

Del. Co. Regional Planning Commission

# 9151 Marysville Road, Ostrander Ohio 43061 Scioto Twp.

# Development Plan for Expansion of Approved Planned Commercial Warehouse/Storage

# 1. Objective

To rezone 1.5 acres of adjacent land from its current designation of FR1 to **Planned Commercial (PC)**, enabling integration with the existing 3-acre approved Planned Commercial property to the west Parcel #40020001030002. This expansion will allow for a more efficient, functional, and visually cohesive **storage/warehouse complex** design.

## 2. Existing Conditions

- Current Zoning & Approval:
  - 3 acres already zoned Planned Commercial.
  - Approved use: Storage/Warehouse Complex.
- Proposed Rezoning Parcel:
  - 1.5 acres currently zoned FR1.
  - o Directly contiguous to the west parcel.
- Site Context:
  - o Both parcels are accessible via Marysville Road..
  - Terrain/topography: Rolling topography.

# 3. Purpose of Rezoning

The rezoning of the 1.5 acres will:

- Unify zoning for the entire 4.5-acre site under Planned Commercial.
- Enable a **more efficient site layout** for traffic flow, building placement, stormwater management, and customer access.
- Improve aesthetic and functional cohesion by designing the complex as a single planned unit rather than piecemeal developments.
- Increase potential tax revenue for the township by maximizing site usability and marketability.

## 4. Proposed Development Plan- To follow township development standards

## 4.1. Site Layout

- Expand the approved storage/warehouse facility to incorporate the new acreage.
- Create optimized circulation routes for customer vehicles.
- Include designated landscaping and buffer zones to meet township requirements and enhance property appearance.

# 4.2. Engineering & Design

- Engage a civil engineering firm to design a revised Master Site Plan integrating both parcels.
- Incorporate improved stormwater management across the full 4.5 acres.
- Maintain compliance with all Planned Commercial design standards.

#### 4.3. Access & Traffic

- Maintain or enhance primary site access from Marysville Road.
- Having a ODOT approved commercial driveway cut off Marysville Road

#### 4.4. Utilities & Infrastructure

- Extend and integrate utility lines as needed to serve the expanded facility.
- Review stormwater & water capacity for combined parcel development.

# 5. Township Benefits

- Improved Site Efficiency: Unified layout reduces wasted space and improves traffic safety.
- Increase tax revenue: Buckeye Valley School District and Scioto Township
- Enhanced Aesthetics: Comprehensive design and landscaping for the entire frontage.
- Increased Economic Value: Larger, more functional commercial property increases tax base.
- Alignment with Approved Uses: Proposed use mirrors existing approved storage/warehouse operations, minimizing land-use conflicts.

# 8. Supporting Documentation to Provide

- Existing & Proposed Zoning Map.
- Conceptual Combined Site Plan for 4.5 Acres.

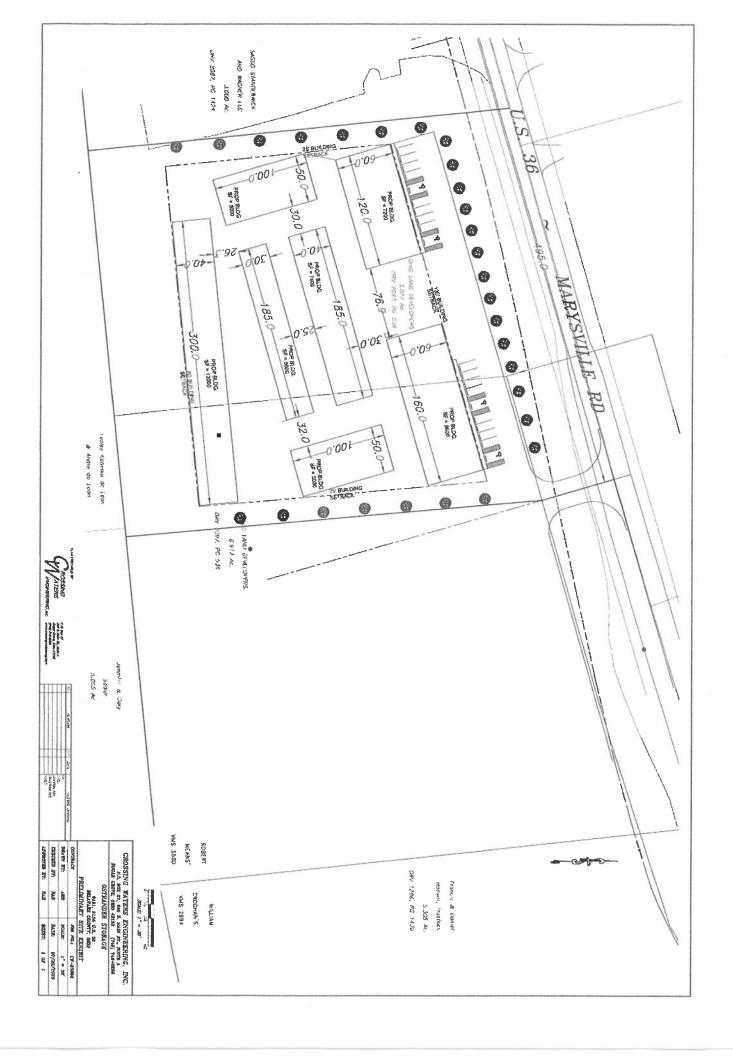
# **Application for a Zoning Change**

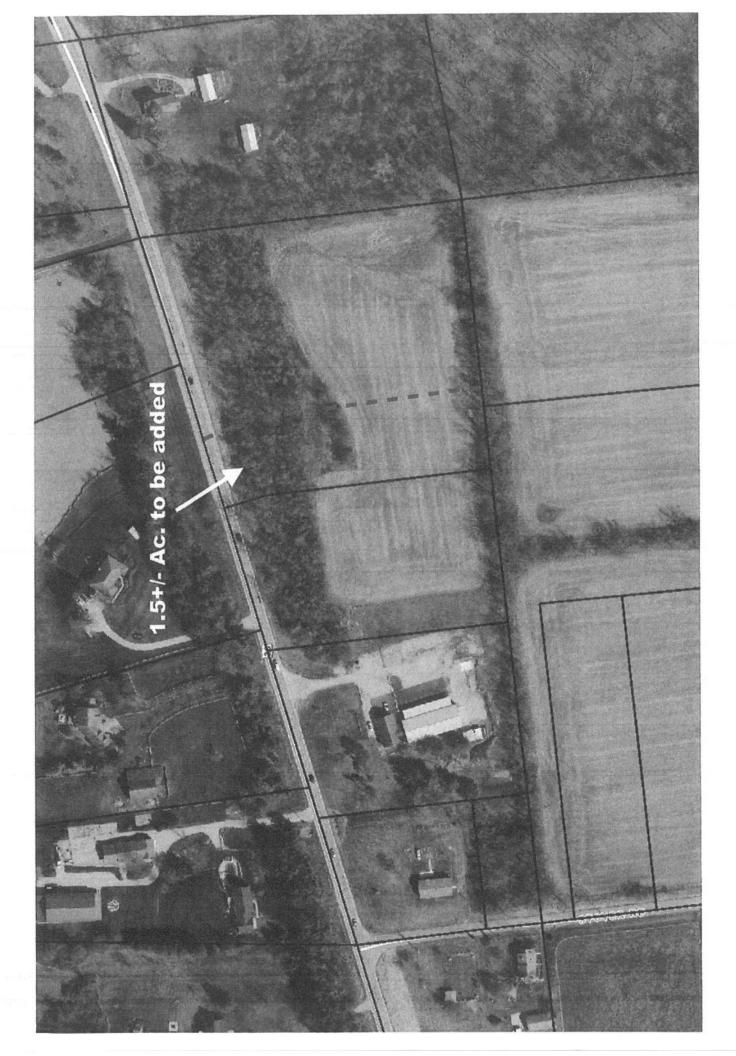
Ohio Land Developers, LLC

**Scioto Township Delaware County** 

# Scioto Township Delaware County, Ohio Zoning Change Application

Purpose:	
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 Date Filed  Address of Property 9/5/ Macysville Re	
Name of Applicant Ohio Land Delelofers LLC Address of Applicant 59 Cacle Ale Lass Center 43035	
Phone 6/4.56/4885 Email Jason @ Ohio Land Gur. com	
Name of Owner SAME	
Address of Owner	
PhoneEmail	
Present Zoning FR1 Present Use	
Description of Request (Land/ Structure Use Le World Ke 1.5 */- Accs  (223000 + Common To and to 2000)  Howe Storage Common To and to 2000 Plannel Common To and the American To and the A	CF-
Date: 7-28:25  Loning Inspector Heart W. Cost Date 8/6/25	





#### Herb Ligocki

Jason Ullman <jason@ohiolandguy.com>; From:

Mon Jul 28 2025 16:36:04 GMT-0400 (Eastern Daylight Time) Sent:

To: Gina Long <ginalong1005@gmail.com>;

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Natalie Wilson-Goldman <nwilsongoldman@sciototownshipohio.com>; ktossey@sciototonwshipohio.com <ktossey@sciototonwshipohio.com>;

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Once we receive signed application, full plans and confirm from Herb we received check, we will proceed with remainder of steps.

Regards, -Gina Long

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