

**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.
  - Directly contiguous to the west parcel.
- **Site Context:**
  - 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.

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## 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.

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## 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**

Fee \_\_\_\_\_

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 9151 Marysville Rd.

Name of Applicant Ohio Land Developers LLC  
Address of Applicant 591 Carle Ave Lewis Center 43035

Phone 614-561-4885 Email Jason@OhioLandGuy.com

Name of Owner SAME

Address of Owner =

Phone = Email =

Present Zoning FRI Present Use \_\_\_\_\_

Description of Request (Land/ Structure Use) We would like 1.5 +/- Acres rezoned to Planned Commercial TO add to parcel 40020061030002 that is currently zoned Planned Commercial. We have storage/warehouse already approved on that parcel

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: J. W. [Signature] Date: 7-28-25

Zoning Inspector Heidi W. [Signature] Date 8/6/25



1.5+/- Ac. to be added



**Herb Ligocki**

**From:** Jason Ullman <jason@ohiolandguy.com>;  
**Sent:** Mon Jul 28 2025 16:36:04 GMT-0400 (Eastern Daylight Time)  
**To:** Gina Long <ginalong1005@gmail.com>;  
**Cc:** Herb Ligocki <zoning@sciototownshipohio.com>; Jeff (Legend) Cutler <jeffw715@aol.com>; Michelle Dixon <mdixon@sciototownshipohio.com>; Natalie Wilson-Goldman <nwilsongoldman@sciototownshipohio.com>; ktossey@sciototonwshipohio.com <ktossey@sciototonwshipohio.com>; dbargdil@aol.com <dbargdil@aol.com>;  
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Gina if there is anything you think needs revised please let me know. Thank you.

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Good afternoon-

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Please submit a completed rezoning application with all pertinent information regarding plans, intent, etc -much of which you have provided various copies of. If you can please provide the information you want us to consider as part of this application so we can review as your current plans and expectations.

Also, unless you intend to proceed now with the smaller lot size, I would recommend we consider your rezone of the full property. As we proceed with the remainder of the process -public hearing, noticing to adjacent property owners- I believe it's best interest to share your ideal intent as part of the application process.

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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