

## **Information for Delaware County Regional Planning**

### **Request for May 29, 2025 Agenda**

**Property: Parcel #40020001030002 9151 Marysville Rd**

- Signed Application: Request to rezone from FR-1 to Neighborhood Commerical
- Additional details pertaining to the request
- Fee

Scioto Township  
Delaware County, Ohio  
Zoning Change Application

Fee \$450

Purpose: FR1 to Neighborhood Residential Commercial

Incomplete applications will not be accepted.

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

☒ Plot plan and subject property showing the proposed location of the structure or change;

☒ Any other supporting documentation in regard to this application;

☒ Vicinity map and aerial photo of lot(s)

Application Number \_\_\_\_\_

Address of Property \_\_\_\_\_

Date Filed \_\_\_\_\_

Name of Applicant \_\_\_\_\_

Address of Applicant \_\_\_\_\_

Phone \_\_\_\_\_

Email \_\_\_\_\_

Name of Owner \_\_\_\_\_

Address of Owner \_\_\_\_\_

Phone \_\_\_\_\_

Email \_\_\_\_\_

Present Zoning FR-1

Present Use FR-1

Description of Request (Land/ Structure Use \_\_\_\_\_)


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

Owner/ Lessee: Ohio Land Developers LLC

Date: 7/22/24

Zoning Inspector Herbert W. Lutz

Date: 5/11/25

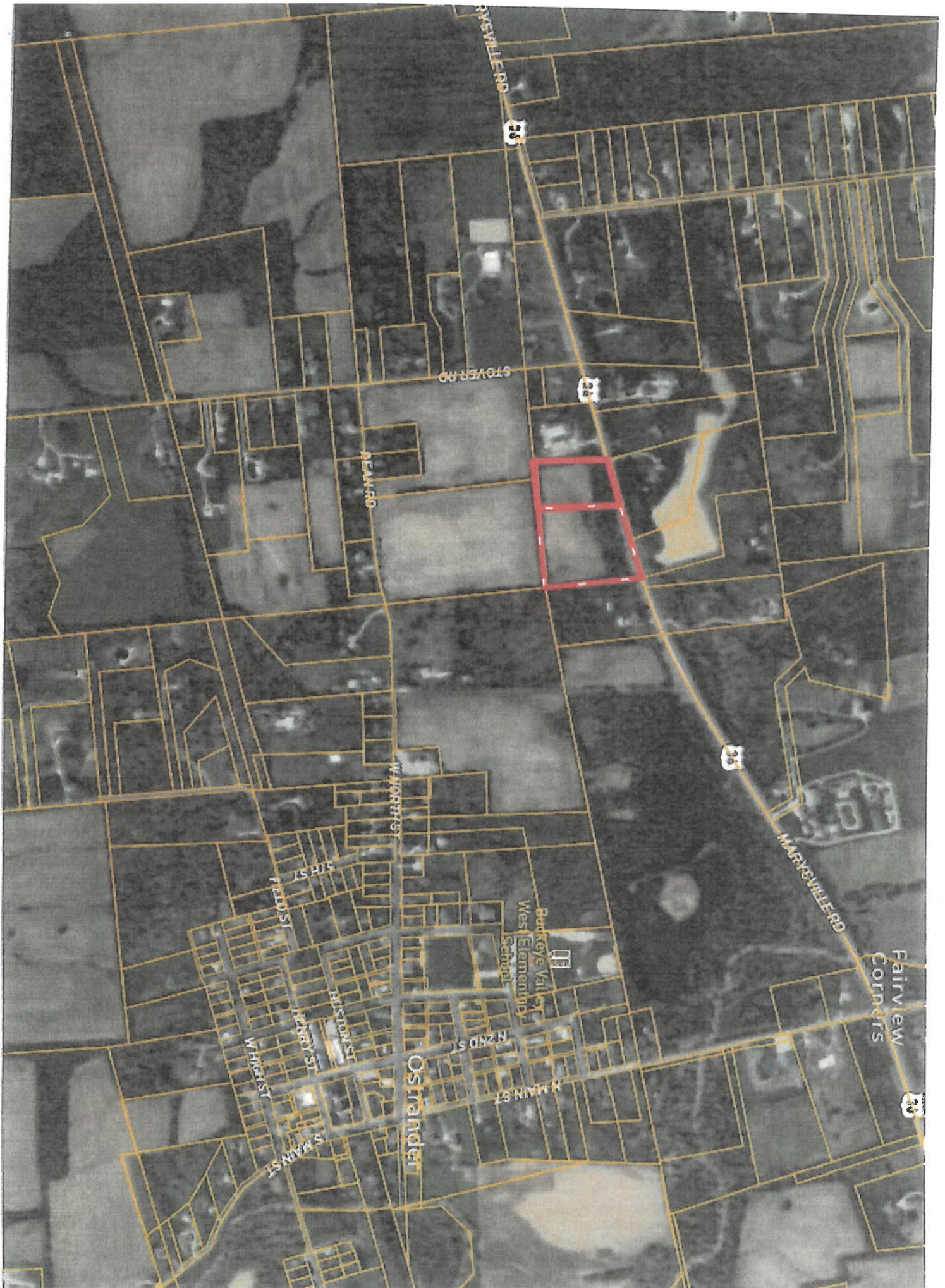


**Currently  
commercial  
zoned  
3.0 Ac.**

This is an aerial photograph of a large, mostly undeveloped commercial lot. A solid red line outlines a portion of the lot on the left, while a red dotted line outlines a larger area extending to the right. A road runs along the top edge of the property, with several highway shields visible. The text 'Currently commercial zoned 3.0 Ac.' is placed within the solid red boundary. The text 'Proposed 6 Ac. commercial Red dotted line' is placed within the red dotted boundary. The background shows dense trees and some distant buildings.

**Proposed 6 Ac.  
commercial  
Red dotted line**









**Gina Long**

**From:** Jason Ullman <jason@ohiolandguy.com>;  
**Sent:** Thu May 15 2025 21:44:26 GMT-0400 (Eastern Daylight Time)  
**To:** Gina Long <glong@sciototownshipohio.com>;  
**Subject:** Re: Rezoning Request Parcel #40020001030002  
**Attachments:** 20250326122601010.pdf

OSage

Gina,

Here is the application I sent in March to Herb. It's for neighborhood commercial zoning change from Fr1. We are wanting to build a flex space warehouse use which is a mixture of storage and nice glass front space in some of the buildings for self employed small business owners that may take advantage of a small store front space. Example being furniture sales or flooring sales or a use that needs storage area connected. Yes we will have large storage units along with smaller units that don't have store front. That would be your standard storage complex style. I hope this helps. Let me know if you have any other questions.

On Thu, May 15, 2025, 9:14 PM Gina Long <[glong@sciototownshipohio.com](mailto:glong@sciototownshipohio.com)> wrote:

Mr. Ullman - We intend to get your request for rezoning to Regional Planning Committee (RPC) for the May 29 meeting, but to do so I need to confirm some key details to ensure we have what we need for our zoning commission and to ensure we can get necessary info for RPC.

The parcel in question is 40020001030002 is being requested to rezone from FR-1 (current use) to Neighborhood Commercial (C-2). This is a key element I want to confirm. The signed application has "Residential Commercial" listed which is not an explicit zoning district. I've attached a copy of our Zoning Resolution for reference, but want to validate buildings you intend to construct fall within the Permitted Uses - Section 13.3.

Our Zoning Commission would also like to understand more, in writing, anticipated use expected. I recall, when you came a prior meeting, you sharing pictures of office spaces for rental, retail, etc... However, our commission also recalled potential use for storage facilities. We want to confirm current plans/thoughts.

If you could please provide that in writing (either email or in a document form), that will be needed for us as a Commission and for Regional Planning as they review and provide response.

As soon as we can get that additional, we will provide hard copies of materials to RPC - target to get that to them by Monday, 5/19 for the May meeting.

Thank you - Gina Long

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