 25.19
- Frontage: Columbia Road SW to the east.
- Current Land Use: Agricultural.
- Existing Structures: None.

The Applicant is requesting a recommendation of approval from the Planning and Zoning Commission to rezone the properties from AG – Agricultural to PM – Planned Manufacturing with the additional adoption of a Planned District Overlay, pursuant to section 1261.06 of the Pataskala Code. Plan district regulations are applied in conjunction with a base zone. The plan district provisions may modify any portion of the regulations of the base zone, overlay zone, or other regulations of this Code. The plan district provisions may apply additional requirements or allow exceptions to general regulations. The specific regulations of the base zone or other regulations of the Pataskala Code apply unless the Plan district provides other regulations for the same specific topic.

Beyond the general requirements of Chapter 1253 – Planned Manufacturing of the Pataskala Code, which any future development on the parcel, should it be rezoned, be subject to; the Applicant has proposed adopting a Planned District Overlay, pursuant to Section 1261.06 of the Pataskala Code, to create the restrictions for development of the property. A summary of those restrictions is below:

Access

- Primary access shall be to and from Etna Parkway by means of an existing easement through the adjacent property.
- No access to/from Columbia Road SW per the PM general requirements.
- Access to/from an arterial or collector road through adjacent properties may be permitted in the event that such access is granted, but not to Columbia Road SW.

Division of Property

- In the event the property is divided, whether by fee simple lot or by commercial condominium (Per ORC 5311), each lot of condominium shall meet the minimum lot area/lot widths of Section 1253.05 of the Pataskala Code.
- Required setbacks from public rights-of-way shall be accommodated on each lot/condominium even if said lot/condominium is not abutting the public right-of-way.
- Required setbacks from a residential use/district shall be accommodated on each lot/condominium even if said lot/condominium is not abutting a residential use/district.
- Required side and rear yard setbacks on a condominium that does not abut a public right-of-way shall apply to the side and rear property lines of such condominium.
- The maximum percentage of the total lot area which may be occupied by both principal and accessory structures shall be 65%, based on the total area of the property, not each lot/condominium divided therefrom.

Plan Review/Approval

- At such time a specific plan for development of one or more buildings and associated site improvements for all or apportion of the property is made, the Applicant shall submit a Planned Manufacturing Application the Planning and Zoning Office.
- The Planning and Zoning Commission shall approve, approve with conditions, or disapprove the Plan based on its compliance with the PM District regulations, and the Development Text.

Also included in the Rezoning Application is a conceptual plan showing the entirety of the properties proposed to be rezoned, setbacks, buffer areas, and access point to Etna Parkway. No access for PM uses to Columbia Road SW is shown by the red line to the east.

Per the Applicant, they believe the proposed rezoning is consistent with the recommendations of the Comprehensive Plan, which the Future Land Use Map identifies these properties with potential for 'Flex

Industrial' uses. The Applicant also said that the subject properties, in addition to the properties to the north, west, and south, are all within the Pataskala Corporate Park, and Community Reinvestment Area (CRA). Furthermore, the Applicant believes that any eventual development would not be hazardous or disturbing to existing or future neighboring uses, as the Pataskala Code requires large setbacks from adjacent residential zoning districts and uses, and prohibits access to Columbia Road SW. There are currently no specific buyers/end users for the proposed rezoning at this time, the current owners wish to continue farming and living on the property, but desire for it to be rezoned and ready for the future.

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 'Flex Industrial', which the Comprehensive Plan (2021) describes as "intended for light industrial users that require space for wholesale, warehousing, and clean manufacturing, packaging, and repair". The requested rezoning to PM – Planned Manufacturing would be in line with the recommendations of the Comprehensive Plan. Additionally, the property is within the delineated boundaries of the Pataskala Corporate Park and included in the existing Community Reinvestment Area (CRA) tax incentive area.

Staff have reviewed the proposed rezoning in addition to the application of a Planned District Overlay, and has the following comments on the proposed Development Text:

- The proposed Section 3 – "Plan Review/Approval" section is inconsistent with the newly adopted Planned Manufacturing regulations regarding plan review and approval. Per the submitted Development Text, the Applicant has proposed a system similar to the previous regulations, where the PZC reviews the application for compliance with the requirements of the PM district, with final approval coming from the administration. This process was changed with the adoption of the new PM district regulations (Ordinance 2023-4449) to where the PZC makes a recommendation to City Council, and City Council shall accept, reject, or modify the recommendation of the PZC for final approval.

Following the Applicant's initial submittal, Staff made the Applicant aware of the inconsistency, and the Applicant confirmed their intent to follow the current ordinances and had supplied an updated development text (attached) that is in line with the current Pataskala Code. A possible modification has been added below for the Applicant to provide a clean copy of the development text with the correct language for Section 3 for City Council.

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

Surrounding Area:

Direction	Zoning	Land Use
North	AG - Agriculture	Single-Family Home Agriculture
East	AG - Agriculture	Agriculture
South	AG – Agriculture PM – Planned Manufacturing	Agriculture Undeveloped
West	PM – Planned Manufacturing	Future Red Rock Development Undeveloped

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 – No comments.
- Public Service – See attached.
- SWLCWSD – No comments.
- Police Department – No comments.
- West Licking Joint Fire District – No comments.
- Southwest Licking School District – No comments.

Modifications:

Should the Planning and Zoning Commission choose to approve the applicant's request, the following modifications may be considered:

1. The Applicant shall provide a clean copy of the complete application to the Planning and Zoning Department prior to proceeding to City Council.

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-24-003 pursuant to Section 1217.10, with a Planned District Overlay pursuant to Section 1261.06 of the Pataskala Code.

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"; [Alan Haines](#); [Chris Sharrock](#)
Cc: [Lisa Paxton](#); [Scott Fulton](#)
Subject: RE: Pataskala PZC Review Memo for 03-06-2024
Date: Tuesday, February 27, 2024 10:50:40 AM

Jack,

Please see PSD's comments below:

ZON-24-001*: No Comments.

REP-24-001*: No Comments.

ZON-24-002: No Comments.

REP-24-002*: No Comments.

REP-24-003: No Comments.

ZON-24-003: No commercial/industrial access will be granted along Columbia Road.

FP-24-001: No Comments.

PM-24-001: Final configuration is subject to further comments/revisions based on existing conditions and potential conflicts along Etna Parkway. Specific concerns involve the existing SB left-turn lane into Thayer's southern drive entrance and the alignment of Thayer's north entrance in relation to the proposed left-turn lane into the middle entrance on the west side of Etna Parkway.

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: Wednesday, February 14, 2024 2:39 PM

To: [Felix Dellibovi](mailto:fdellibovi@ci.pataskala.oh.us) <fdellibovi@ci.pataskala.oh.us>; tlenhart@structurepoint.com; [Bruce Brooks](#) <bbrooks@pataskalapolice.net>; [Doug White](mailto:DWhite@westlickingfire.org) <DWhite@westlickingfire.org>; [Kevin Miller](#)

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.



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: 7482 COLUMBIA RD & 2 ADDITIONAL PARCELS		
Parcel Number: 064-152922-00.001, 064-152922-00.000, 064-152922-00.000		
Current Zoning: AG	Proposed Zoning: PM &	Acres: 136+ 910-00.000
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-24-003
Fee: \$750.00
Filing Date: 02-08-2024
Hearing Date: 03-06-2024
Receipt Number: 001477

Applicant Information		
Name: CONNIE J. KLEMA ATTORNEY		
Address: PO BOX 991		
City: PATASKALA	State: OH	Zip: 43062
Phone: 614 374 8488	Email: cklemaattorney@gmail.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

Property Owner Information		
Name: LEE & ROBINSON FAMILY FARM LTD.		
Address: 7482 COLUMBIA RD SW		
City: PATASKALA	State: OH	Zip: 43062
Phone:	Email: tlee3@INSIGHT.FR.COM	

Rezoning Information
Request (Include Section of Code): SEE ATTACHED
Describe the Project (Include Current Use and Proposed Use): SEE ATTACHED

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: <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:

Property Owner (Required):

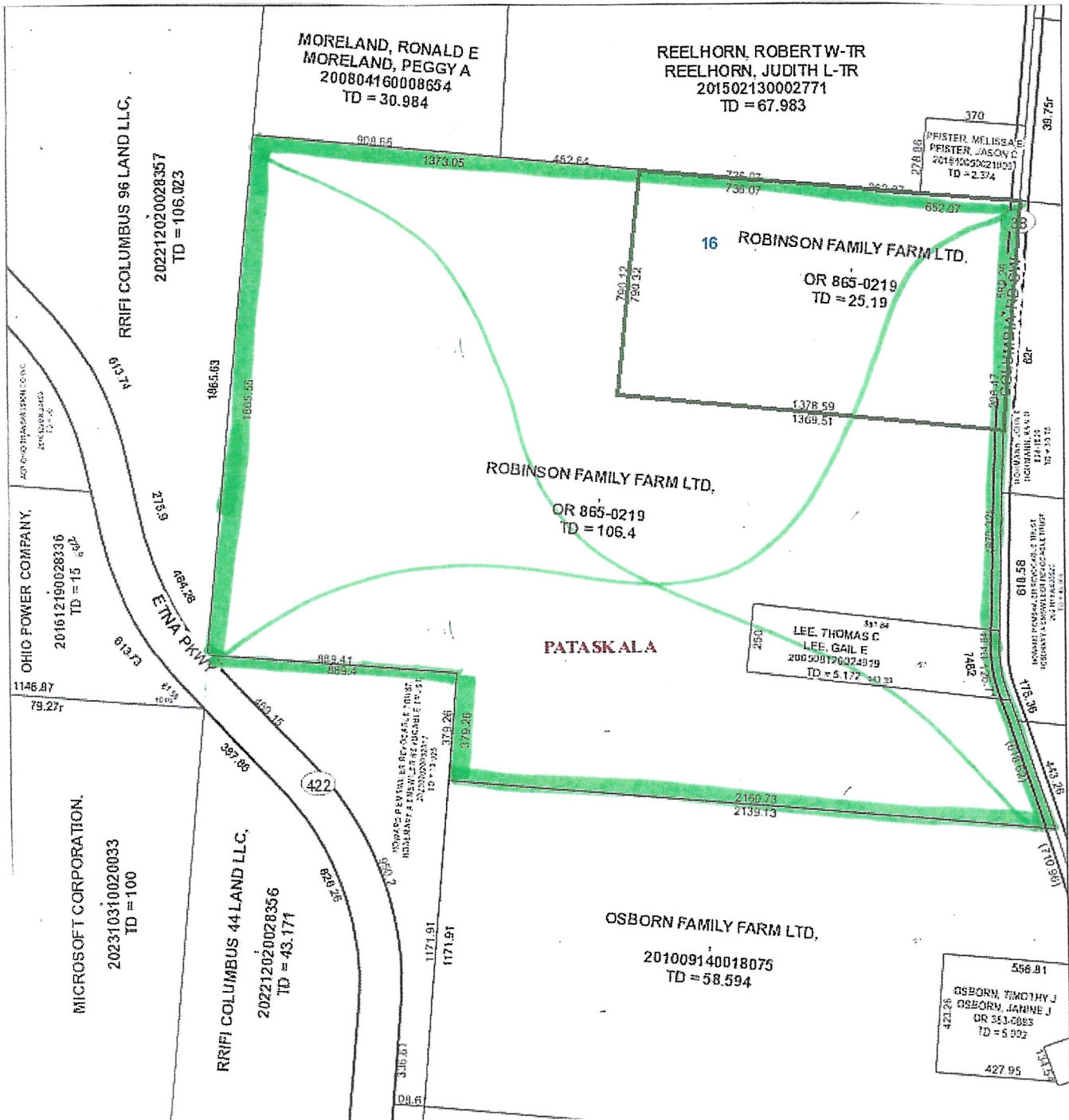
Date:

PROPERTY

This Rezoning and Plan District application is for 136+ acres located between Etna Parkway and Columbia Road. The Property is delineated below:

Robinson Family Farm: 106.4 acres & 25.19 acres

Thomas C. & Gail E. Lee: 5.17 acres



REZONING APPLICATION

PROPERTY FACTS:

CURRENT ZONING:

The 136+ acres (the “Property”) is currently zoned AG. The Property is farmed and has one single family home.

FUTURE ZONING PLAN:

The Comprehensive Plan designates the Property for “Flex Industrial”.

LOCATION:

The Property is located in:

- > the Pataskala Corporate Park, and
- >the Pataskala Community Reinvestment Area (CRA)

(See Zoning Map, Comprehensive Plan, Pataskala Corporate Park & CRA maps on following 3 pages)

UTILITIES:

The Pataskala Corporate Park is served by Southwest Licking Community Water & Sewer District (“SWLCWSD”).

- >Water: Water is available to the Property on the east side of Etna Parkway.
- >Sanitary: Improvements to the sanitary infrastructure are currently being constructed by SWLCWSD to serve the Pataskala Corporate Park.
- >Natural Gas: Energy Cooperative provides natural gas to the Corporate Park. There is adequate capacity to serve the Property.
- >Electric: AEP serves the Corporate Park.

The City of Pataskala has planned and established the means for the Property to be developed for industrial purposes:

- >it is located in the perimeters of the Pataskala Corporate Park,
- >it is located in the perimeters of the CRA
- >it is located in areas sufficiently served by public utilities, and
- >it is located in an area the Comprehensive Plan intends to be zoned industrial.

NARRATIVE STATEMENT

The majority of the acreage in the Pataskala Corporate Park is zoned “Planned Manufacturing” (“PM”). The PM District permits major manufacturing, processing, warehousing, and major research and testing operations.

The minority of the acreage in the Pataskala Corporate Park is zoned “Agricultural” (“AG”) and is farmed, as is the subject Property.

The Property has all the assets established by the City of Pataskala for its future industrial use except a zoning that permits industrial use. The Owners of the Property want to continue farming and living on the Property but also want to have it zoned for future industrial use.

How does an owner of property in the Pataskala Corporate Park that does not yet have a specific buyer/user zone it for industrial use and provide the assurance that issues specific to that property (such as access, future lot divisions, etc.) are addressed in the zoning?

The City of Pataskala Zoning Code (“Code”) provides a means to both rezone property for industrial use and provide zoning requirements specific to the property that are not included in the base zoning district. The means is as follows:

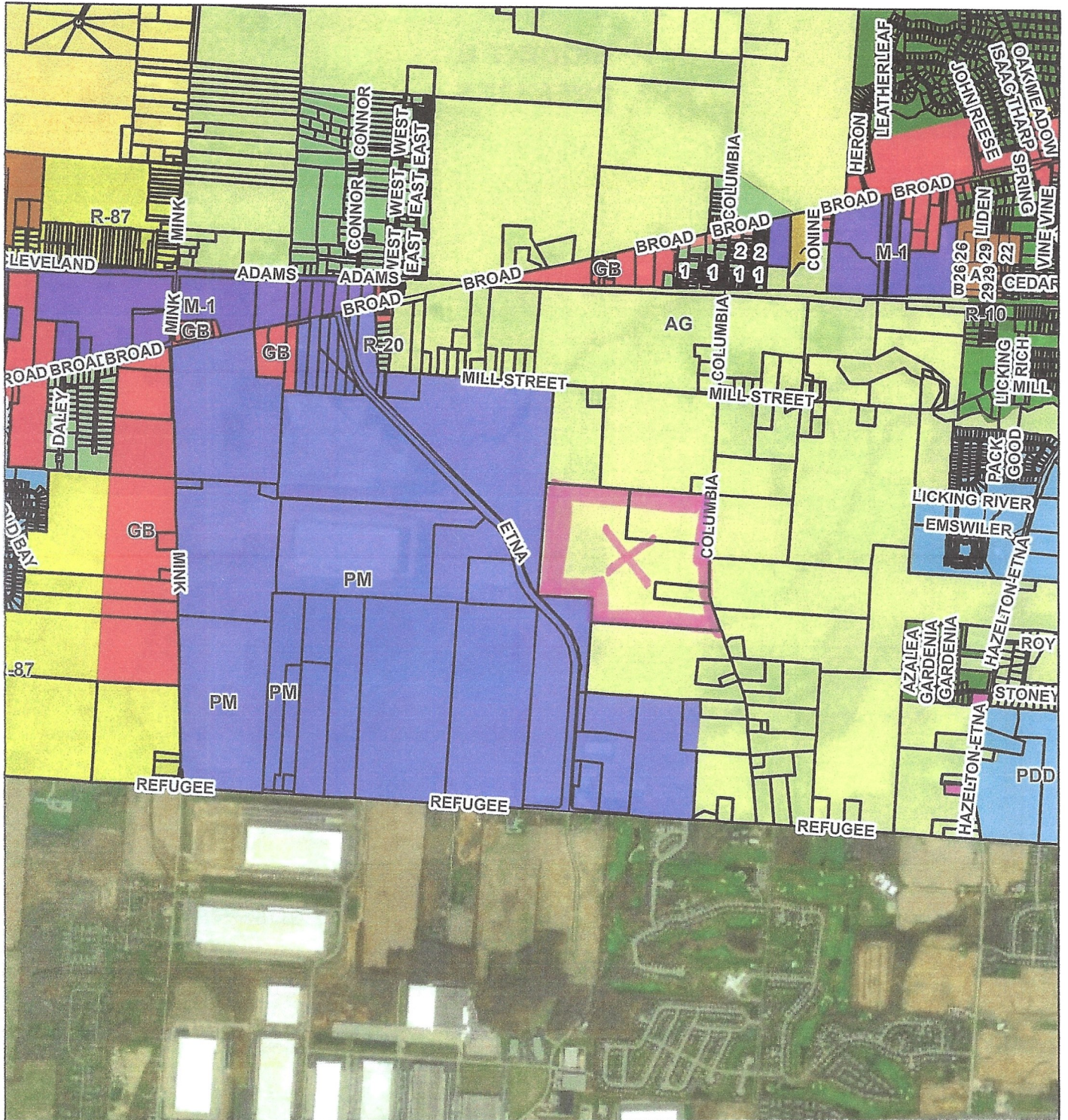
Chapter 1261 of the Code provides for a Plan District.

Plan districts address concerns unique to an area when other zoning mechanisms cannot achieve the desired results. An area may be unique based on natural, economic or historic attributes. Plan districts provide a means to modify zoning regulations for specific areas defined in special plans or studies. Plan District regulations are applied in conjunction with a base zone. The Plan District can modify any portion of the regulations of the base zone and can apply additional requirements.

The Property is unique because it is located in a special planned area: it is located in the perimeters of the Pataskala Corporate Park, the perimeters of the CRA, an area to be sufficiently served by public utilities, and an area the Comprehensive Plan intends to be zoned industrial. Zoning the Property to PM establishes the rights to use it for industrial uses and provides the stringent requirements for setbacks, mounding, landscaping, architectural standards, etc. that the City of Pataskala recently added to the PM District requirements. However, the PM District does not address concerns unique to the Property. By rezoning the Property to PM with a Plan District, issues not addressed in the PM District can be addressed in the Plan District.

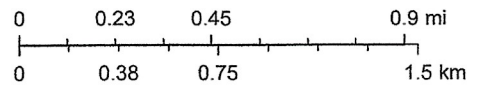
The Owners request to rezone the Property to PM with a Plan District.

Pataskala Zoning Map



1/31/2024, 10:20:10 AM

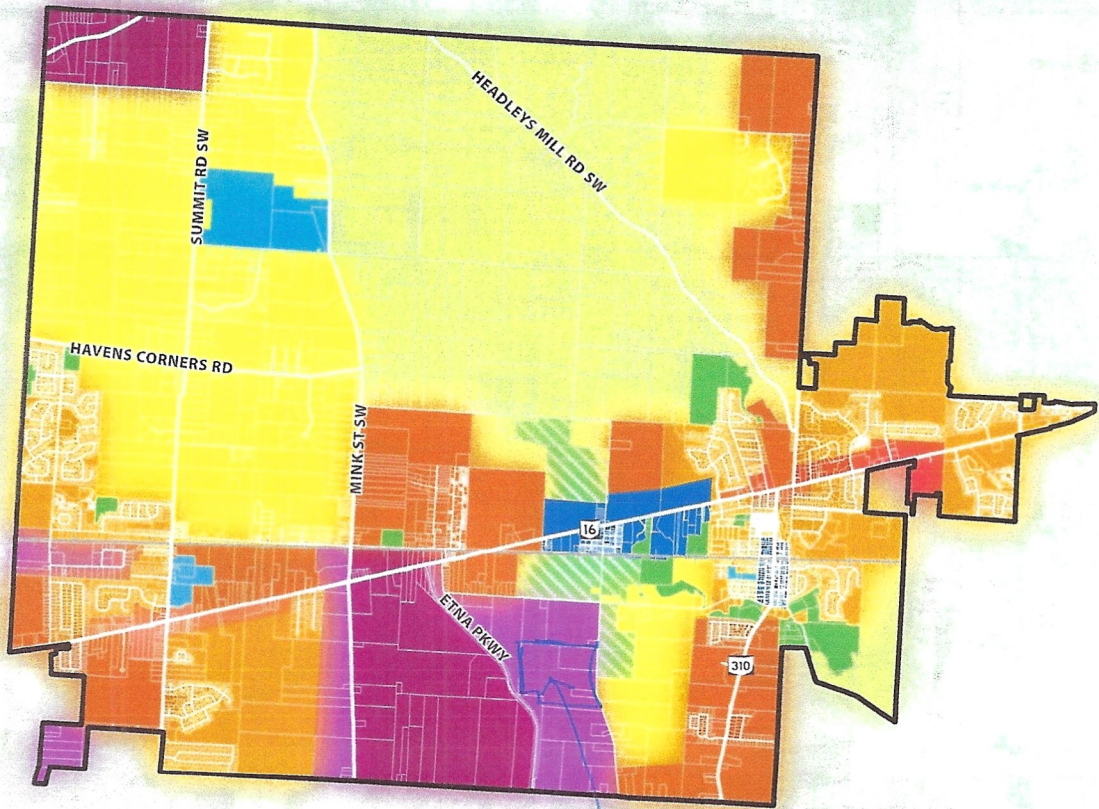
1:36,112



- | | |
|---|--------------------------------------|
| — Road Centerline | RM - Multi-Family Residential |
| ▭ Pataskala Parcels | R-MH - Manufactured Home Residential |
| Zoning | PRO - Professional Research-Office |
| AG - Agriculture | DB - Downtown Business |
| RR - Rural Residential | LB - Local Business |
| R-87 - Medium-Low Density Residential | GB - General Business |
| R-20 - Medium Density Residential | M-1 - Light Manufacturing |
| R-15 - Medium-High Density Residential | PM - Planned Manufacturing |
| R-10 - High Density Residential | PDD - Planned Development |
| R-7 - Village Single Family Residential | Label |

Maxar

See pages 100-110 for detailed land use type descriptions and the appendix for an enlarged Future Land Use Map.



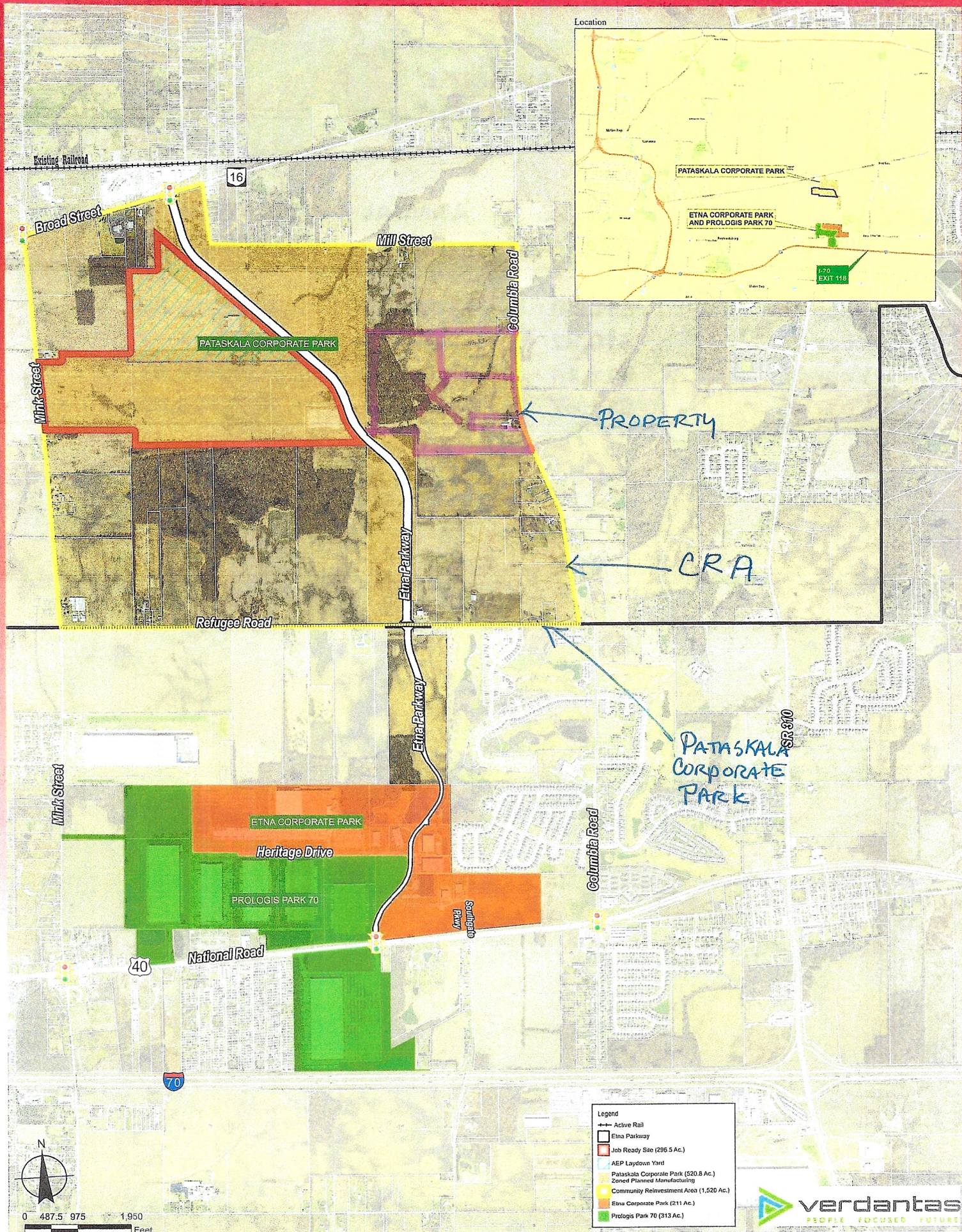
LEGEND

	Conservation Rural		Village Mixed Use		Innovation
	Conservation Suburban		Neighborhood Commercial		Public, Parks, Open Space
	Medium Density Residential		Community Commercial		Agricultural Easement
	Medium Density Mixed Use		Flex Industrial		Schools

Figure 3-12: Future Land Use Map

The land use descriptions on the Future Land Use Map provide information regarding preference for future land use decisions and is flexible so as to serve as a guide.

PATASKALA CORPORATE PARK & ETNA PARKWAY



NARRATIVE STATEMENT
APPLICATION INFORMATION

Ways in which the proposed PM & PD Districts relate and are consistent with the Comprehensive Plan:

The Comprehensive Plan designates the Property for “Flex Industrial” uses which include industrial and office uses. The PM District is designated as a zoning district used in Flex Industrial areas.

How the proposed PM & PD Districts will impact adjacent and proximate properties.

Adjacent properties to the north, west, and south of the Property are all in the Pataskala Corporate Park, CRA, and designated by the Comprehensive Plan to be used for Flex Industrial & Innovation uses (which include industrial and office). Currently, one adjacent property to the north is residentially used. The PM District requires additional setbacks, mounding and landscaping to buffer the residential use from any buildings and parking areas on the Property. All these adjacent properties could be developed with industrial and office uses prior to the subject Property. If they are not, the impact to these properties will be minimal due to the setback and buffering requirements of the PM District and requirements of the PD text.

The Comprehensive Plan designates the adjacent properties to the east as Conservation Suburban and Agricultural Easement. All these properties are on the opposite side of Columbia Road, which is a rural/local road. The PD text prohibits access to or from Columbia Road to and from the Property for all PM District Uses. In addition, the PM District requires large setbacks of buildings and parking areas from Columbia Road and mounding and landscaping that are determined by building height, thereby assuring that development is contained and not imposing on adjacent properties. In addition, the PM District requires accessory structures to be located to the rear of the required mounding and to have a setback of at least 100’.

GENERAL STANDARDS

1. The PM & PD Districts will be harmonious with the objectives of the Comprehensive Plan because they are in accordance with the general and specific objectives of the Comprehensive Plan and Code.
2. The Property will be designed, constructed, operated, and maintained so as to be harmonious in appearance with the existing or intended character of the vicinity as required by the PM District.
3. The PM District and PD text were written to require the Property and its development to not be hazardous or disturbing to existing or future neighboring uses.
4. The Property will be served adequately by essential public facilities and services.
5. The PM District 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. The PM District will not permit 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. The PM District and PD text require vehicular approaches to the Property to be designed to not create interference with traffic or surrounding public thoroughfares.
8. The PM District on this Property will not result in destruction, loss, or damage of natural, scenic, or historic features of importance.

APPLICATION FOR

**REZONING & ESTABLISHMENT OF A PLANNED MANUFACTURING
DISTRICT WITH PLAN DISTRICT**

SUBMITTED BY

Connie J. Klema, Attorney
P.O. Box 991
Pataskala, Ohio 43062
cklemaattorney@gmail.com
(614) 374-8488

ON BEHALF OF LANDOWNERS:

- 1. Robinson Family Farm**
7482 Columbia Road SW
Pataskala, Ohio 43062
- 2. Thomas C. and Gail E. Lee**
7482 Columbia Road SW
Pataskala, Ohio 43062

**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:

- A. At such time as a specific plan for the development of one or more buildings and associated infrastructure is proposed for all or a portion of the Property, such "Plan" shall be submitted to the City Administrator, or his/her designee to decide the completeness of

the plan as it complies with the PM District and this Plan District Text. The City Administrator, or his/her designee shall have the right to reject any Plan that is determined to be incomplete. If the Plan is rejected as incomplete the City Administrator, or his/her designee will make a good faith effort to advise the applicant why the Plan is incomplete. A Plan shall be considered officially submitted and filed when the City Administrator or his/her designee finds the following have been provided:

1. A Plan and the proper filing fees.
 2. The appropriate number of copies of the Plan, as determined by the City Administrator or his/her designee containing the information outlined in Section 1253.05. Reduced size copies may be required.
 3. An electronic copy of the Plan as a Portable Document Format (pdf) file or another acceptable format.
 4. Other information that may be required by the City Administrator or his/her designee.
 5. A cover letter detailing the contents of the Plan.
- B. Within 10 days after the Plan has been determined to be complete, the City Administrator or his/her designee shall distribute copies to other departments and agencies as the City Administrator or his/her designee deems necessary for a proper review including, but not limited to, the Pataskala Utility Department, Pataskala City Engineer, Pataskala Police Department, Pataskala Public Service Department, West Licking Joint Fire District, Licking County Health Department, and the South West Licking Community Water and Sewer District.
- C. Complete Plan Applications shall be scheduled to be heard by the Planning and Zoning Commission at the next Planning and Zoning Commission hearing as indicated on the adopted Planning and Zoning hearing schedule. Special Planning and Zoning Commission hearings may be scheduled for extenuating circumstances as determined by the City Administrator or his/her designee.
- D. The Planning and Zoning Commission shall approve, approve with conditions, or disapprove the Plan based on its compliance with the PM District regulations, this Plan District Text, and the information and requirements provided by the City Departments including, but not limited to, the Pataskala Utility Department, Pataskala City Engineer, Pataskala Police Department, Pataskala Public Service Department, West Licking Joint Fire District, Licking County Health Department, and the South West Licking Community Water and Sewer District.
- E. The review of the Plan and final determination of its approval, approval with conditions, or disapproval by the Planning and Zoning Commission shall be an administrative review and determination subject to appeal pursuant to R.C. Section 2506.
- F. Any proposed revisions to an approved Plan shall be reviewed by the City Administrator or his/her designee in accordance with Section 1253.15 of the PM District Code.

4. These specific Plan District regulations apply to the Property. When there is a conflict between these Plan District regulations and the PM District regulations and/or the Zoning Code, these Plan District regulations shall control.

A. MOBILITY

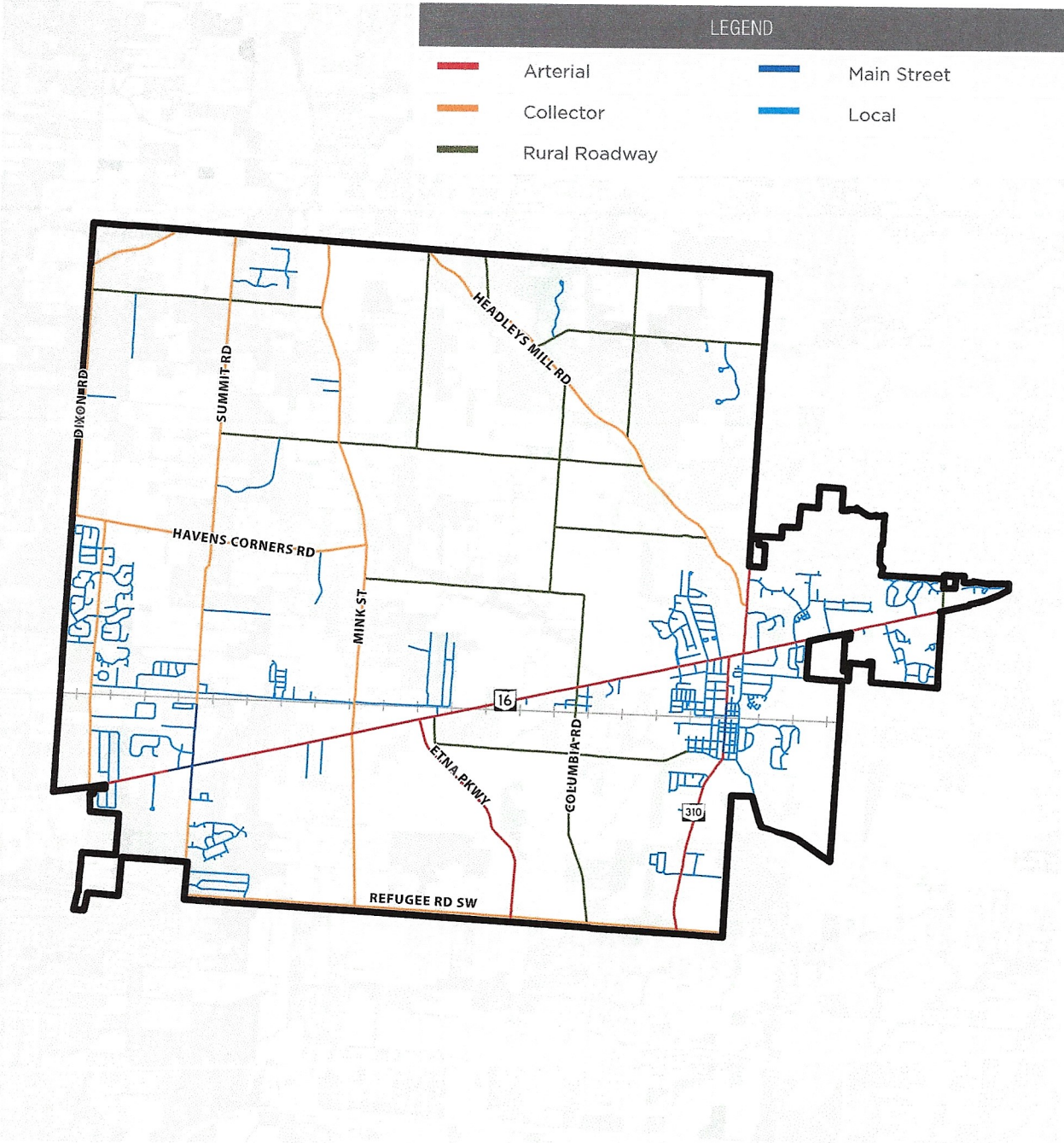
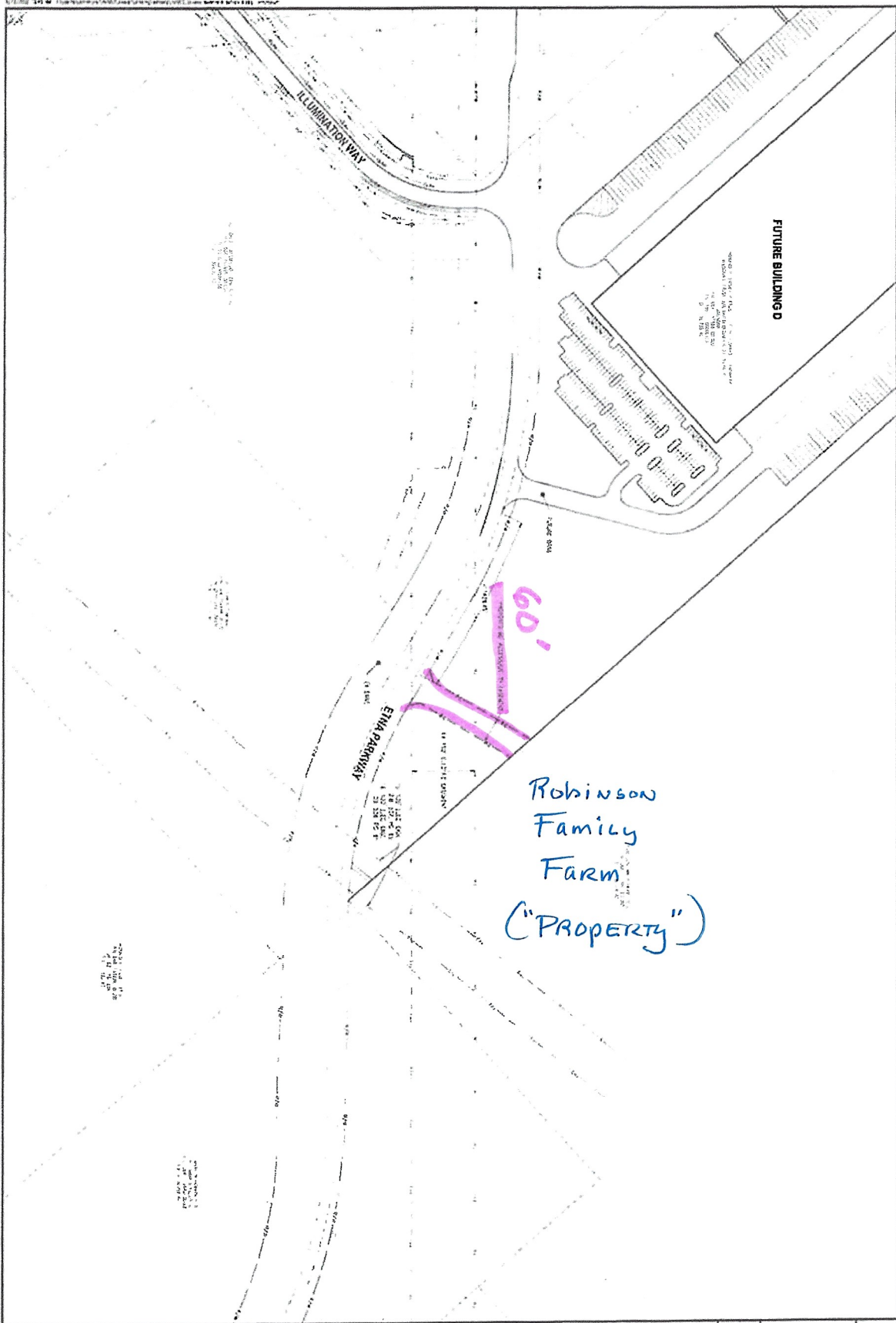


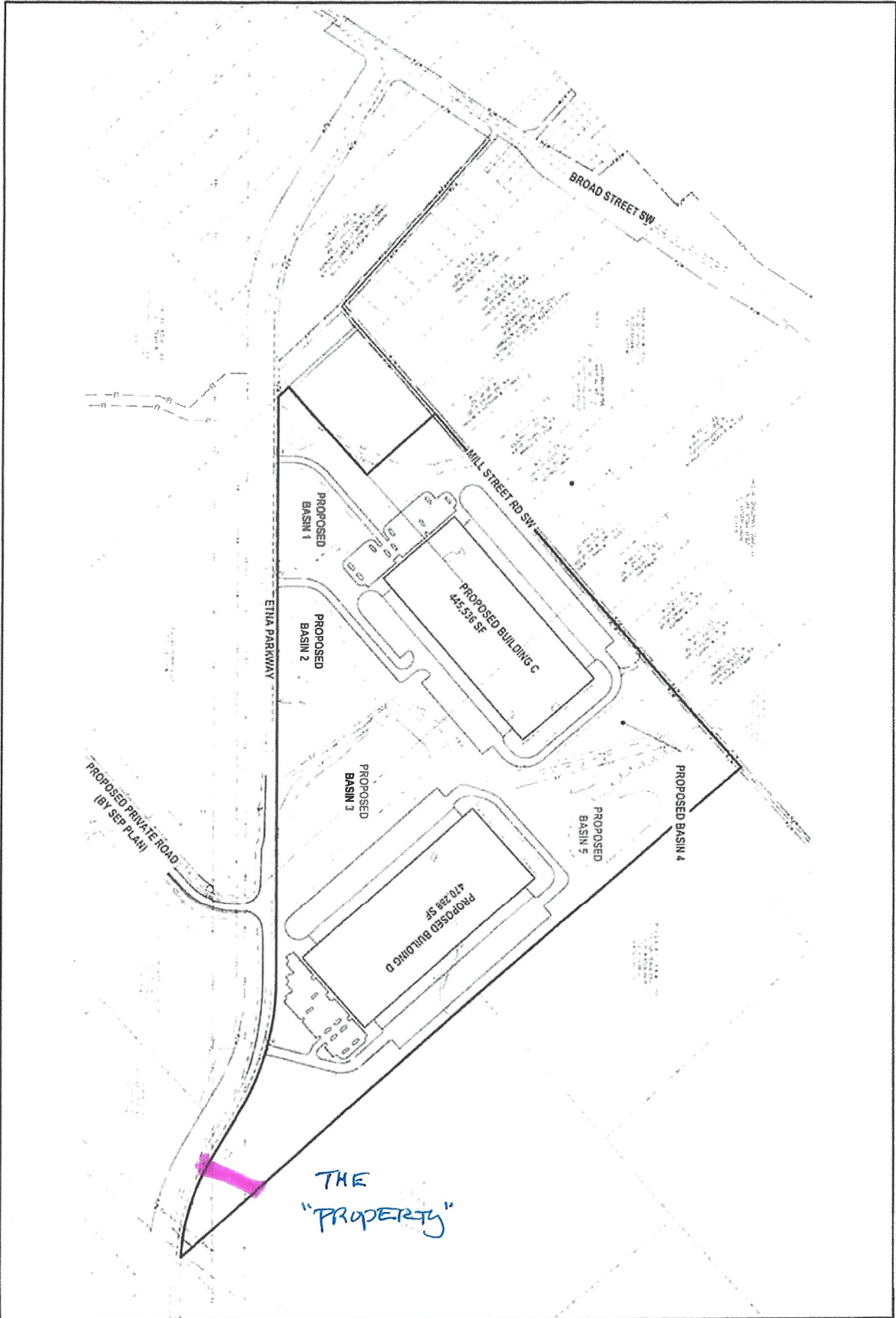
Figure 4-6: Roadway Character





EX. D

EXHIBIT PK45003	RED CHIP II PATASKALA, OHIO ACCESS EASEMENT EXHIBIT	HULL <small>ENGINEERS & ARCHITECTS</small>	PLAN 65003/REVISED DATE 05/11/2011	SHEET 01 OF 01	DRAWN BY CHECKED BY DATE 05/11/2011		
	TITLE BLOCK		SCALE 1" = 40'		DATE 05/11/2011		



EX.D

1	RK8003	RED CHIP II PATASKALA, OHIO			
		OVERALL SITE LAYOUT			

SITE INFORMATION

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

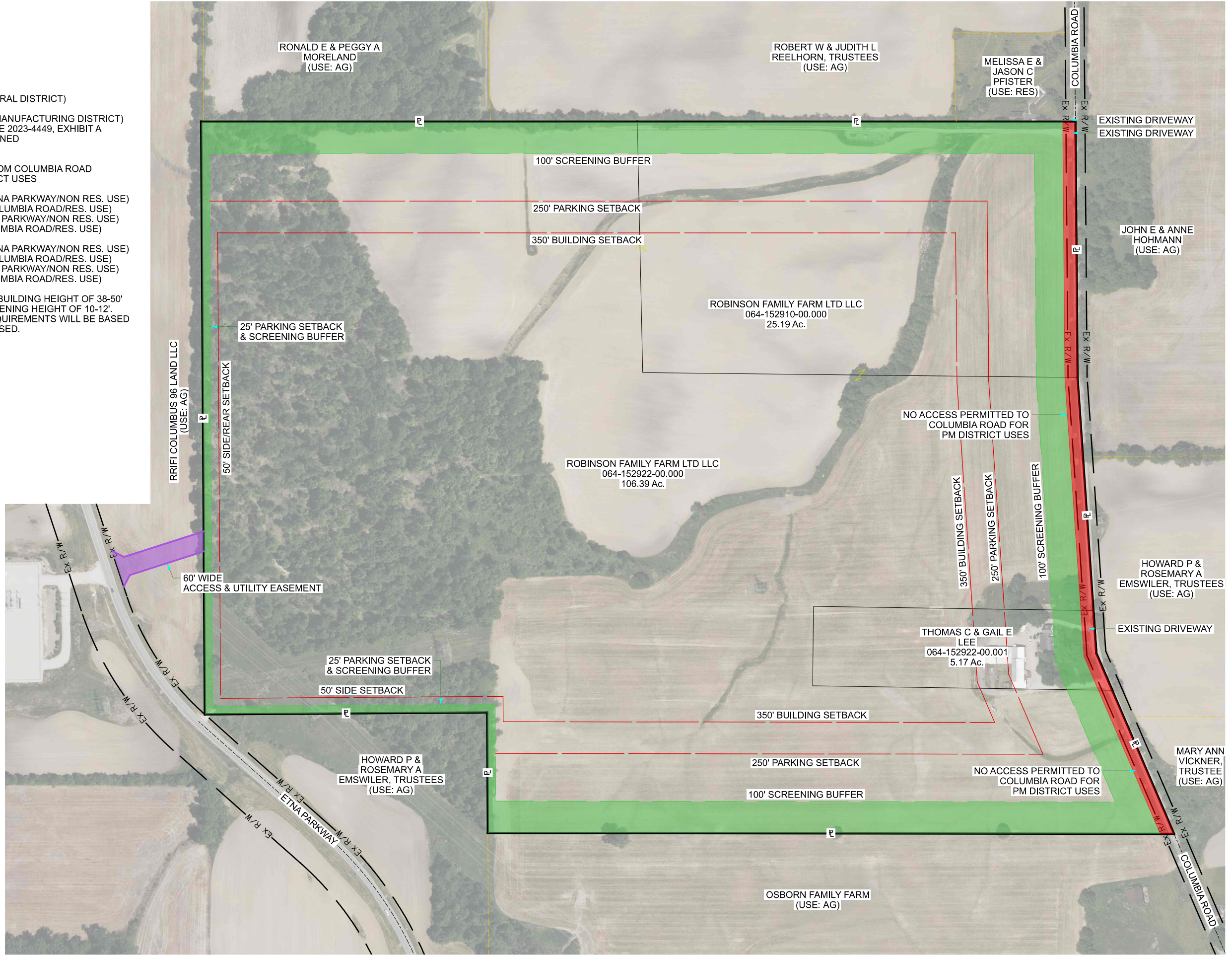
ZONING INFORMATION

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



January 12, 2024

RE: Natural Gas Availability – Robinson Family Farm/Lee Property, Pataskala, OH.
Parcels: 064-152922-00.001, 064-152910-00.000, 064-152922-00.000

To Whom it May Concern:

The Energy Cooperative (TEC) currently operates a 4" high pressure gas line along the east side of Etna Pkwy, with a 475 psi MAOP. TEC also has a 4" medium pressure gas main on the west side of Columbia Rd SW, along the Property frontage. Given the proximity of both gas mains, there should be adequate capacity to serve the parcels in question.

With an exclusive agreement, The Energy Cooperative would propose an extension of our pipeline infrastructure, if necessary, into the property at no cost pending further understanding of the project. Please keep us informed as your project 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,

Ethan Bode

Ethan Bode, PE
Operations Engineer
The Energy Cooperative
120 O'Neill Drive
Hebron, OH 43025
ebode@theenergycoop.com

SOUTHWEST LICKING COMMUNITY WATER & SEWER DISTRICT

MAILING ADDRESS:
P.O. Box 215
Etna, Ohio 43018

ADMINISTRATIVE OFFICE:
8675 York Road SW
Pataskala, Ohio 43062

PHONE: 740.927.0410
FAX: 740.927.4700
WEBSITE: www.swlcws.com



January 22, 2024

Connie J. Klema
P.O. Box 991
Pataskala, Ohio 43062

Re: Water/Sanitary Utility Location Request – 064-152910-00.000, 064-152922-00.000, & 064-152922-00.001

Dear Ms. Klema,

In response to your utility location inquiry, it appears, preliminarily that:

1. The District has a 16" water main on the east side of Etna Parkway SW;
2. The District does not currently have sanitary sewer infrastructure to the parcels listed above, however, the District is currently in construction of sanitary sewer infrastructure within the Pataskala and Etna Corporate Parks and currently in construction for Wagram Wastewater Treatment Center, which will need to be operational prior to accepting flows from the Pataskala/Etna Corporate Park Sanitary Sewer Project. It is estimated that the Wagram Wastewater Treatment Center will be commissioned in the spring of 2026.
3. An engineering study would need to be completed by the developer to determine the viability of service to parcels 064-152910-00.000 and 064-152922-00.001 as the District has not anticipated that water and/or sanitary sewer services would be provided from the Districts utilities located along Etna Parkway.

Therefore, the District is unable to commit to the provision of either potable water and/or sanitary sewer services to your development until the following items are completed:

1. The improvements to the sanitary sewer infrastructure, including Wagram WWTC have been completed. The developer should anticipate a cost recovery fee or capacity surcharge, in addition to the standard tap and capacity fees per the District's Deposit, Fee, and Charge Schedule. These fees may be imposed to offset the cost of the more than one hundred million dollars of improvements currently projected within its ten-year sanitary sewer capital improvements plan as these improvements are necessary to provide capacity to service new development projects, such as yours. These fees will likely be due at the time the project begins.

2. The improvements to the potable water infrastructure, including expansion of the York Road Water Treatment facility have been completed. The developer should anticipate a cost recovery fee or capacity surcharge, in addition to the standard tap and capacity fees per the District's Deposit, Fee, and Charge Schedule. These fees may be imposed to offset the cost of more than thirty-seven million dollars of improvements currently projected within its ten-year water supply capital improvements plan as these improvements are necessary to provide capacity to service new development projects, such as yours. These fees will likely be due at the time the project begins.
3. You will need to provide to the District a Term Sheet which includes, at a minimum, a project description and preliminary layout for the proposed development, a description of the type and number of units which will comprise the development, a statement of the chronology for the construction of improvements within the development, a water and sanitary sewer flow computation sheet endorsed by a licensed professional engineer, and a "take down" schedule detailing the number of units expected to be placed in service each year during the life of the proposed development; and
4. The execution of a Development Agreement between the District and the developer.

Please note per Section 106 of the District's Rules & Regulations, "[t]he 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."

If you have any questions, please feel free to contact me at any time.

Sincerely,



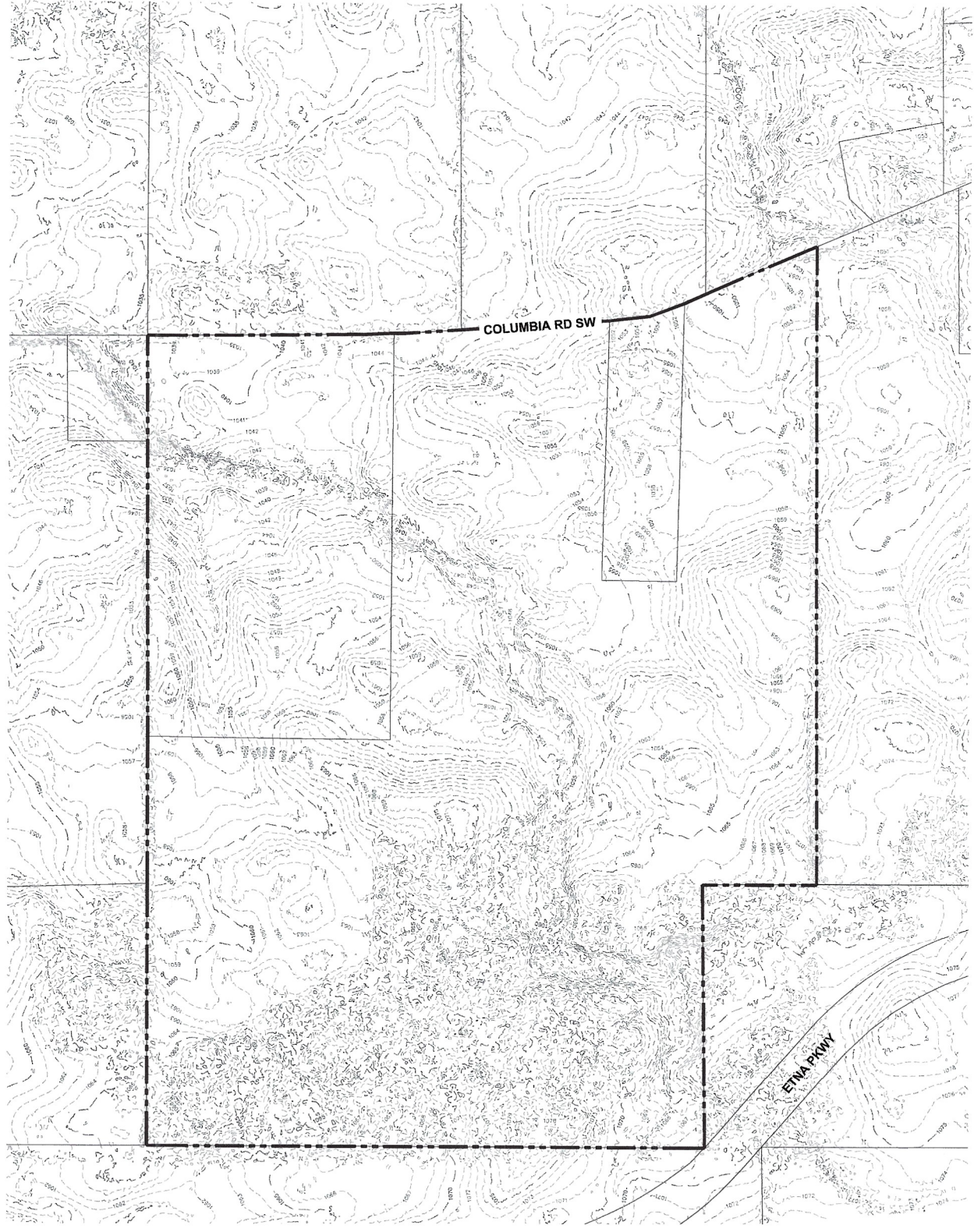
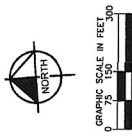
Christopher Gilcher
Operations Director
740-927-0410
cgilcher@swlcws.com

NO.	REVISIONS	DATE	BY

CHECKED BY: MCR
 DRAWN BY: CAS
 DESIGNED BY: CAS
 SCALE: 1"=100'
Kimley-Horn
 2023 KIMLEY-HORN AND ASSOCIATES, INC.
 1700 N. MAIN STREET, SUITE 200
 WYOMING, WY 82001-1234

ROBINSON FAMILY FARM

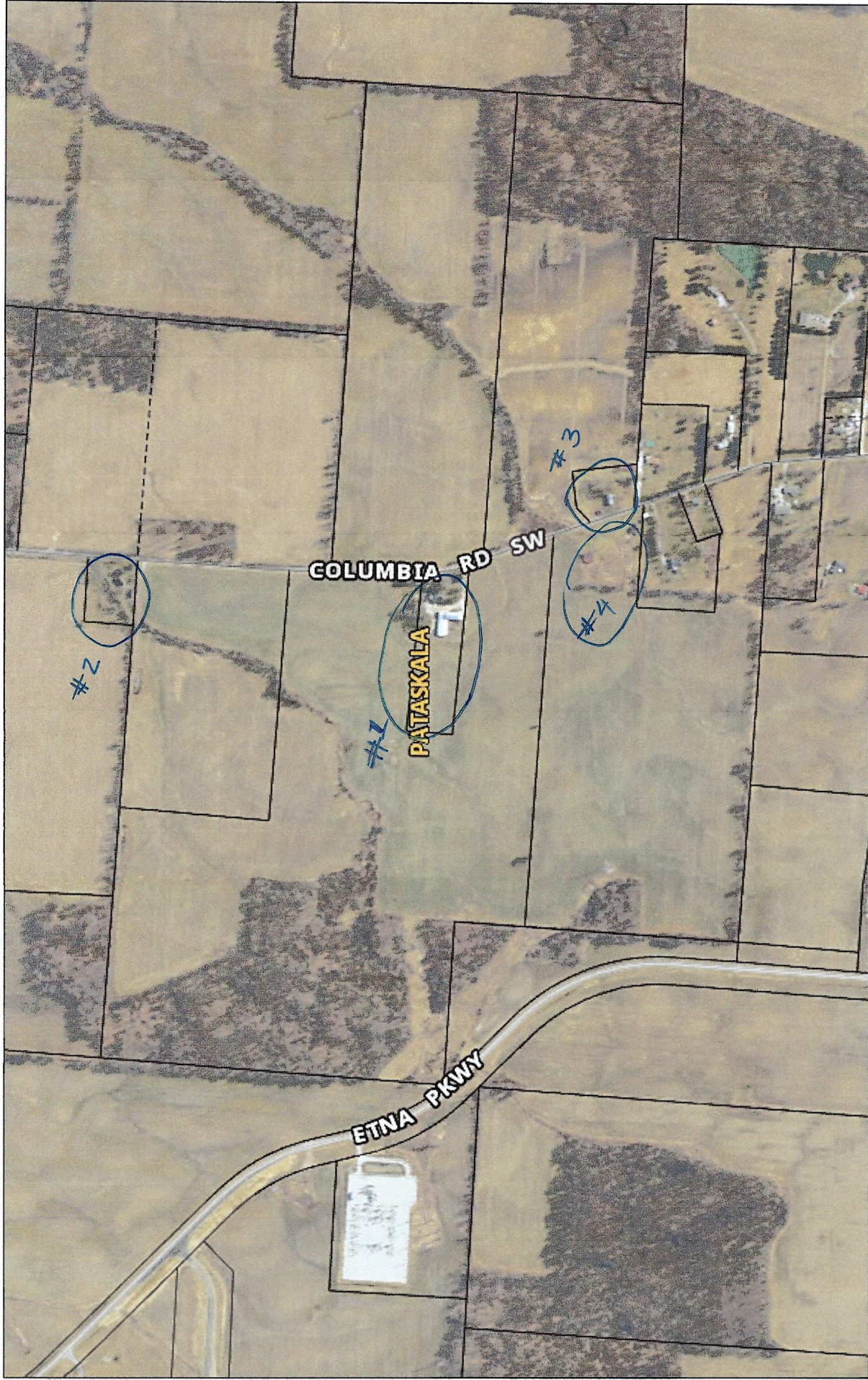
ORIGINAL ISSUE:
 11/28/2023
 RFA PROJECT NO.
 SHEET NUMBER
1
 OF 1



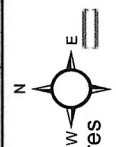
Kimley-Horn and Associates, Inc. warrants that the information contained herein was prepared by its duly licensed and qualified personnel. Kimley-Horn and Associates, Inc. does not warrant or represent that the information contained herein is complete, accurate, or that the use of the information contained herein will result in any specific results. Kimley-Horn and Associates, Inc. shall not be held liable for any damages, including consequential damages, arising from the use of the information contained herein.

STRUCTURES WITHIN 500' OF
PROPERTY PERIMETER

OnTrac Property Map



February 1, 2024



Owner Name & Acres

County Road

Driveway

752 Feet

Jurisdictional Townships

Historical Townships Line

LICKING COUNTY TAX MAP

Centerline Labels

Interstate/US/State Route

Other Road Type

Interstates

0.14 Miles

Municipal Corporations

County Boundary

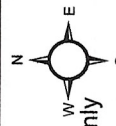
Licking County Auditor GIS

#1 SUBJECT PROPERTY

OnTrac Property Map



February 1, 2024



Street Number Only
 Owner Name & Acres

Centerline Labels
 Interstate/US/State Route

94 Feet
 County road
 Township road
 0.02 Miles

Driveway
 Interstates
 Other Road Type
 Municipal Corporations

Licking County Auditor GIS

LICKING COUNTY TAX MAP

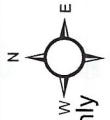
#Z

OnTrac Property Map

#Z



February 1, 2024






Street Number Only Owner Name & Acres

 County Road 47 Feet
 Township Road 0.01 Miles
 Other Road Type

Driveway

Interstates

Municipal Corporations

-  Sales - 2024
-  Sales - 2023
-  Interstate/US/State Route

Centerline Labels



Licking County Auditor GIS

LICKING COUNTY TAX MAP



Michael L. Smith

Auditor, Licking County, Ohio

PFISTER MELISSA E & JASON C
7170 COLUMBIA RD

Parcel #: 064-147930-00.000

Rt #: 064-008.00-014.000

Tax District: 064 - PATASKALA SW-LK LSD-WLJFD
 School District: SOUTHWEST LICKING LSD
 Neighborhood: 07700 Pataskala - SE Quarter
 Classification: 511 Single family unplatted 0-09.9
 Acreage:
 Property Desc: 2.374 AC LOT 16 R15 T1 Q4

#2

1 of 1



ATTRIBUTES		VALUES (by tax year)				
Story Height: 1 1/2 Exterior Wall: Frame Heating: Central Warm Air Cooling: None Basement: Full Basement Attic: Total Rooms: 6.0 Bedrooms: 3.0 Family Rooms: 1.0 Dining Rooms: 0.0 Full Baths: 2.0 Half Baths: 0.0 Other Fixtures: 0.0 Year Built: 1979 Finished Living Area: 1,555 Fireplace Openings: 0.0 Fireplace Stacks: 0.0 Basement Garage(s): 0 Basement Finished: No						
AREA		Land	Improvement	Total		
First Floor: 864 Upper Floor: 0 Attic: 0 Half Story: 691 Crawl: 0 Basement: 864	2022	Market 90,600 CAUV 0	231,000 0	321,600 0		
	2021	Market 61,700 CAUV 0	168,100 0	229,800 0		
	2020	Market 61,700 CAUV 0	168,100 0	229,800 0		
SALES HISTORY						
Pcl #	Instrument Type	Sale Price	Conv #	V	LO	Previous Owner
10/05/2018	1 JS - JOINT SURVIVORSHIP	230000.00	3249	Y	N	SEYMOUR ANDREW G & MEGAN M
04/13/2010	1 JS - JOINT SURVIVORSHIP	143000.00	726	Y	N	KOHLER NANCY Z
08/06/2008	1 EX - EXEMPT CONVEYANCE	0.00		N	N	Refer to deed
IMPROVEMENTS						
Description	Yr Built	SqFt	Value			
1 GD12 - Detached Fr, Stco or Pole Garage w Full Qtrs	1989	864	97,000			
2 SH8 - Shed - Personal Property	1900	0	0			
TAXES						
	Prior	1st Half	2nd Half	Total		
Taxes/Reductions	0.00	2339.36	2339.36	4678.72		
Pen/Int/Adj	0.00	0.00	0.00	0.00		
Recoupment	0.00	0.00	0.00	0.00		
Specials	0.00	0.00	0.00	0.00		
Gross Due	0.00	2339.36	2339.36	4678.72		
Payments	0.00	0.00	0.00	0.00		
Net Due	0.00	2339.36	2339.36	4678.72		




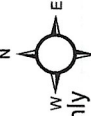










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OnTrac Property Map

#3



February 1, 2024

-  Street Number Only
-  Sales - 2024
-  Sales - 2023
-  Owner Name & Acres
-  Centerline Labels
-  Interstate/US/State Route
-  47 Feet
-  County road
-  Township road
-  0.01 Miles
-  Other Road Type
-  Driveway
-  Interstates
-  Municipal Corporations

LICKING COUNTY TAX MAP



Michael L. Smith

Auditor, Licking County, Ohio

MYERS DAVID & DANDRA
7661 COLUMBIA RD

Parcel #: 064-152838-00.001

Rt #: 064-008.00-032.001

#3

Tax District: 064 - PATASKALA SW-LK LSD-WLJFD
 School District: SOUTHWEST LICKING LSD
 Neighborhood: 07700 Pataskala - SE Quarter
 Classification: 511 Single family unplatted 0-09.9
 Acreage:
 Property Desc: 1.9707 AC
 LOT 9 S 1/2

1 of 1

ATTRIBUTES	
Story Height:	1
Exterior Wall:	Frame
Heating:	Central Warm Air
Cooling:	Central
Basement:	Pt Bsmt/Pt Crawl
Attic:	Finished
Total Rooms:	7.0
Bedrooms:	3.0
Family Rooms:	1.0
Dining Rooms:	1.0
Full Baths:	1.0
Half Baths:	0.0
Other Fixtures:	0.0
Year Built:	1853
Finished Living Area:	2,181
Fireplace Openings:	1.0
Fireplace Stacks:	1.0
Basement Garage(s):	0
Basement Finished:	No

AREA		VALUES (by tax year)			
			Land	Improvement	Total
First Floor:	1,641	2022	Market 81,800	121,200	203,000
Upper Floor:	0		CAUV 0	0	0
Attic:	540	2021	Market 54,000	91,000	145,000
Half Story:	0		CAUV 0	0	0
Crawl:	844	2020	Market 54,000	91,000	145,000
Basement:	281		CAUV 0	0	0

SALES HISTORY							
Pcl #	Instrument Type	Sale Price	Conv #	V	LO	Previous Owner	
01/27/2017	1 JS - JOINT SURVIVORSHIP	115000.00	203	N	N	OSBORN FAMILY FARM LTD	
09/14/2010	1 EX - EXEMPT CONVEYANCE	0.00	99999	N	Y	Refer to deed	

IMPROVEMENTS			
Description	Yr Built	SqFt	Value
1 GD1 - Detached Conc Blk Garage	1930	400	17,100
2 LT1 - Lean To	1940	240	2,100

TAXES				
	Prior	1st Half	2nd Half	Total
Taxes/Reductions	0.00	1477.08	1477.08	2954.16
Pen/Int/Adj	0.00	0.00	0.00	0.00
Recoupment	0.00	0.00	0.00	0.00
Specials	0.00	0.00	0.00	0.00
Gross Due	0.00	1477.08	1477.08	2954.16
Payments	0.00	0.00	0.00	0.00
Net Due	0.00	1477.08	1477.08	2954.16

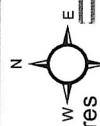
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#4

OnTrac Property Map



February 1, 2024



Owner Name & Acres

County Road

Driveway

376 Feet

Jurisdictional Townships

Centerline Labels

Township Road

Interstates

0.07 Miles

Historical Townships Line

Interstate/US/State Route

Other Road Type

Municipal Corporations

County Boundary

LICKING COUNTY TAX MAP



Michael L. Smith

Auditor, Licking County, Ohio

OSBORN FAMILY FARM LTD
7661 COLUMBIA RD

Parcel #: 064-152844-00.000

Rt #: 064-008.00-011.000

Tax District: 064 - PATASKALA SW-LK LSD-WLJFD
 School District: SOUTHWEST LICKING LSD
 Neighborhood: 07700 Pataskala - SE Quarter
 Classification: 190 CAUV other agricultural use
 Acreage:
 Property Desc: 58.598 AC LOT 10 PT 15- 1-4

#4

1 of 1



ATTRIBUTES

Story Height:
 Exterior Wall:
 Heating:
 Cooling:
 Basement:
 Attic:

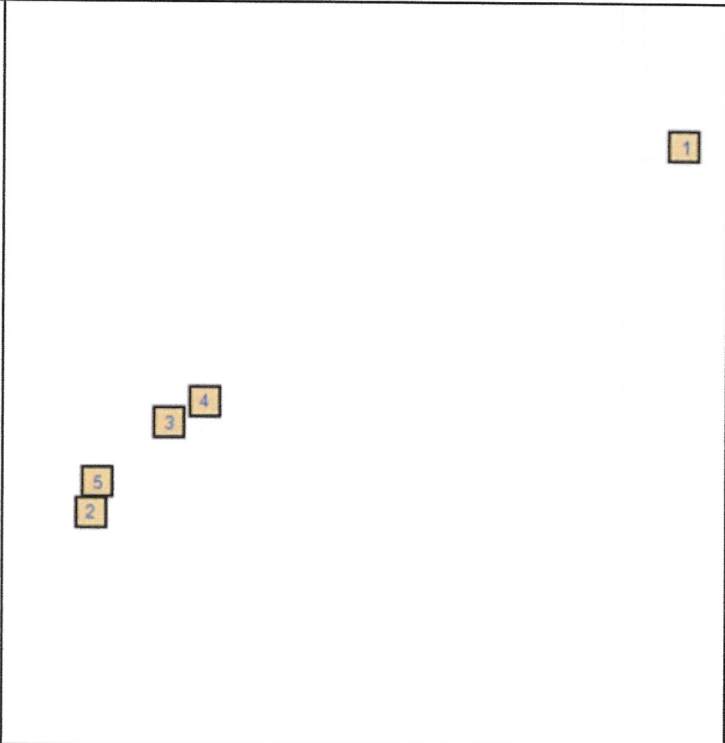
Total Rooms:
 Bedrooms:
 Family Rooms:
 Dining Rooms:

Full Baths:
 Half Baths:
 Other Fixtures:

Year Built:
 Finished Living Area: 1

Fireplace Openings:
 Fireplace Stacks:

Basement Garage(s):
 Basement Finished: No



AREA

First Floor: 0
 Upper Floor: 0
 Attic: 0
 Half Story: 0
 Crawl: 0
 Basement: 0

VALUES

		Land	Improvement	Total
2022	Market	613,100	20,000	633,100
	CAUV	130,260	0	130,260
2021	Market	526,800	19,900	546,700
	CAUV	62,600	0	62,600
2020	Market	526,800	19,900	546,700
	CAUV	62,600	0	62,600

SALES HISTORY

Pcl # Instrument Type Sale Price Conv # V LO Previous Owner

IMPROVEMENTS

Description	Yr Built	SqFt	Value
1 PB3 - Pole Barn Average Dflr 3 Side	1950	2,500	25,000
3 SH1 - Shed	1940	528	12,200
4 SH1 - Shed	1940	320	7,400
5 SH1 - Shed	1940	960	22,200
2 LT1 - Lean To	2004	600	3,100

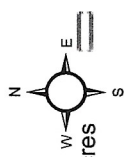
TAXES

	Prior	1st Half	2nd Half	Total
Taxes/Reductions	0.00	1112.19	1112.19	2224.38
Pen/Int/Adj	0.00	0.00	0.00	0.00
Recoupment	0.00	0.00	0.00	0.00
Specials	0.00	0.00	0.00	0.00
Gross Due	0.00	1112.19	1112.19	2224.38
Payments	0.00	0.00	0.00	0.00
Net Due	0.00	1112.19	1112.19	2224.38

OnTrac Property Map



November 13, 2023



- Owner Name & Acres
- County Road
- Township Road
- Other Road Type
- Interstate/US/State Route

- Driveway
- Interstates
- Municipal Corporations
- Jurisdictional Townships
- Historical Townships Line
- County Boundary

- 752 Feet
- 0.14 Miles

LICKING COUNTY TAX MAP

Licking County Auditor GIS

SURVIVORSHIP DEED

Instr: 200508120024919 08/12/2005 12:06PM
Pages: 1 F: \$28.00 T20050021264
Bryan A. Long Licking County Recorder BXLAWYERS

Know All By These Presents

That **Thomas C. Lee and Gail E. Lee**, husband and wife, the Grantors, for valuable consideration paid, grant to **Thomas C. Lee and Gail E. Lee**, the Grantees, for their joint lives, the remainder to the survivor of them, the following real property:

Situated in the State of Ohio, County of Licking and ~~Township of Lima~~ ^{City of Pataskala}
~~Lima Township~~ ^{* City of Pataskala}

Being situated in Lot Sixteen (16) Range Fifteen (15), Township One (1), Quarter Township Four (4), United States Military Lands, ~~Lima Township~~ Licking County, Ohio and being part of that land of record in Deed Volume 633, page 401, in the Licking County Recorder's Office and being more particularly described as follows:

Beginning for reference at a point in the centerline intersection of Mill Street (Township Road 153) with Columbia Road (Township Road 38); thence South 03 deg. 20' 00" West along the centerline of Columbia Road a distance of 2453.10 feet to a point; thence South 00 deg. 05' 30" East along the centerline of Columbia Road a distance of 735.48 feet to a point and being the true place of beginning; thence from the true place of beginning South 00 deg. 05' 30" East along the centerline of Columbia Road a distance of 134.84 feet to a RR Spike found; thence South 19 deg. 29' 00" East along the centerline of Columbia Road a distance of 126.71 feet to a point; thence North 85 deg. 20' 00" West a distance of 943.39 feet (passing over a 3/4 inch iron pipe set at 34.86 feet and 470.32 feet) to a point; thence North 04 deg. 19' 48" East a distance of 250.00 feet to a point; thence South 85 deg. 20' 00" East a distance of 881.84 feet (passing over a 3/4 inch iron pipe set at 473.07 feet and 851.74 feet) to the place of beginning, containing 5.172 acres, more or less.

The foregoing description based on survey and plat made in April, 1992 by Samuel W. Vance, Registered Surveyor No. 6553. Bearing Basis from Deed volume 633 page 401.

Tax Parcel No.: 64-152922-00.001

Real Estate Address: 7482 Columbia Rd. SW, Pataskala, OH 43062

Prior Instrument Reference: General Warranty Deed recorded in O.R. Vol. 461, Page 461, Licking County, Ohio.

Subject to any and all easements, rights of way, conditions and restrictions of legal highways, zoning ordinances, rules and regulations.

SECTION APPROVED
TIM LOLLÖ
LICKING COUNTY ENGINEER
APPROVED BY
P.M.N.

Executed this 10th day of August, 2005.

SEC.319.202 COMPLIED WITH
J. TERRY EVANS, AUDITOR
BY JH EVD

Thomas C. Lee
Thomas C. Lee

Gail E. Lee
Gail E. Lee

TRANSFERRED
Date August 12, 2005
J. Terry Evans
Licking County Auditor JH

STATE OF OHIO, COUNTY OF LICKING, ss:

The foregoing instrument was acknowledged before me this 10th day of August, 2005 by Thomas C. Lee and Gail E. Lee.

[Signature]
Notary Public

0115PA00800000070000

This instrument was prepared by
Reese, Pyle, Drake & Meyer, P.L.L.
36 N. Second Street, P.O. Box 919
Newark, Ohio 43058-0919



I. RUSSELL SUSKIND
ATTORNEY AT LAW
Notary Public, State of Ohio
LIFETIME COMMISSION
Section 147.03

83162
GENERAL WARRANTY DEED
(Statutory Form ORC 5302.05-.06)

We, Howard G. Robinson and Claire N. Robinson, Husband & Wife,
Licking County, Ohio, for valuable consideration
paid, grant(s), with General Warranty covenants, to
Robinson Family Farm, Ltd., an Ohio Limited
Liability Company

whose tax mailing address is c/o Howard G. Robinson
41 Third Avenue, P.O. Box 70,
Pataskala, Ohio 43062

the following Real Property:

SEC.319.202 COMPLIED WITH
GEORGE D. BUCHANAN, AUDITOR
BY: George D. Buchanan

Parcel 1:
Situated in the County of Licking, State of Ohio and Village of
Pataskala in the former Township of Lima, now by merger January 1,
1996 the Village of Pataskala:

Being parts of Lots Numbers 16 and 17 in the Fourth Quarter of the
First Township, in Range 15 of the United States Military Lands,
and being more particularly described as follows:

Beginning at a point, marked by an iron pin, in the center of
Township Road Number 38, said point of beginning being South 3 deg.
20' West a distance of 2453.1 feet from an iron pin at the
intersection of the centerline of Township Road Number 38 with the
centerline of Township Road Number 153; thence North 85 deg. 33'
West (passing an iron pin at 20 feet), a total distance of 1369.51
feet to a point for a corner marked by an iron pin; thence North 2
deg. 34' East 790.12 feet to a point for a corner marked by an iron
pin; thence North 86 deg. 11' 30" West 1373.05 feet to a point for
a corner marked by an iron pin; thence South 3 deg. 27' 30" West
1865.55 feet to a point marked by a corner post; thence South 86
deg. 35' 30" East 889.41 feet to a point for a corner marked by an
iron pin; thence South 3 deg. 31' 30" West 379.26 feet to a point
for a corner marked by an iron pin; thence South 86 deg. 06' 30"
East (passing an iron pin at 2138.94 feet), a total distance of
2160.73 feet to a point on the centerline of said Township Road
Number 38; thence North 19 deg. 29' West, along the centerline of
said Road, a distance of 618.62 feet to a point; thence North 0
deg. 05' 30" West, along the centerline of said Road, a distance of
870.32 feet to the point of beginning, containing 111.572 acres.

EXCEPTING therefrom 5.172 acres to Thomas C. Lee and Gail E. Lee by
Warranty Deed dated July 16th, 1992, filed for record July 17th,
1992 and recorded in Vol. 461 page 461, Official Records, Licking
County, Ohio.

Containing 106.40 acres.

TRANSFERRED
1996
George D. Buchanan
Licking County Auditor

#2

220 Reference is here had and made to the following, to-wit: Deed from William C. Green and Josie L. Green to William Rees and John Rees dated December 13, 1880, and recorded in Vol. 116 at page 625, of the Deed Records in the Office of the Recorder of Licking County, Ohio; deed from J. S. Green and others to William Rees and John Rees dated December 17, 1880 and recorded in Vol. 116 at page 619 of said Deed Records; deed from Laura I. Simpson to William Rees filed for record January 5, 1905 and recorded in Vol. 193 at page 546, of said Deed Records; Will of William Rees, deceased, recorded in Vol. 27 at page 16 of the Will Records of Licking County, Ohio (reference being further made, for greater certainty as to release of testamentary lien, to the proceeding in the matter of the Estate of William Rees, deceased, in Licking County Probate Court Estate Number 6864 and to the record of proceedings in the Administrators and Executors Docket 14, at page 126); and to Affidavit of Inheritance in the matter of the Estate of Amanda S. Alward and William Rees dated February 3, 1921 and recorded in Vol. 253, at page 523, of said Deed Records.

The foregoing description is based on a survey and plat thereof made on March 13, 1968, by Richard E. Kohn, Registered Surveyor No. 4626.

Being part of the same premises conveyed by Deed from Samuel E. Alban, Executor of the estate of Ethel C. Alban, to Howard G. Robinson and Claire N. Robinson, dated April 23rd, 1968, filed for record May 22nd, 1968 and recorded in Vol. 633 page 401, Deed Records, Licking County, Ohio.

Tax Duplicate - 106.398 acres
Tax Parcel #64-152922-00
Tax Map #8

Parcel II:

Situated in the County of Licking, State of Ohio and Village of Pataskala in the former Township of Lima, now by merger January 1, 1996, the Village of Pataskala:

Being part of Lot Sixteen in Township One (1) North and Range Fifteen (15) West of the U.S. Military Lands and more particularly bounded and described as follows:

Beginning at a point in the centerline intersection of Township Road 153 and Township Road 38; thence Southerly, along the centerline of Township Road 38, a distance of 1657 feet to a point and the true point of beginning for the following described parcel of land; thence, continuing along the centerline of said Township Road 38, South 3 deg. 50' 01" West 589.26 feet to a point; thence, continuing along the centerline of said Township Road 38, South 1 deg. 30' 01" West 206.47 feet to a point; thence North 85 deg. 33' West, passing an existing iron pin at 28.64 feet and passing along a Northerly line of the H. Robinson property (Deed reference Vol. 633 page 401, of the Deed Records of said County), a total distance

of 1378.59 feet to an existing iron pin; thence North 2 deg. 33' 12" East, along an Easterly line of said Robinson property, 790.32 feet to an existing iron pin; thence South 86 deg. 06' 06" East 736.07 feet to a 2-inch steel post; thence South 85 deg. 24' 47" East, passing an iron pin at 282.07 feet and passing an existing corner post at 625.59 feet, a total distance of 652.07 feet to the true point of beginning, containing 25.19 acres, more or less.

For reference see Vol. 605 page 349, Deed Records, Licking County, Ohio.

The above description was based on a survey by A.R. Jobes, Registered Surveyor No. 5006.

Being the same premises conveyed by warranty deed from Bernard K. Moreland and Fern E. Moreland, Husband & Wife, to Howard G. Robinson and Claire N. Robinson, dated November 13th, 1969, filed for record November 14th, 1969 and recorded in Vol. 655 page 19, Deed Records, Licking County, Ohio.

#3

Tax Parcel - 25.19 acres
Tax Parcel #64-152910-00
Tax Map #8

Parcel III:

Situated in the County of Licking, State of Ohio and Village of Pataskala, in the former Township of Lima, now by merger January 1, 1996, the Village of Pataskala:

Being a part of Lot Number Eight (8) in the Fourth Quarter in the First Township, in Range 15 of the United States Military Lands and being more particularly bounded and described as follows:

Beginning at the Southeast corner of the real estate described in the deed from Margaret J. Theiss to Edward A. Theiss, her husband, dated December 12, 1967 and recorded in Vol. 627 at page 606, of the Deed Records of Licking County, Ohio, said point of beginning being in the center of Township Road Number 30, known as the Refugee Road; thence North, along the East line of said Theiss tract, 160 rods to a point for a corner; thence East, parallel with the center of said Township Road Number 30, and along the South line of the Joseph T. Osborn tract, as described as First Parcel in the Certificate for Transfer of Real Estate in the matter of the Estate of Joseph T. Osborn, deceased, dated September 12, 1939, and recorded in Vol. 335, at page 456 of said Deed Records, and said South line extended West, and along a South line of the real estate described in the deed from Vernon Angevine to Irma Angevine, his wife, filed for record September 30, 1948, and recorded in Vol. 406 at page 188, of said Deed Records, 80 rods to a point for a corner; thence South, parallel with the East line of said Theiss tract, and along the West lines of the real estate described in the deed from Paul H. Emswiler and wife to James R. Wilson and Pauline Wilson dated May 26, 1943, and recorded in Vol. 355, at page 208, of said Deed Records, and in the deed from Stanley Parkinson and wife, to

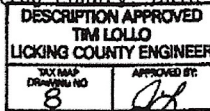
Robert E. King and Dorothy J. King dated July 7, 1955, and recorded in Vol. 472, at page 510, of said Deed Records, and of the real estate described in the Certificate for Transfer of Real Estate in the Matter of the Estate of Emma M. Emswiler, deceased, dated February 26, 1962, and recorded in Vol. 550, at page 301, of said Deed Records, a total distance of 160 rods to a point in the center of said Township Road Number 30; thence West, along the center of said Road, a distance of 80 rods to the point of beginning, containing 80 acres, more or less.

EXCEPTING therefrom from the real estate hereinbefore described, a parcel of land out of the Southwest corner thereof, having a width of 16 rods from East to West and a depth of 30 rods from north to South, conveyed by Wickliff C. Whitehead and Anna Whitehead to Sarah Dellenbaugh dated December 19, 1892, and recorded in Vol. 154, at page 208, of the Deed Records of Licking County, Ohio, said excepted parcel containing 3 acres, more or less.

For reference see Vol. 270, at page 586 of the Deed Records, Licking County, Ohio.

Being the same premises conveyed by warranty deed from Samuel E. Alban, unmarried, to Howard G. Robinson and Claire N. Robinson, dated April 23rd, 1968, filed for record May 2nd, 1968 and recorded in Vol. 632 page 464, Deed Records, Licking County, Ohio.

Tax parcel - 77.00 acres
Parcel #64-152916
Tax Map



Subject to all planning, zoning and other governmental land use regulations and restrictions, if any, all street, highway rights of way and any and all other easements, leases, conditions and restrictions of record, if any.

We, Howard G. Robinson and Claire N. Robinson, release all rights of dower in the above described premises.

WITNESS their hands this 31st day of December, 1996.

Signed & acknowledged in presence of:

Juan L. Loco
JUAN L. LOCO

Howard G. Robinson
Howard G. Robinson

Doris J. Watson
DORIS J. WATSON

Claire N. Robinson
Claire N. Robinson

Before me, a notary public, in and for said County, personally appeared the above named Howard G. Robinson and Claire N. Robinson, Husband & Wife, who acknowledged that they did sign the foregoing instrument, and that the same is their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Pataskala, Ohio, this 31st day of December, 1996.

Doris J. Watson
DORIS J. WATSON
Notary Public, State of Ohio
My Commission Expires March 1, 1997

This instrument prepared by:
Howard G. Robinson, Co. L.P.A.
Pataskala, Ohio 43062



MAIL

Howard G. Robinson
Attorney at Law
P.O. Box 70
Pataskala, Ohio 43062

RECEIVED & RECORDED *Dec 31 1996*
AT *3:00* O'CLOCK *P*.M IN OFFICIAL RECORD
VOL *865* PAGE *219* FEE *26.00*
ROBERT E. WISE, LICKING COUNTY RECORDER
Howard Robinson

83162

Parcel



064-152922-00.001
LEE THOMAS C & GAIL E
7482 COLUMBIA RD PATASKALA, OH 43062

Parcel: 064-152922-00.001 ([Direct Link](#))

Owner Mailing LEE THOMAS C &
Address: GAIL E
7482 COLUMBIA RD
SW
PATASKALA OH
43062

Owner: LEE THOMAS C & GAIL E

Parcel Address: 7482 COLUMBIA RD
PATASKALA, OH 43062

Mailing Address: LEE THOMAS C &
GAIL E
7482 COLUMBIA RD
SW
PATASKALA OH
43062

Legal Desc: 5.172 AC

Class Group: Residential
Class: 511 Single family
unplatted 0-09.9
TIF:

Acres: 5.1700

Tax District: 064 Pataskala City - Southwest
Licking LSD - WLJFD

Utilities: 6 - All

Township:

Municipality: PATASKALA

School District: SOUTHWEST LICKING LSD

Neighborhood: 07700 Pataskala -- SE Quarter

Parent Parcel:

Foreclosure: No
Certified Delinq: No
Escrow Account:
Bankruptcy: No
Tax Lien: No
Block Transfers: No

Parcel



064-152922-00.000
ROBINSON FAMILY FARM LTD LLC
7482 COLUMBIA RD PATASKALA, OH 43062

Parcel: 064-152922-00.000 ([Direct Link](#))

Owner Mailing ROBINSON FAMILY
Address: FARM LTD LLC
7482 COLUMBIA RD
SW
PATASKALA OH
43062

Owner: ROBINSON FAMILY FARM LTD LLC

Parcel Address: 7482 COLUMBIA RD
PATASKALA, OH 43062

Mailing Address: ROBINSON FAMILY
FARM LTD LLC
7482 COLUMBIA RD
SW
PATASKALA OH
43062

Legal Desc: 106.398 AC

Class Group: Agricultural
Class: 110 CAUV Vacant
land
TIF:

Acres: 106.3900

Tax District: 064 Pataskala City - Southwest
Licking LSD - WLJFD

Utilities: 2 - Electric

Township:

Municipality: PATASKALA

School District: SOUTHWEST LICKING LSD

Foreclosure: No

Neighborhood: 07700 Pataskala -- SE Quarter

Certified Delinq: No

Parent Parcel:

Escrow Account:

Bankruptcy: No

Tax Lien: No

Block Transfers: No

Parcel

3

064-152910-00.000

**ROBINSON FAMILY FARM LTD LLC
COLUMBIA RD PATASKALA, OH 43062**

Parcel: [064-152910-00.000 \(Direct Link\)](#)

Owner Mailing ROBINSON FAMILY

Address: FARM LTD LLC
7482 COLUMBIA RD
SW
PATASKALA OH
43062

Owner: ROBINSON FAMILY FARM LTD LLC

Parcel Address: COLUMBIA RD
PATASKALA, OH 43062

Mailing Address: ROBINSON FAMILY
FARM LTD LLC
7482 COLUMBIA RD
SW
PATASKALA OH
43062

Legal Desc: 25.19 AC 15 -1 -4
LOTS 9-16

Class Group: Agricultural
Class: 110 CAUV Vacant
land
TIF:

Acres: 25.1900

Tax District: 064 Pataskala City - Southwest
Licking LSD - WLJFD

Township:

Utilities: 2 - Electric

Municipality: PATASKALA

School District: SOUTHWEST LICKING LSD

Neighborhood: 07700 Pataskala -- SE Quarter

Parent Parcel:

Foreclosure: No
Certified Delinq: No
Escrow Account:
Bankruptcy: No
Tax Lien: No
Block Transfers: No