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May 8, 2026

Harrison Township, Licking County, Ohio
Attn: Valerie Hans
6750 Outville Road
Pataskala, Ohio 43062

Re: Submission of Modification to Planned Unit Development

Via email only

Dear Ms. Hans:

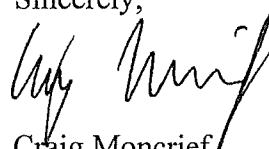
Harrison Township previously approved a Final Development Plan for approximately 281.28 acres of undeveloped property located north of I-70 and east of Outville Road in Harrison Township, Licking County, Ohio (the "Property"). This application seeks to clarify certain open space requirements contained within the previously approved Final Development Plan. Specifically, the proposed modification clarifies the required open space calculations and designated locations.

In support of this modification request, we submit the following documents with this letter:

- A Statement in Support;
- A redlined Zoning Text, dated March 4, 2026;
- A clean copy of the modified Zoning Text;
- A draft Declaration of Restrictions on Land; and
- A Preliminary Plan Exhibit, dated November 3, 2023, depicting the open space.

Thank you for your attention to this matter.

Sincerely,



Craig Moncrief
cjm@planklaw.com

Statement in Support

The Harrison Township Trustees approved a Final Development Plan involving 281.28 +/- acres of undeveloped property located north of I-70 and east of Outville Road in Harrison Township, Licking County, Ohio (the "Property") on July 26, 2022. The approved Final Development Plan required at least 30% of the Property's gross acreage to consist of open space. Applicant has filed this request to modify the Final Development Plan in order to dedicate 91.7 acres of the Property as open space (32.6%). The purpose of this request is to simply depict the open space and subject it to certain recorded restrictions, not to change the nature or layout of the proposed development on the Property. In order to effectuate the modification, we have filed this Statement in Support in addition to an amended Zoning Text, a map depicting the proposed open space, and a draft Declaration of Restrictions on Land (the "Declaration"), which will be recorded with the Licking County Recorder's Office.

The proposed modification will support the health, safety, and general welfare of the community by identifying the open space acreage on the Property and subjecting this land to restrictions that will prohibit development on the land. The Declaration will: (i) prohibit the construction of any above ground improvements or structures within the open space area, and (ii) require the maintenance of all existing trees within the open space area. Any floodplain located within the open space will remain buffered and undistributed. This modification will provide certain assurances to the township regarding the location and maintenance of open space on the Property while not subjecting the neighbors or community to any negative consequences. Applicant will still be required to file Phase Plan's for the township's review prior to constructing any building on the Property.

ZONING TEXT

Property Location: 281.28 +/- acres located east of Outville Road.

Licking County Auditor Tax Parcel Id. No.: 0256-080076-00.000, 025-080076-00.003, 025-080076-00.001, and 025-080076-00.002 (collectively, the “Property”).

Property Owners: Lorraine N. Riddle, Trustee or her Successor(s) as Trustees of the Nelson Family Preservation Trust, dated August 8, 2016, and S.R. 158, LLC, an Ohio limited liability company, and Southwest Licking Community Water and Sewer (now Licking Regional Water District):

Proposed District: PUD, Planned Unit Development

Date of Text: February 28, 2022

Revised: April 12, 2022

Revised: May 12, 2022

Revised: May 30, 2022

Revised: July 5, 2022

Revised: July 22, 2022

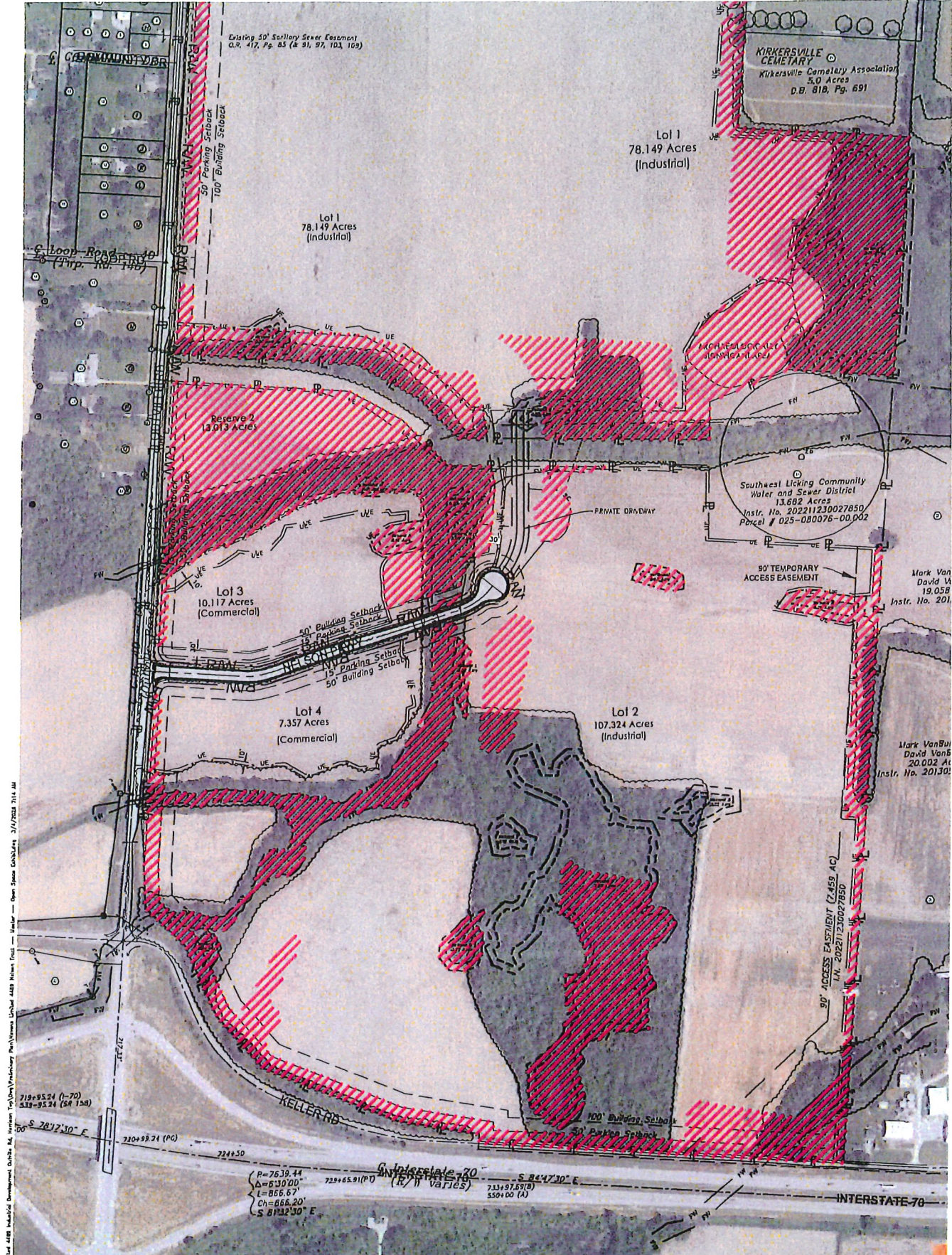
Revised: March 4, 2026

I. BACKGROUND

The Property consists of 281.28 +/- acres and is generally located north of I-70, east of Outville Road SW, south of East Main Street, and west of Swamp Road SW. The Property borders I-70 to its south, agriculture to the east, Outville Road and agriculture and residential to the west, and residential and commercial to the north. The Applicant proposes to rezone the Property to the PUD, Planned Unit Development, District to allow industrial and commercial uses.

II. GENERAL DEVELOPMENT STANDARDS

1. Open Space and Landscaping: At least thirty percent (30%) of the Property’s gross acreage will be comprised of open space. Applicant shall dedicate and restrict 30% of the Property through a Declaration of Restrictions on Land, which shall be recorded with the Licking County Recorder’s Office. Thereafter, each Phase PUD Plan will be reviewed pursuant to Section II(4) of this Zoning Text to confirm that, in combination with the open space dedicated through the Declaration of Restrictions on Land, the total open space on the Property matches or exceeds 30% of the Property’s gross acreage. As part of this administrative review, previously designated open space areas may be adjusted, reconfigured, or relocated so long as the total open space on the Property continues to meet or exceed 30% of the gross acreage. Open space will be delineated at the time of each Phase PUD Plan approval and made subject to the Declaration of Restrictions on Land. Much of the open space shall remain as a natural area. The entirety of the Phase 4 property area shall be included as open space as defined and required by Section 24.3(5) of the Zoning Resolution.
2. Traffic: Required traffic improvements and access will be identified and summarized in a traffic impact study to be conducted by a traffic engineer and approved by the applicable governmental authority.



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PRELIMINARY PLAN
11-03-23
SD PROJECT NO.
4489

LEGEND

UNDEVELOPABLE AREA
 UNDEVELOPABLE AREA (NORTHWEST PARCEL)

OPEN SPACE

TOTAL OPEN SPACE AREA (INCLUDING NORTHWEST PARCEL)		OPEN SPACE AREA (NORTHWEST PARCEL)	
OPEN SPACE AREA	77.11 AC.	OPEN SPACE AREA	14.59 AC.
TOTAL AREA	251.36 AC.	TOTAL AREA	14.59 AC.
OPEN SPACE AREA PERCENTAGE	30.68%	OPEN SPACE AREA PERCENTAGE	100.00%

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These drawings are instruments of professional service by Sonda Decker CPS, LLC for the designated project. Sonda Decker CPS, LLC assumes no liability for unauthorized use of these drawings, specifications, and documents.