

Information for Delaware County Regional Planning

Request for May 29, 2025 Agenda

Property: 4434 Marysville Rd, Ostrander

- Signed Application: Request to rezone from FR-1 to Planned Commercial
- Additional details pertaining to the request
- Plat survey
- Fee

Proposal for Rezoning 4434 Marysville Road to Planned Commercial (PC) District

Submitted to:

Scioto Township Zoning Commission
Delaware County Regional Planning Commission
Delaware County, Ohio

Submitted by:

Jon and Becky O'Meara
Prospective Buyer
Parcels: 420-110-01-013-000 and 420-110-01-007-000
Total Acreage: 10.02 acres
Current Owner: Dan Henry

Executive Summary

Jon and Becky O'Meara respectfully submit this proposal to rezone the property located at 4434 Marysville Road, encompassing parcels 420-110-01-013-000 and 420-110-01-007-000, from its current zoning designation of Farm Residential District to a Planned Commercial (PC) District. The intent is to develop a state-of-the-art self-storage facility that includes both indoor and outdoor storage units, as well as dedicated parking spaces for recreational vehicles (RVs) and boats.

Project Overview

Location: 4434 Marysville Road, Delaware, Ohio
Parcels: 420-110-01-013-000 and 420-110-01-007-000
Total Acreage: 10.02 acres
Current Owner: Dan Henry
Prospective Buyer: Jon O'Meara
Proposed Use: Development of a self-storage facility featuring indoor and outdoor storage units, along with designated parking for RVs and boats.
Infrastructure Considerations: The Ohio Department of Transportation (ODOT) has existing

plans to widen Marysville Road at this location, which will enhance accessibility and support increased traffic flow.

Hours of Operation: 6:00am – 10:00pm

Development Plans

Official architectural and engineering drawings will be submitted following zoning approval and completion of the real estate transaction. The proposed facility will be designed to meet all applicable zoning and building codes, with attention to aesthetics, security, and environmental considerations.

- **Indoor Storage Units:** Climate-controlled and non-climate controlled units of various sizes to accommodate personal and business storage needs.
- **Outdoor Storage Units:** Drive-up units for easy access, suitable for larger items and vehicles.
- **RV and Boat Parking:** Designated outdoor parking spaces with appropriate security measures for RVs and boats.
- **Security Features:** The facility will be equipped with 24/7 surveillance cameras, gated access to ensure the safety of stored items.

Market Analysis and Justification

Population Growth and Demand:

Delaware County has experienced significant population growth, with estimates indicating an 8.2% increase from April 2020 to July 2023, reaching a population of 231,636. This growth underscores the escalating demand for storage solutions to accommodate residential and commercial needs. (census.gov)

Per Capita Storage Space:

While specific per capita self-storage statistics for Delaware County are not readily available, neighboring Columbus, Ohio, offers approximately 4.4 square feet of self-storage space per capita. Given Delaware County's rapid growth and development, it's reasonable to infer a comparable or slightly lower per capita availability, indicating a market opportunity for additional storage facilities. As a reference, the national average for square feet of self-storage space per capita is 5.4 square feet per person. (selfstorage.com)(storagecafe.com)

Economic Indicators:

Delaware County boasts a robust economy, with a median household income of \$130,088 and a per capita income of \$59,581. The county's residents have the financial capacity to utilize premium storage services, including specialized storage for RVs and boats.

Boat Registration Statistics

As of 2023, Delaware County reported 192 active boat registrations, reflecting strong interest and demand for recreational watercraft in the region. This trend supports the inclusion of secure outdoor parking and storage options for boats in the proposed development. (boatinfoworld.com)

Nearby Businesses

Surrounding 4434 Marysville Road are several active businesses and amenities that contribute to the viability of a commercial development at this site. Within close proximity you will find:

- Quarry District
- Planned Commercial District across the street which includes:
 - Delaware Garage Door Repair
 - Hursey's Automotive
- Also nearby:
 - Lead the Way K9 Training & Boarding
 - Black Wing Shooting Center

These nearby uses support the transition of this parcel to Planned Commercial, enhancing services for both local residents and travelers along this expanding corridor.

Alignment with County Development Plans

The proposed development aligns with Delaware County's strategic objectives by:

Enhancing Infrastructure: The planned road widening by ODOT complements the development, improving access and supporting increased usage.

Supporting Economic Growth: The facility will generate employment opportunities during construction and operation phases.

Meeting Community Needs: By providing secure storage options, the facility addresses the growing demand from residents and businesses.

Conclusion

Rezoning the specified parcels to a Planned Commercial District will facilitate the development of a modern self-storage facility that meets the evolving needs of Delaware County's residents

and businesses. The project promises to contribute positively to the local economy, infrastructure, and community services.

Bio

Jon and Becky O'Meara own a business that is located in Delaware County and live in Concord Township. They are looking forward to starting this business in Scioto Township and supporting the nearby residents.

Attachments

- Property Maps and Parcel Information
- Scioto Township Zoning Map

Scioto Township
Delaware County, Ohio
Zoning Change Application

Fee _____

Purpose: _____

Submittal Requirements- The following must be submitted with the correct:
One (1) completed application form signed by property owner(s) or less
following:

___ Plot plan and subject property showing the proposed location of the
change:

___ Any other supporting documentation in regard to this application:

___ Vicinity map and aerial photo of lot(s)

Application Number _____ Date Filed _____
Address of Property 4434 MARYSVILLE RD, Delaware

Name of Applicant Jonathan O'Meara
Address of Applicant 4563 Hyatts Rd, Delaware OH

Phone 614-403-2772 Email jonomeara@gmail.com

Name of Owner Daniel Lee Henry

Address of Owner 16277 Texas Rd, Kent OH

Phone Jon - 614-403-2772 Email jonomeara@gmail.com

Present Zoning Residential Present Use _____

Description of Request (Land/ Structure Use) mini storage on
NUMBER OF BUILDING WILL BE DONE WITH
ARCHITECTURAL PLANS

The undersigned certifies that this application and the attachments thereto contain all information
Zoning Resolution and that all information contained herein is true and accurate and is submitted
amendment of the Zoning Map or Zoning Resolution. Applicant agrees to be bound by the pro
Resolution of Scioto Township, Delaware County, Ohio.

Owner/ Lessee: [Signature] Date: 2/25/11

Zoning Inspector _____ Date _____

DANIEL HENRY

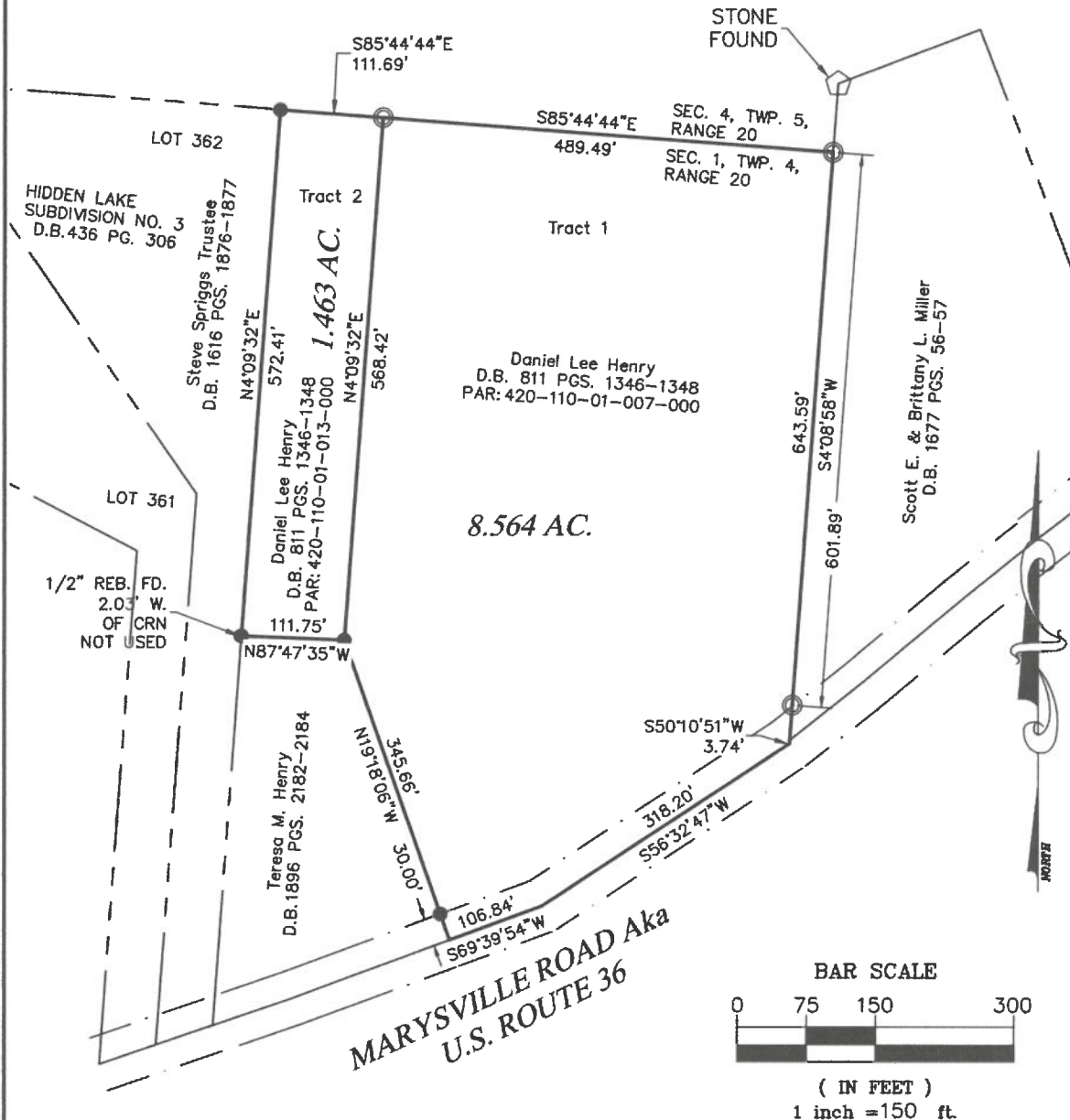
Daniel Henry

PLAT OF SURVEY

8.564 & 1.463 AC. PARCELS

SITUATED IN PART OF FARM LOT 16, SECTION 1, TWP 4, RNG 20, U.S.M.L.,
SCIOTO TOWNSHIP, DELAWARE COUNTY, OHIO

New Dye Farms LLC
D.B. 1470 PGS. 1653-1655



PERTINENT RECORDS USED
Deeds & Plat as shown

LEGEND

- 1/2" Dia. Iron Pin Found
- ⊙ 3/4" O.D. Iron Pipe Found
- Iron Pin Set 5/8" Dia x 30" L rebar w Org ID Cap Stamped Willis S-7996
- ☆ Stone Found

BASIS OF BEARINGS

Ohio State Plane Grid, North Zone, NAD83(2011)

PROJ. NO. 25018

I hereby certify that this plat represents a true and accurate survey made under my direct supervision of the parcel herein shown and all measurements were made in accordance with Chapter 4733-37 of the Ohio Administrative Code.



Todd D. Willis

Date: 2/2/2025

Todd D. Willis, PS
Reg. No. S-7996
740-739-4030