

April 9, 2024



Planning and Zoning

Todd Ward
Red Rock Investment Partners, LLC
1201 Main Street, Suite 2360
Columbia, SC 29201

RE: Planned Manufacturing Application PM-24-001

Dear Mr. Ward:

Your request for a recommendation of approval for a Planned Manufacturing Application, pursuant to Section 1253.10 of the Pataskala Code, to allow for the construction of two (2) warehouse/distribution facilities located at 3000 – 3007 Etna Parkway, was given a public hearing on Wednesday, April 3, 2024.

The Pataskala Planning and Zoning Commission recommended approval with the follow conditions:

1. The Applicant shall address all comments from Planning and Zoning Department, the Public Service Director, the City Engineer, and the West Licking Joint Fire District.
2. The Applicant shall obtain all necessary permits from the City of Pataskala and the Licking County Building Department prior to construction.
3. The Applicant shall obtain a Variance from Sections 1253.05(C)(1)(a)(3) and 1253.05(C)(1)(b)(3) to allow the proposed mounding to be outside the minimum parking setback(s).
4. *The Applicant shall obtain a Variance from Section 1253.05(C)(1)(a)(3) for the gap(s) in the mounding along Etna Parkway, if necessary.*

The recommendation shall be forwarded to Pataskala City Council for a public hearing. The date of the public hearing has yet to be determined.

Should you have any questions, please contact Jack Kuntzman, City Planner, at (740) 964-1316 or via email at jkuntzman@ci.pataskala.oh.us.

Sincerely,

Lisa Paxton
Zoning Clerk

CC: RRIFI Columbus 44 Land, LLC
File