Rezoning Application

GATEWAY DISTRICT NORTH PCD

Wilson Road and Sunbury Parkway, Sunbury, Ohio

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PART 1 - Development Overview

I. INTRODUCTION

The Gateway District North PCD ("District") is a Rezoning Application pursuant to Section S81.15.11 of the Sunbury Revised Zoning Ordinance of 2023, as amended to date of this Application ("Zoning Ordinance"). All references herein to Sections refer to the applicable Sections of the Zoning Ordinance. All materials contained herein (including the Development Text) relate to the Application filed by the Applicant and are an integral part of the Application. To the extent a matter required by Section 81.15.11(5)(b) is required to be stated in textual form, is not so stated in the Development Text, but is otherwise contained in other text or drawings contained in the Application materials, such text shall be deemed incorporated in the Development Text by this reference. All development within the District shall comply with the Application and its supporting materials contained herein and shall comply with the Zoning Ordinance as in effect on the date of the Application.

The Applicant is the current owner of all property located within the District.

The District at Sunbury Parkway and Wilson Road is a dynamic, impactful, new development in the City of Sunbury. This new development plan will strengthen the desirable location of a catalytic medical facility at Sunbury's gateway with important supporting medical, commercial and residential uses. This new plan will build upon the concepts and vision recommended in the Sunbury Parkway Master Plan (2024), providing the Gateway Mixed Use and Gateway Residential uses that are appropriate in the Highway Node.

The District's strategic location empowers it to serve as an intentional transition between the development pattern currently established by development of adjacent land in Berkshire Township to the north and northwest of this District. The proposed high-quality standards will thoughtfully address height, scale, mass, landscaping and community identity as the public experiences the transition from the new Interstate 71 and Berkshire Township to the new "Gateway to Sunbury".

The District will enable the City of Sunbury to share in and guide economic development opportunities which will occur at the intersection of the new Sunbury Parkway-Interstate 71 interchange. This new District will be nothing less than a new front door entrance to the City of Sunbury and is intended to be a first-class entrance and primary gateway to Sunbury. Sunbury Parkway, Wilson Road and the District to be developed in accordance with the best practices as to land use, design, engineering, access management, pedestrian and vehicular movement and interactions, economic and aesthetic considerations and sustainability.

The District is in keeping with the spirit and intent of the Sunbury Comprehensive Plan approved November 2, 2016 as Ordinance 2016-27 ("Comp Plan"), for the following reasons:

1. The District meets the Future Development Patterns of the City for commercial development, as set forth on page 95 of the Comp Plan by:

    a. Grouping buildings to share parking and access to arterial streets;

    b. Providing for mixed uses of commercial and residential as part of a large scale planned unit development.

2. The District is located in Sub Area 16 – Sunbury Parkway Corridor (page 113 of the Comp Plan) which provides for:

    a. The new Interstate 71- Sunbury Parkway Interchange;

    b. Appropriate connections to Wilson Road;

    c. Mix of uses, including commercial, retail, office and multifamily uses.

    d. Multi-use paths.

II. LOCATION AND SIZE

A. The southwest corner of the district is located approximately 3,760' south of State Route 37/US Route 36 along Wilson Road and approximately 2,015' east of Interstate 71. The eastern boundary is South Galena Road.

B. The site is located completely within the City of Sunbury.

C. The site is ±58.472 acres in area (See Exhibits D and E).

D. The net developable area of the site is +/-55.12 acres.
(See Exhibit G1)

1. Approximately 2.40 acres are planned to accommodate the Sunbury Parkway right of way.

2. Approximately 0.60 acres are planned to accommodate right of way expansion for South Galena Road.

3. Approximately 0.35 acres are planned to accommodate right of way for Public Street A.

III. EXISTING CONDITIONS AND CHARACTER

A. The site is generally rectangular in shape.

B. The site generally drains from west to east with an outlet in the northeast corner of the site.

C. The site is located entirely out of the 100-year floodplain.

D. The site is generally flat; there are some areas with slopes greater than 20 percent along a stream near the site outlet.

E. An electric easement bisects the site diagonally in the eastern portion of the property (See Exhibit E). There is one (1) tower on the property.

F. The lone electric tower is the only existing structure on the site.

G. Currently, construction of Wilson Road and Sunbury Parkway is occurring just off-site, at the western boundary. Construction of a borrow pit and regional retention facility is occurring on-site.

IV. EXISTING AND PROPOSED LAND USES

A. Current land uses are agriculture and vacant/undeveloped ground.

B. Land uses to the north of the District, in Berkshire Township, include commercial, multi-family residential and vacant/agricultural uses. The recommended land use for these adjacent properties in Berkshire Township is Planned Commercial.

C. Land uses to the east the District and east of South Galena Road, in Berkshire Township, currently include undeveloped, residential and agricultural uses. The recommended land use for these adjacent properties in Berkshire Township is Single Family.

D. Land uses to the east of the District in Sunbury currently include undeveloped agricultural uses.

E. Land uses to the west and south of the site, in Sunbury, currently include undeveloped, vacant and agricultural uses on ground zoned PCD. Recommended land uses for these adjacent properties in Sunbury are Gateway Mixed Use and Gateway Residential.

F. The proposed land uses are in alignment with the recommendations of the Sunbury Parkway Master Plan (2024) and for the District include gateway mixed use and gateway residential uses including medical, office, professional office, retail, advertising, hospitality, residential, civic, institutional, parks and open spaces.

G. The existing zoning classification for all property within the District is PCD, Planned Commercial Development.

H. A minimum of 15% of the net developable area (+/-8.27 acres) will be reserved for open space.

I. This rezoning application is to create a new planned commercial district (PCD) with a defined boundary, development standards text and development plan exhibits, superseding and replacing all previously approved plans, materials, standards and effective provisions for the Property.

V. PROVISION OF UTILITIES

A. All utilities, including sanitary sewer, water, telephone, electric and gas are available at this site or will be extended to this site.

B. All utilities will be designed and constructed to meet the standards established by Sunbury, Delaware County and/or the State of Ohio, as applicable.

C. A comprehensive storm water management system will meet the Sunbury design criteria.

VI. ACCESS AND CIRCULATION

A. Access to early phases of the project will be from Wilson Road. Wilson Road is currently under construction and will ultimately extend the existing Wilson Road to the new Sunbury Parkway and interchange at Interstate 71.

B. Full movement access at Wilson Road is planned at the northern property line.

C. Limited movement access at Wilson Road is planned south of the midpoint between the northern full movement access and the intersection of Wilson Road and Sunbury Parkway.

D. Sunbury Parkway east of Wilson Road is planned for future extension collectively by multiple authorities having jurisdiction but primarily by the City of Sunbury and ODOT. Future phases of this development will have vehicular access to Sunbury Parkway.

E. Full movement access at Sunbury Parkway is planned approximately 1,500’ east of the intersection of Wison Road.

F. Limited movement access at Sunbury Parkway is planned for multiple locations along Sunbury Parkway, east of Wilson Road and west of the proposed full movement access.

G. Wilson Road will extend southward from the current location near the outlet mall to Sunbury Parkway, continuing south to the southern property line.

H. A new interchange currently under construction will provide access from Interstate 71 to Sunbury Parkway and the surrounding commercial uses.

I. A multi-purpose path and sidewalk system will provide pedestrian access throughout the District and surrounding areas with the long-term goal of multi-purpose and pedestrian connectivity to the City of Sunbury’s historic and culturally significant town square.

PART 2 – Development Standards Text

I. GENERAL PROVISIONS

A. Applicability: This Development Standards Text ("Text") establishes the permitted uses, standards and provisions for development of the Gateway District North PCD ("Application", "Development", "District") upon 58.472+/- acres of real property located between South Galena Road and a future extension of Wilson Road in Sunbury, Ohio ("Property").

Included in the area under consideration is the following parcel of land:

Delaware County ID#	Address
417-240-02-009-000	South Galena Road, Sunbury, OH 43074

This Text is provided to satisfy the required provisions of the procedure to amend the Sunbury Zoning Map and approval of a development plan per Section S81.15.11 of The City of Sunbury, Ohio, Revised Zoning Ordinance of 2023 ("Code", "Zoning Ordinance") and is adopted in accordance with provisions of the Zoning Ordinance and governed by the regulations provided within this governing Text.

Other provisions of the Zoning Ordinance, specifically S81.17, S81.16, Sections S81.15.08, S81.15.09 and S81.15.11 in effect on the date of adoption of this PCD, shall only apply to the extent that this Text does not modify or address such matters. See Section IV of this Text for applicable Divergences per Section S81.15.11(5)(b)(11).

B. Severability: All provisions of this Text are severable. If a court of competent jurisdiction determines that a word, phrase, clause, sentence, paragraph, subsection, section or other provision is invalid or that the application of any part of the provision is invalid, the remaining provisions and the application of those provisions shall not be affected by that decision.

C. Conflicts: Where there is or appears to be a conflict between the approved Text and Development Plan, the more restrictive requirements shall apply. Where there is or appears to be a conflict between the Text and the Zoning Ordinance, the Text shall control.

D. Governing Text vs. Prior PCD Zoning: This Text and associated Development Plan Exhibits (See Exhibits A – K) dated May 2026 shall govern in all cases, replacing all previously approved plans, materials, standards and effective provisions for the Property.

E. Timetable for Development: The overall development of the District will occur in phases and will take a number of years until full buildout. The Development Timetable set forth below in **Exhibit K – Phasing and Development Schedule,** sets forth a preliminary and estimated timetable for the full buildout of the District. The Development Timetable is provided to comply with Section S81.15.11(5)(b)(9). The construction of a regional stormwater detention system and adjacent improvements discussed in the **Introduction** are currently under construction, substantially complete, and satisfies the requirements of S81.15.11(5)(b)(9) that not less than five (5) acres of the District be developed as the first phase. The Development Timetable also satisfies the requirements of S81.15.11(5)(d) due to the fact that work on the regional stormwater detention system has commenced and will be completed within the required three (3) year period. Consequently, no extension of time to complete development of the District is required by S81.15.11(5)(e).

F. Subareas: This PCD establishes two (2) subareas within the Development boundary with varying limitations on permitted uses, intensity of use and development standards. Subarea A (+/-30.39 acres) is located on the western half of the Development. Subarea B (+/-28.08 acres) is located in the eastern half of the Development. (See Exhibit G1)

G. S81.15.11.6(k) of the Zoning Ordinance permits Planning & Zoning Commission to make recommendations to City Council to impose special additional conditions relating to development with regard to type and extent of public improvements to be installed; landscaping, development, improvement and maintenance of common open space; and other pertinent development characteristics. This Development Standards Text shall constitute the final recommendations from Planning & Zoning Commission to City Council with respect to the above referenced matters and no additional conditions shall be imposed by either Planning & Zoning Commission or City Council as a consequence of this Section.

II. PERMITTED LAND USES

A. **All Subareas**: the following land uses are permitted in all subareas:

1. Medical: Medical uses set forth below, developed and maintained within an organized development in accordance with an approved major site plan:

   Clinic
   Emergency Services
   Emergency Services - Standalone
   Helipad
   Hospital
   Laboratory
   Physical Therapy
   Rehabilitation
   Rehabilitation - Addiction and Substance Abuse
   Research Facility
   Medical Office
   Occupational Therapy
   Outpatient Services
   Psychiatric Facility - Standalone
   Urgent Care

   Other medical related uses approved by Sunbury Planning and Zoning Commission in connection with a major site plan application.

2. Office and Professional Office: Office uses set forth below, developed and maintained within an organized development in accordance with an approved major site plan:

   General Office
   Corporate Offices
   Professional Services

   Other office related uses approved by Sunbury Planning and Zoning Commission in connection with a major site plan application.

3. Retail: Retail uses set forth below, developed and maintained within an organized development in accordance with an approved major site plan:

Antique Shop
Art Gallery
Art Studio
Artisan Manufacturing
Athletic Training Facilities
Automotive Sales – New automobiles
Automotive Sales - Used automobiles with new automobiles.
Automotive Service and Repair Facility
Bakery – Retail
Beverage – Brewing and Distilling (<15,000 Barrels)
Beverage – Brewery Tap Room
Beverage – Wine Tasting Room
Beverage Sales and Retail
Beverage Sales – Liquor and Beer Sit Down / Bar Establishment
Building Materials Sales
Curbside Delivery / Pickup
Entertainment – Indoor
Farm Market
Financial Services and Banking
Financial Services and Banking with Drive-thru
Fitness Facility / Gym
Funeral Home / Mortuary
Garden Center – Indoor and Outdoor
General Merchandising
Grocery Store or Supermarket
Hardware Sales
Liquor, Beer and Wine Sales
Recreation Enterprise – Indoor
Recreation Enterprise – Outdoor
Restaurant – Fast Casual
Restaurant – Fast Casual with Drive-thru
Restaurant – Sit Down
Restaurant – Quick Serve / Fast Food
Restaurant – Quick Serve / Fast Food with Drive-thru
Retail, Sales and Service
Outdoor Display and Sales
Personal Services
Personal Care and Beauty Services
Pharmacy
Pharmacy with Drive Thru
Shopping Center – Enclosed
Shopping Center – Outdoor
Specialty Food and/or Beverage Facility
Theater- Motion Picture
Veterinary Animal Hospital, with indoor boarding
Veterinary Clinic, with indoor boarding

Other retail uses approved by Sunbury Planning and Zoning Commission in connection with a major site plan application.

4. Hospitality: Hospitality uses set forth below, developed and maintained within an organized development in accordance with an approved major site plan:

Event Center - Private Events and Conferences
Event Center - Public Meetings and Conventions
Hotel - All Suites
Hotel - Boutique
Hotel - Extended Stay
Hotel - Full Service
Hotel - Limited Service
Hotel - Resort

Other hospitality related uses approved by Sunbury Planning and Zoning Commission in connection with a major site plan application.

5. Residential: Residential uses set forth below (including ancillary facilities for use of residents, such as clubhouses, pools, outdoor recreation, etc.), developed and maintained within an organized development in accordance with an approved major site plan:

Accessory Self Storage, when accessory to residential uses and offered for exclusive use by residents.
Congregate Care Facility
Dwelling - Assisted Living (including memory care)
Dwelling - Developmental Disability
Dwelling - Independent Living
Dwelling - Nursing Home
Dwelling - Senior Living
Dwelling – Multi-family, in areas over or above retail, commercial, or office uses.
Dwelling – Multi-family, in single-use structures that are attached or stacked such as apartment buildings, townhomes buildings, and associated complexes. *(Divergence - See Article IX, #7)*
Rehabilitation Services
Residential Care Facility

Other residential related uses approved by Sunbury Planning and Zoning Commission in connection with a major site plan application.

6. Civic, Institutional Religious: Civic, institutional and religious uses set forth below, developed and maintained within an organized development in accordance with an approved major site plan:

College or University
Day Care Center, Adult
Day Care Center, Child
Essential Public Services and Utilities
Government Offices
Library

Museum
Theater – Live
Park and Ride
Public Safety Facility
Religious Assembly (including offices and day care)
School, K-12
School, Vocational and Technical
School, Trade or Business
Visual Arts Center

Other civic, institutional and religious related uses approved by Sunbury Planning and Zoning Commission in connection with a major site plan application.

7. Parks and Open Spaces: parks, opens spaces and associated uses set forth below, developed and maintained within an organized development in accordance with an approved major site plan:

Activity Center
Community Center
Community Garden
Ice Skating Rink
Outdoor Recreation
Park
Playground
Trail
Water Impoundments
YMCA

Other parks and open space related uses approved by Sunbury Planning and Zoning Commission in connection with a major site plan application.

B. **Subarea A**: in addition to the land uses permitted in all subareas, the following land uses are permitted with limitations in Subarea A only:

1. Retail; limited to one (1) single use within Subarea A from the following:

a. Convenience Store, or

b. Convenience Store with Fuel Sales, or

c. Fuel Sales / Fuel Station

2. Residential; limited to the following maximum unit count:

a. 400 total residential dwellings (multi-family, congregate care, developmental disability, independent living, nursing home, senior living, rehabilitation services, and/or residential care facilities) not above retail, commercial or office uses. Further, multi-family dwellings in apartment and townhome buildings and complexes shall be limited to a maximum of 280 of this total.

C. **Subarea B**: in addition to the land uses permitted in all subareas, the following land uses are permitted with limitations in Subarea B only:

1. Residential; limited to the following maximum unit count:

a. 240 total residential dwellings (multi-family, congregate care, developmental disability, independent living, nursing home, senior living, rehabilitation services, and/or residential care facilities) not above retail, commercial or office. Further, multi-family dwellings in apartment and townhome buildings and complexes shall be limited to a maximum of 120 of this total.

III. PROHIBITED LAND USES

A. All Subareas: the following land uses are prohibited in all subareas:

1. Adult bookstores, adult motion picture theaters and adults only entertainment clubs.

2. Billboards and off premise graphics.

3. Crematory

4. Cannabis Dispensary

5. Dwelling – Single-family detached.

6. Industrial

7. Manufacturing

8. Used car sales not associated with a new car dealership.

9. Outdoor storage yards except when connected to a retail building.

10. Self-storage, except as accessory to residential uses and offered for exclusive use by residents of such.

11. Outdoor boarding of animals.

12. Storage of hazardous waste materials.

13. Warehousing

IV. LOT REQUIREMENTS

A. Lot Area: Twenty- thousand (20,000) square feet, minimum

B. Lot Width: Eighty (80) feet, minimum.

C. Lot Coverage: Eighty-five (85) percent, maximum
(Divergence - See Article IX, #2)

D. Setbacks – Development Perimeter:

1. Wilson Road R/W: Fifteen (15) feet buildings, and
Fifteen (15) feet vehicular pavement, and
Fifteen (15) feet parking, and
One (1) foot, sign (ground and center).
(Divergence - See Article IX, #3)

2. Sunbury Parkway R/W: Fifteen (15) feet buildings, and
Fifteen (15) feet vehicular pavement, and
Fifteen (15) feet parking, and
One (1) foot, sign (ground and center).
(Divergence - See Article IX, #3)

3. South Galena Road R/W: Fifteen (15) feet buildings, and
Fifteen (15) feet vehicular pavement, and
Fifteen (15) feet parking, and
One (1) foot, sign (ground and center).
(Divergence - See Article IX, #3)

4. Public Street 'A' R/W: Fifteen (15) feet buildings, and
Fifteen (15) feet vehicular pavement, and
Fifteen (15) feet parking, and
One (1) foot, sign (ground and center).
(Divergence - See Article IX, #3)

5. Northern Boundary Line: Fifteen (15) feet buildings, and
Fifteen (15) feet vehicular pavement, and
Fifteen (15) feet parking.
(Divergence - See Article IX, #3)

6. Southern Boundary Line: Fifteen (15) feet buildings, and
Fifteen (15) feet vehicular pavement, and
Fifteen (15) feet parking.
(Divergence - See Article IX, #3)

E. Setbacks – Development Interior:

1. Private Streets: Ten (10) feet buildings, and
Ten (10) feet vehicular pavement, and
Ten (10) feet parking.
(Measured from the nearest of pavement edge, easement or lot line associated with the private street).
(Divergence - See Article IX, #3)

2. Site Circulation Drives: Ten (10) feet buildings, and
Ten (10) feet vehicular pavement, and
Ten (10) feet parking.
(Measured from the nearest of pavement edge, easement or lot line associated with the site circulation drive).
(Divergence - See Article IX, #3)

3. Interior Lot Lines: Ten (10) feet buildings, and
Ten (10) feet vehicular pavement, and
Ten (10) feet parking, or
Zero (0) feet buildings, and
Zero (0) feet vehicular pavement, and
Zero (0) feet parking, when:

a. Two or more lots are designed to function as part of an integrated plan, or

b. A single parcel is subject to subdivision or lot split and the following provisions are met:
   i. Structures meet or exceed all governing building codes.
   ii. Interior landscape requirements for vehicular use areas meet or exceed code when applied to the larger integrated planning area.
   iii. Major vehicular circulation patterns are well defined by curbs and landscaped islands.
   iv. All setbacks from public rights-of-way meet or exceed those of the approved PCD development standards.

(Divergence - See Article IX, #4 and #11)

4. Ponds and Basins: Twenty-five (25) feet, buildings, vehicular pavement and parking from the top of bank.

F. Building/Structure Separation:

1. Principal Buildings: Fifteen (15) feet minimum,
(Divergence - See Article IX, #4)

2. Accessory Structures: As approved within the Final Development Plan.
(Divergence - See Article IX, #4)

G. Perimeter Lot Arrangement:

1. Wilson Road: A maximum of three (3) lots, under three (3) acres in area, are permitted along the Wilson Road frontage, including corner lots.

2. Sunbury Parkway: A maximum of four (4) lots, under three (3) acres in area, are permitted along the Sunbury Parkway frontage, including corner lots.

V. BUILDING REQUIREMENTS – COMMERCIAL & MIXED-USE

A. Design Intent

1. All buildings and structures within this district are expected to be thoughtfully designed with high quality and high-performance materials, incorporating appropriate detailing, scale, and proportion that is intentional and considered with specific attention toward aesthetics from public view and overall style and character.

2. All buildings are expected to utilize durable, long-lasting materials constructed with solid craftsmanship that will provide longevity.

3. Building materials shall be applied in a manner that provides well-detailed and aesthetically pleasing facade surfaces. Characteristics of a well-detailed facade include, but are not limited to, deliberate joint patterns, finished edge detailing, and durable, corrosion and fade resistant finishes.

B. Building Height - *(Divergence - See Article IX, #6)*

1. No building shall exceed eighty-five (85) feet in height.

2. No building shall exceed fifty (50) feet in height at fifteen (15) feet from the proposed South Galena Road right of way. The building height may increase one (1) foot for every additional two (2) horizontal feet from the building setback along South Galena Road, up to the maximum height of eighty-five (85) feet.

C. Floor Area – Retail

1. Retail structures and individual retail uses shall not exceed seventy-five thousand (75,000) square feet in enclosed ground floor area, except in Subarea A, where one (1) single retail structure and/or one (1) single retail user is permitted up to one hundred eighty thousand (180,000) square feet of enclosed ground floor area.

D. Floor Area – Dwellings in Mixed-Use Structures - *(Divergence - See Article IX, #7)*

1. All dwelling units constructed over or above retail, commercial or office uses shall contain the following minimum floor space:

a. Studio unit 450 SF

b. One (1) bedroom unit 525 SF

c. Two (2) bedroom unit 750 SF

d. Three (3) bedroom unit 1,000 SF

e. For each additional bedroom 100 sq. ft. per bedroom

2. All such living areas shall be exclusive of porches or garages.

E. Permitted Materials

1. Primary Materials – At least 80% of exterior walls shall be constructed of one or more of the primary materials listed below:

a. Brick / Thin Brick

b. Stone / Manufactured Stone

c. Stucco

d. Architectural Concrete Masonry Units. Architectural masonry units with special aggregates and finishes are permitted. Split face masonry units may be permitted if combined with other masonry products to raise the level of visual quality.

e. Concrete Masonry Units. Painted or finished concrete masonry units are permitted and limited to Service Elevations only.

f. Glass

g. Pre-Cast Concrete. Pre-cast concrete panels developed with shadow lines, reveals, textural changes, color variations and/or exposed aggregate.

h. Architectural Metal. Smooth face, textured face and corrugated type insulated or un-insulated metal panels are acceptable. Careful attention to how the panels are adjoined, detailed at corners and attached is required. Long span, high profile fluted or ribbed metal panels are prohibited.

i. Synthetics. Synthetic siding materials such as fiber cement siding and EIFS are acceptable if carefully integrated into the building's design and detailed with a high level of shadow lines and reveals.

j. Other primary building materials may be approved if demonstrated to be of similar quality and performance as the permitted primary materials.

2. Secondary Materials – exterior walls may be constructed of one or more of the secondary materials listed below:

a. Any permitted primary material.

b. Gypsum fiber reinforced concrete (GFRC). Fiber reinforced concrete products may be used for trim or architectural features.

c. Frost-proof ceramic tile. Porcelain or other frost-proof ceramic tiles may be used as accents or to create special features.

d. Architectural metal. Metal extrusions, panels and structural components may be used as accents or for special features such as canopies and sunshades. These materials must be finished to prevent rust or corrosion. Use of corrugated or long span, high-profile fluted or ribbed metal panels is prohibited.

e. Split-faced block. Split-faced block shall be used in limited quantities for components like foundations or site walls.

f. EIFS. Exterior insulated finishing systems may be used to add three-dimensional features to the walls.

g. Other secondary building materials may be approved if demonstrated to be of similar quality to the permitted secondary materials.

F. Prohibited Materials

1. Untreated masonry block.

2. Reflective or mirrored glass.

3. Vinyl siding.

G. Permitted Colors

1. Structures shall incorporate combinations of color that will provide visual interest while being harmonious with the surrounding area.

2. Base colors.

a. Base colors shall constitute a predominance of the visible building exterior.

b. Base colors shall be muted colors, natural earth tones, neutrals and/or whites. High-chroma colors are not permitted.

3. Accent colors.

a. Building trim and/or detailing may utilize brighter accent colors to create visual interest, enhance wayfinding and/or to identify main public entrances.

b. Application of accent colors may be used up to an amount not to exceed 20% of the total area of all building elevations.

H. Architectural Design

1. Public Elevations: Public elevations are building elevations that are prominent and highly visible from Wilson Road, Sunbury Parkway, South Galena Road, Public Street 'A' and on-site private streets and site circulation drives within the Development subarea.

Public elevations shall incorporate the following design considerations:

a. Include consistent architectural design elements that provide visual interest and a consistent level of quality. Similar materials, design elements and detailing shall be consistent on all public elevations. Architectural features and treatments shall not be restricted to a single public elevation, and
b. Incorporate architectural details, textures and/or design techniques that provide visual interest.

c. Architectural features and treatments shall be distributed through all of the facades.

d. Incorporate adequate changes in architectural fenestration to effectively avoid blank and undifferentiated elevations while balancing the needs of internal space needs and operations.

e. Single-material, monolithic wall planes with lack of detail shall be avoided. This is particularly applicable to large footprint buildings with long, uninterrupted walls. Elements to minimize this condition may include, but are not limited to the following:

1) Recesses and projections in wall planes. Variations in depth shall be a minimum of eight (8) inches.

2) Architectural features that compose an aesthetically pleasing composition that reinforces the building character.

3) Incorporation of overhangs, columns, arcades and recessed entries;

4) Consider variations in roof area and wall heights along the top of building walls and eave lines to create visual interest.

2. Building Entrances: Building entrances to the public shall be designed to be clearly identifiable and provide visual orientation for visitors according to the following:

a. Buildings shall have at least one primary elevation with a public entrance facing a street or main parking lot, and

b. Any public entrance shall be clearly identified as a special architectural feature for the building and be designed with a high level of care and detail and have an appropriate scale to the rest of the building. Insets, canopies, porticos, arches, change in roofline or form, overhangs or other architectural design elements and techniques shall be used.

3. Service Elevations: Service elevations are building elevations that are not prominent or highly visible from Wilson Road, Sunbury Parkway, South Galena Road, Public Street 'A', private streets and on-site circulation drives within the Development subarea. In addition, service elevations shall be permitted and limited as follows:

   a. To structures over twenty thousand (20,000) square feet in floor area, and

   b. To building elevations immediately adjacent to a service area providing for operational access, loading/unloading, docks, truck maneuvering, refuse management, etc.

4. Roofs & Rooflines: Building roofs and rooflines shall meet the following minimum criteria:

   a. Buildings are encouraged to be designed to include varied eave lines, parapet heights and/or ridgelines to provide visual interest when appropriate.

   b. Rooftop mechanical equipment and other functional components shall be screened from view from the ground by parapets not lower than the height of the roof equipment, screened with materials and details compatible with the building's facades, pitched roof areas, or special architectural features. Parapets on flat roofs shall not be included in the calculation for building height.

   c. Low pitched, long span metal panel roofs commonly found on pre-engineered metal buildings are discouraged unless they are concealed by a parapet or other architectural component.

   d. Downspouts and scuppers shall be carefully integrated into the facade design.

5. Accessory Structures: Attached or detached accessory structures shall be constructed similar in design, style, quality and appearance with identical materials as the principal structures.

VI. BUILDING REQUIREMENTS – RESIDENTIAL

A. Design Intent

1. All structures shall be designed to be architecturally compatible with each other by employing complementary architectural details and shall be constructed of compatible exterior building materials.

2. All buildings shall provide visual interest that will be consistent with the community's identity, character and scale. Buildings shall be designed with similar character, style and material palette on all elevations. Building additions and accessory structures, whether attached or detached, shall be of similar design, materials, and construction to that of the existing or Principal structure.

3. Building materials shall be of high quality and durability, and architectural features shall be used to create visual interest and livability of the multi-family dwellings.

B. Building Height

1. No building shall exceed eighty-five (85) feet in height, except as limited by item B.2 below.
   (Divergence - See Article IX, #6)

2. No building shall exceed fifty (50) feet in height at fifteen (15) feet from the proposed South Galena Road right of way. The building height may increase one (1) foot for every additional two (2) horizontal feet from the building setback along South Galena Road, up to the maximum height of eighty-five (85) feet.
   (Divergence - See Article IX, #6)

C. Floor Area – Dwellings within Multi-Family Buildings and Complexes

1. All dwelling units within multi-family buildings and complexes shall contain the following minimum floor space:

a. Studio unit	450 SF
b. One (1) bedroom unit	525 SF
c. Two (2) bedroom unit	750 SF
d. Three (3) bedroom unit	1,000 SF
e. For each additional bedroom	100 sq. ft. per bedroom

   (Divergence - See Article IX, #7)

2. All such living areas shall be exclusive of porches or garages.

D. Permitted Materials

1. Cladding Materials: Shall be limited to brick, thin brick, stone, manufactured stone, wood, engineered wood, fiber-cementitious, stucco, composite, polymer, and cellular PVC.

2. Trim Materials: Shall be limited to any permitted primary cladding material and EIFS, factory finished or painted metal, urethane foam and cellular PVC.

3. Roofing Materials: Pitched roofs shall be limited to architectural grade asphalt shingles (25-year minimum warranty), factory finished or painted metal, stone coated metal, wood, slate, concrete, or tile.

E. Permitted Colors

1. Cladding Colors: Shall be limited to muted colors, natural earth tones, neutrals and/or whites. High-chroma colors are not permitted.

2. Trim Colors: Shall be limited to muted colors, natural earth tones, neutrals and/or whites, complementary or contrasting to the primary color. High-chroma colors are not permitted.

3. Roofing Colors: Shall be limited to natural earth tones and/or neutral colors, including black, complementary or contrasting to the primary color. High-chroma colors are not permitted. Roof penetrations shall be painted to match the color of the roof material.

F. Architectural Standards

1. Similar materials, design elements and detailing shall be consistent on all elevations. Architectural features and treatments shall not be restricted to a single façade.
2. Changes in cladding material shall occur at logical locations, typically at interior corners where one building mass meets another. Masonry transitions at exterior corners are permitted with a minimum 12" material return and trim detail.

3. Exterior facades are limited to three (3) permitted cladding materials, excluding trim.

4. A minimum of twenty-five (25) percent of each front elevation, exclusive of windows, doors, and garage doors, shall include a permitted masonry material (brick, thin brick, stone, manufactured stone).

5. Architectural and Design Features

a. Architectural and design features are as follows:

1) Masonry water table, a minimum of eighteen (18) inches in height.

2) Masonry cladding or accents, including materials above a water table.

3) A door of at least twenty (20) square feet in area with an awning, window, faux window or other feature subject to approval.

4) A window of at least six (6) square feet in area. Windows located closer than ten (10) feet shall be considered as one (1) design feature. A set of adjacent windows, such as double or bay windows, shall be considered as one (1) design feature.

5) An articulated Gable Vent or Louver of at least four (4) square feet in area.

6) Porches, decks or similar structures.

7) Canopies or porticos, integrated with buildings massing and style.

8) Overhangs, a minimum of one (1) foot wide.

9) Arcades, a minimum of six (6) feet wide.

10) Ornamental material, architectural trim and structural details that are integrated into the building structure.

11) Artwork (excluding corporate logos), including murals.

12) A significant permanent architectural or design feature consistent with the style of the building.

b. For every one hundred (100) feet of elevation width, each side and rear elevation must contain at least two (2) architectural and design features, and

c. For every one hundred (100) feet of elevation width, each front elevation must contain at least three (3) architectural and design features.

d. A building frontage (front elevation) that exceeds a width of fifty (50) feet shall incorporate articulation and offset of the wall plane to inhibit a large expanse of flat wall and add interest to the facades.
(Divergence - See Article IX, #15)

G. Roofs

1. Primary roof pitches shall have a minimum slope of 5:12 rise over run.

2. Secondary roofs, such as minor gables, dormers and porch pediments shall be permitted to have minimum slope of 4:12 rise over run. When the primary roof pitch is a gable with the pediment end oriented towards the street a lower roof pitch shall be permitted.

3. Flat roofs are permitted but must integrate strong cornice lines.

VII. SITE REQUIREMENTS

A. Parking and Circulation – Dimensions *(Divergence - See Article IX, #10)*

1. Parking Space, Standard:

Dimension	*0° (Parallel)*	*<50°*	*>50°, <80°*	*80°+*
Width (min.)	9'	9'	9'	9'
Length (min.)	22'	18'	18'	18'

2. Parking Space, Compact:

Dimension	*0° (Parallel)*	*<50°*	*>50°, <80°*	*80°+*
Width (min.)	-	8'	8'	8'
Length (min.)	-	17'	17'	17'

3. Loading Space:

Dimension	*0° (Parallel)*	*<50°*	*>50°, <80°*	*80°+*
Width (min.)	12'	12'	12'	12'
Length (min.)	50'	50'	50'	50'
Height (min.)	14'	14'	14'	14'

4. Parking Access Lanes:

	Angle of Parking adjacent Access Lane			
Dimension	*0° (Parallel)*	*<50°*	*>50°, <80°*	*80°+*
One-Way Travel	14’	14’	18’	22’
Two-Way Travel	20’	20’	22’	22’

5. Driveways and Drive Lanes:

Type	*Dimension (min.)*
One-Way Travel	14’
Two-Way Travel	20’

B. Parking – Quantity (Minimum Spaces per Unit or Area) – *(Divergence - See Article IX, #10)*

1. Medical, if not defined below: Per Code

Clinic	1:250 SF
Emergency Services	1:250 SF
Emergency Services - Standalone	1:250 SF
Helipad	0
Hospital	1:4 Beds, plus 0.8: Employee on largest shift
Laboratory	1:500 SF
Physical Therapy	1:250 SF
Rehabilitation	1:8 Beds, plus 0.8: Employee on largest shift
Rehabilitation – Addiction / Substance Abuse	1:8 Beds, plus 0.8: Employee on largest shift
Research Facility	1:333 SF
Medical Office	1:250 SF
Occupational Therapy	1:250 SF
Outpatient Services	1:250 SF
Psychiatric Facility - Standalone	1:8 Beds, plus 0.8: Employee on largest shift
Urgent Care	1:250 SF

2. Office and Professional Office, if not defined below: Per Code

General Office	1:333 SF
Corporate Offices	1:333 SF
Professional Services	1:333 SF

3. Retail, if not defined below: Per Code

Antique Shop	1:300 SF
Art Gallery	1:300 SF
Art Studio	1:300 SF
Artisan Manufacturing	1:300 SF
Athletic Training Facilities	1:300 SF
Automotive Sales – New automobiles	1:500 SF
Automotive Sales - Used automobiles with new automobiles.	1:500 SF
Automotive Service and Repair Facility	1:500 SF
Bakery – Retail	1:333 SF
Beverage – Brewing and Distilling (<15,000 Barrels)	1:500 SF
Beverage – Brewery Tap Room	1:300 SF
Beverage – Wine Tasting Room	1:333 SF
Beverage Sales and Retail	1:333 SF
Beverage Sales – Liquor and Beer Sit Down / Bar Establishment	1:100 SF
Building Materials Sales	1:333 SF
Curbside Delivery / Pickup	0
Entertainment – Indoor	1:333 SF
Farm Market	1:333 SF

Financial Services and Banking	1:333 SF
Financial Services and Banking with Drive-thru	1:333 SF
Fitness Facility / Gym	1:333 SF
Funeral Home / Mortuary	1:100 SF
Garden Center – Indoor and Outdoor	1:333 SF
General Merchandising	1:333 SF
Hardware Sales	1:333 SF
Liquor, Beer and Wine Sales	1:333 SF
Recreation Enterprise – Indoor	1:500 SF
Recreation Enterprise – Outdoor	1: Employee
Restaurant – Fast Casual	1:100 SF
Restaurant – Fast Casual with Drive-thru	1:100 SF
Restaurant – Sit Down	1:100 SF
Restaurant – Quick Serve / Fast Food	1:100 SF
Restaurant –Quick Serve / Fast Food with Drive-thru	1:100 SF
Retail, Sales and Service	1:333 SF
Grocery Store or Supermarket	1:333 SF
Outdoor Display and Sales	0
Personal Services	1:333 SF
Personal Care and Beauty Services	1:333 SF
Pharmacy	1:333 SF
Pharmacy with Drive Thru	1:333 SF
Shopping Center – Enclosed	1:333 SF
Shopping Center – Outdoor	1:333 SF
Specialty Food and/or Beverage Facility	1:333 SF
Theater- Motion Picture	1:5 Seats
Veterinary Animal Hospital, with indoor boarding	1:500 SF, plus 0.8: Employee on largest shift
Veterinary Clinic, with indoor boarding	1:500 SF, plus 0.8: Employee on largest shift

4. Hospitality, if not defined below: Per Code

Hotel - All Suites, Boutique, Extended Stay, Full Service Limited Service, and Resort	1: Room, plus 0.8: Employee on largest shift

5. Residential, if not defined below: Per Code

Congregate Care Facility	1:8 Beds
Dwelling - Assisted Living (including memory care)	1:4 Beds, plus 0.8: Employee on largest shift
Dwelling – Developmental Disability	1:8 Beds
Dwelling - Independent Living	0.5: Unit
Dwelling - Nursing Home	1:8 Beds 0.8: Employee on largest shift
Dwelling - Senior Living	0.5:Unit
Dwelling – Multi-family	1: Studio unit, plus 1: One (1) bedroom unit, plus 1.2: Two (2) bedroom unit, plus 1.3: Three plus (3+) bedroom unit
Rehabilitation Services	1:8 Beds, plus 0.8: Employee on largest shift
Residential Care Facility	1:8 Beds, plus 0.8: Employee on largest shift

6. Civic, Institutional and Religious: Per Code

College or University
Day Care Center, Adult
Day Care Center, Child
Essential Public Services and Utilities
Government Offices
Library
Museum
Theater – Live
Park and Ride
Public Safety Facility

Religious Assembly (including offices and day care)
School, K-12
School, Vocational and Technical
School, Trade or Business
Visual Arts Center

7. Parks and Open Spaces: Per Code

Activity Center
Community Center
Community Garden
Ice Skating Rink
Outdoor Recreation
Park
Playground
Trail
Water Impoundments
YMCA

8. Other Uses: Shall be per Code

9. Compact Spaces — For parking areas with 100 or more spaces, up to ten (10) percent of the required spaces may be designed as compact spaces.

10. Accessible Parking Spaces — Shall meet all ADA/legal requirements

C. Parking Lot Interior Landscaping - *(Divergence - See Article IX, #14)*

1. For parking lots of 10 to 99 spaces, trees in landscape islands or peninsulas shall be provided at a minimum ratio of one shade tree for every 8 parking spaces or fraction thereof.

2. For parking lots of 100 or more spaces, trees in landscape islands or peninsulas shall be provided at a minimum ratio of one shade tree for every 11 parking spaces or fraction thereof.

3. Trees shall be a minimum of two inches in caliper at the time of planting.

4. Trees shall be planted in landscaped islands or peninsulas containing a minimum soil area of 135 square feet per tree, allowing for flexible arrangement but designed in such a way that each tree is surrounded by a minimum radius of four feet of soil area. Islands and peninsulas shall be curbed and covered with live vegetation, decorative gravel, or mulch. Curbs on landscaped islands or peninsulas may contain openings to receive storm water runoff if islands or peninsulas are part of bioretention or other storm water control measures.

5. Landscaped islands, shade trees, and peninsulas do not need to be uniformly spaced, but shall be contained within and dispersed proportionally throughout the interior of the parking lot or lots.

6. Planting beds for parking lot shade trees shall be arranged and constructed with suitable curbing materials so as to minimize damage to tree trunks and roots from vehicles, pedestrians and parking lot maintenance.

D. Perimeter Landscape Treatment

1. A perimeter landscape treatment shall be provided along the Wilson Road and Sunbury Parkway frontages, outside of the public rights of way. This treatment shall be designed to provide locations for gateway elements to announce entry into the City and to establish a consistent, organized and identifiable streetscape character along the major city thoroughfares.

2. An easement shall be provided for all areas of the perimeter landscape treatment. This easement shall be of adequate size to provide for the installation and common maintenance of landscape (hardscape and softscape), signage and gateway elements.

3. The perimeter landscape treatment shall consist of decorative fencing, masonry columns and walls, landscaping, lighting and/or signage elements. Gateway elements may be included. Preliminary design character and details of all elements are provided.

E. Other Landscaping

1. Deciduous and/or evergreen trees shall be provided along the northern boundary of Subarea A at a rate of 1 tree per fifty (50) lineal feet of subarea frontage. Trees may be arranged with regular spacing or informal groups. Design and details shall be included for approval with the major site plan.

F. Screening - *(Divergence – See Article IX, #8)*

1. Screening for all developments within the District shall be determined at the time of major site plan application, provided:

a. No mounding or change in grade elevation shall be required in connection with screening;

b. Screening shall be limited only to mechanical equipment and trash dumpsters;

c. One principal user in Subarea A shall be permitted to have an outdoor lawn and garden center adjacent to the principal structure that will not require screening from the adjacent parking field;

d. Fuel service uses within the District shall be permitted to display for sale bagged mulch and other seasonal merchandise in parking lots without required screening in a single area not to exceed one thousand five hundred (1,500) square feet; and

e. Screening along Wilson Road and Sunbury Parkway to be typical as set forth in Part 3 – Plans and Drawings - Exhibit H3 and Exhibit J2, will consist of fencing and planting of hedge or trees behind fencing, to be installed during development of adjacent parcel(s) pursuant to an approved major site plan.

f. Landscaping shall be provided when residential and commercial uses within the PCD boundary are adjacent to each other, not applicable to mixed-use structures. Landscaping shall provide a cohesive transition between the uses, mitigating impacts from headlight trespass and ground level views of utilities, mechanicals, parking, service areas, docks, overhead doors etc. Design and details shall be included for approval with the major site plan.

G. Existing Trees

1. Due to the fact that existing trees currently within the District are only in the northeast corner of the District and primarily in designated Open Space and Natural Amenity Area (see Exhibit G1), tree surveys shall be limited as follows:

   a. In Subarea A, a Tree Survey is not required.

   b. In Subarea B, a tree survey will be required and provided for trees six (6) inches DBH and greater, only for areas impacted by planned development. For areas not impacted by planned development, a tree survey is not required.

2. As depicted in Part 3 – Plans and Drawings numerous Exhibits, street trees will be planted along Wilson Road and Sunbury Parkway to be installed during development of adjacent parcel(s) pursuant to an approved major site plan.

H. Street Trees - *(Divergence - See Article IX, #9)*

1. Street trees shall be provided within the Wilson Road right of way as indicated

2. Street trees shall be a minimum of two and one half inches in caliper at the time of planting.

3. Street trees shall be spaced a maximum of fifty (50) feet on center. Street trees may be located within the tree lawn and may alternate on either side of the sidewalk as indicated on the landscape exhibits provided within.

I. Primary City Gateway Zone and Feature

1. The intersection of Wilson Road and Sunbury Parkway shall be designated as the location for a primary gateway zone.

2. Easements may be provided to accommodate for the installation and common maintenance of potential gateway feature elements.

3. Preliminary design character and details of a potential primary gateway feature are provided.

J. Secondary City Gateway Zone and Feature

1. An area along Wilson Road, south of the Sunbury corporate line shall be designated as the location for a secondary gateway zone.

2. Easements may be provided to accommodate for the installation and common maintenance of potential gateway feature elements.

3. Preliminary design character and details of a potential secondary gateway feature are provided.

K. Signage

1. Joint Identification Signs and Ground Signs, when located within the Perimeter Landscape Treatment - *(Divergence - See Article IX, #16)*

   1) Shall be limited to a maximum number of three (3) signs along the Wilson Road street frontage, and

   2) Shall be limited to a maximum number of four (4) signs along the Sunbury Parkway street frontage, and

   3) Shall be limited to a maximum number of three (3) signs along the South Galena Road street frontage, and

   4) May be single or double sided, and

   5) Shall be limited to a maximum sign area of seventy (70) square feet each side, and

   6) Shall be setback from the right of way a minimum of one (1) foot.

   7) Preliminary design character and details of potential joint identification signs and ground signs located within the perimeter landscape treatment are provided. (See Exhibits I3-I6)

2. Subdivision Development Signs - *(Divergence - See Article IX, #16)*

   1) The developer may erect a maximum of three (3) signs in Subarea A not exceeding thirty-two (32) square feet in area per side advertising the development, and

   2) The developer may erect a maximum of two (2) signs in Subarea B not exceeding thirty-two (32) square feet in area per side advertising the development.

3. Digital Pricing Signs – Fuel Pricing

   1) Digital pricing signs are permitted for fuel pricing, and

   2) Shall be limited to one (1) digital pricing sign along each road frontage of both Sunbury Parkway and Wilson Road.

3) Design details, materials, and sizes shall be presented and approved as part of a future development plan.

VIII. OPEN SPACE

A. Minimum Required Open Space - *(Divergence - See Article IX, #1)*

1. A minimum of fifteen (15) percent of the net development area shall be provided as open space at full buildout for the entire District.

2. The net development area shall be the gross area of the entire District minus any public street rights of way within the District subareas.

3. Open Space shall include any area for parks (passive and active), greenways, naturalization, reforestation, preservation and/or storm water management areas with a minimum contiguous area of one tenth (0.1) acre and a minimum dimension of fifty (50) feet in any direction.

B. Open Space Dedication

1. The open space consisting of the elements described above satisfies all open space requirements of Section 81.16.01(21) without any deed or dedication to Sunbury so long as such open space is owned and maintained by an association of property owners within the District.

IX. DIVERGENCES

The following Divergences are incorporated in the Application and Text permitting such Divergences from the requirements of Section S81.16 and Sections S81.15.08, S81.15.09 and S81.15.11, as permitted by S81.15.11(5)(b)(11):

1. **Open Space Divergences**. Section S81.16.01(21) requires a minimum of 20% of the total Property included within the District to deeded and dedicated to open space, while permitting the City to determine in commercial and office districts such as the District to determine the amount of land dedicated based on estimated population and recreational opportunities to service the community. The referenced Section also provides additional requirements for such open space including that stormwater facilities constructed during and for serving the development cannot be included in meeting open space requirements. Section S81.15.05(5)(l) requires Open Space for multifamily developments to be not less than forty percent (40%) of the multifamily development area. As stated elsewhere in the Text, the regional stormwater detention system, adjacent greenspace, multi-use paths and sidewalks collectively are in excess of all the above referenced open space requirements. Additionally, during development of the District, these open space areas will be owned and maintained by adjacent owners or one or more associations of owners within the District, and where necessary, easements will be granted to Sunbury. Consequently, Applicant requests that all other requirements with respect to open space set forth in the above referenced Sections of the Zoning Code (including the restriction on the regional stormwater detention system not be included in open space) not be required. The justification for this Divergence is large amount of open space within the District provided as above set forth, the nature of the lands within the District, many of which cannot be developed, and the overall high quality development standards for the District.

2. **Lot Coverage Divergence**: Section S81.15.05(5)(i) requires maximum lot coverage for multifamily developments of twenty-five percent (25%) of the lot area. Lot coverage throughout the District is eighty-five percent (85%) requiring a Divergence. The justification for this Divergence is the overall District being urban in nature as well as its close proximity to the new Interstate 71 Sunbury Parkway Interchange which calls for more intense development principles to be applied.

3. **Setback from Road Divergences**: Setbacks from roads throughout the District are set forth in this Text under **Section IV LOT REQUIREMENTS**. All such road setbacks are at variance from the Zoning Ordinance requiring the following setbacks:

   a. S81.15.05(5)(e) requires all buildings within the District to have a setback no closer than forty feet (40') to the right of way line of an adjoining street or road, but if such street or road has a right of way of less than sixty feet (60'), such building setback distance is required to be sixty five feet (65') from the centerline of the street or road.

   b. S81.15.11(6)(c) requires all buildings, service areas and storage areas in a PCD District have a setback of fifty feet (50') to the right of way line or one hundred feet (100') to the center line of any public road, whichever is closer.

   All setbacks from roads within the District are fifteen feet (15') from public road rights of way and ten feet (10') from interior private streets and circulation drives. Consequently, Divergences are required. The justification for these Divergences is the overall District being urban in nature and contemporary design and planning principles support such reduced setbacks.

4. **Building Setback Divergences**: Setbacks for buildings throughout the District are set forth in this Text under **Section IV LOT REQUIREMENTS**. All such building setbacks are at variance from the Zoning Ordinance:

   a. S81.15.05(5)(f) requires all buildings and structures in the District to have a side yard setback for all buildings and structures from side lot line of ten feet (10'), a rear yard setback from lot line for all principal dwellings of forty feet (40'), and a rear yard setback from lot line of fifteen feet (15') for accessory buildings.

   b.

   c. S81.15.11(6)(d) and (e) requires all buildings and structures in a PCD District to have a side yard setback and a rear yard setback equal one third (1/3) of the sum of the height and depth of the structure but in no case shall side yards or rear yards adjacent to residential districts be less than one hundred feet (100').

   All side yard and rear yard setbacks within the District are ten feet (10'), in some cases zero feet (0'), and in some cases approved in a Final Development Plan, as set forth in this Text. Consequently, Divergences are required. The justification for these Divergences is the overall District being urban in nature and contemporary design and planning principles support such reduced setbacks.

5. **Water Impoundment Divergence**: S81.14.03(H) and S81.16.01(9)(a) requires all water impoundments to be located no closer than twenty-five feet (25') to the right of way line or fifty five feet (55') to the centerline of any adjacent public right of way. Ponds and basins throughout the District will have a setback of fifteen feet (15') from vehicular pavement with permitted parking from the top of bank. Consequently, a Divergence is required. This justification for this Divergence is the overall District being urban in nature and contemporary design, planning and engineering principles support such a reduction.

6. **Building Height and Stories Divergence:** S81.15.05(5)(c) and S81.15.11(6)(f) limits building structural height to thirty-five feet (35') and S18.15.05(5)(a) (R-4 Multi-Family District) and S81.15.11(6)(f) (PCD District) limit buildings in a PCD District to two stories. A Divergence is required to permit all buildings within the District to have a structural height of up to eighty-five feet (85') and exceed two stories, subject to certain limitations on height contained in the Text for buildings near South Galena Road. Justification for this Divergence is the fact that all buildings within the District will be near the new Interstate 71 interchange at Sunbury Parkway adjacent to a new medical campus west of the District as well as other developments with increased height and stories that exceed or will exceed two stories, all of which support the Divergence.

7. **Multifamily Divergences** – In connection with the multifamily portions of the Development, the following Divergences are required:

   a. Pursuant to this Text, under certain circumstances, apartment units will not be required to be restricted to areas over or above commercial storerooms or offices as required by Section S81.15.11(3)(e) and shall be permitted to be standalone apartment buildings and developments. The justification for this Divergence is the fact that the marketplace does not support residential over commercial/retail in the Central Ohio marketplace.

   b. Sections S81.15.11(3)(e), S81.15.05(5)(d) and S81.15.08(4)(b) require the following minimum square footage (sf) for apartments: (i) one bedroom 850 sf in all referenced Sections; (ii) two bedroom 1020 sf in Section S81.15.11(3)(e) and Section 81.15.08(5)(b) and 1050 sf in Section S81.15.05(5)(d), and (iii) each additional bedroom 120 sf in Section S81.15.11(3)(e) and Section 81.15.08(5)(b) and 200 sf Section 81.15.05(5)(d). Such referenced Sections make no reference to permitting studio apartments or three-bedroom apartments. A Divergence is required to permit the following minimum square footage in all apartments within the District: (v) studio apartment 450 sf, (w) one bedroom apartment 525 sf, (x) two bedroom apartment 750 sf, (y) three-bedroom apartment 1,000 sf, (z) each additional bedroom 100 sf. The justification for this Divergence is the marketplace, and contemporary planning principles support these reduced apartment unit sizes and additional types of apartment units.

   c. Section S81.15.11(3) requires that multifamily projects in a Planned Commercial District (PCD) be developed in accordance with S81.15.05 being a Multi-Family Residence District (R-4). S18.15.05(5)(a) requires that (i) multifamily developments served by central water and sewer systems (such systems being available to the District) have a minimum lot area of 4,000 sf per multi-family unit and (ii) no more than 12 townhomes or 14 two-story apartments per acre, are required to permit multifamily developments to be developed throughout the District without these limitations on lot area or net density. Multi-family projects developed in the District will exceed these density and height limitations as stated in this Text. The justification for this Divergence is the marketplace and contemporary design principles support larger and taller buildings containing multiple units of a uniform theme and nature.

8. **Screening Divergence**: S81.15.11(6)(a) requires open storage and service areas to be screened by walls, fences or shrubbery at least six feet (6') but not more than twelve feet (12') in height to effectively screen such storage, production and service areas. Screening throughout the District shall comply with Section VII-E above which shall control for all purposes of screening requirements. Consequently, a Divergence is required. The justification for this Divergence is industry standards throughout Central Ohio for similar developments with Permitted Uses comparable to those within the District that limit screening as set forth in Section VII-E.

9. **Tree Survey and Replacement Divergence**: S81.16.01(22) requiring a Tree Survey and tree replacements must be waived, except for tree surveys required in Subarea B as set forth in this Development Standards Text. Justification for this Divergence is the fact that the District is not heavily treed, most existing trees are along the northeastern boundary of the District and every attempt will be made to preserve them. Many new trees will be planted at the time of development on each Subarea of the Property. This justification for this Divergence is the limited number of trees located on the Property, many of which will not be disturbed by development of the District and the fact that many new trees such as street trees and on-site landscaping for projects developed within the District will be planted as the District develops.

10. **Parking Divergences**:

   a. S81.15.05(5)(h) requires two (2) parking spaces per residential unit in a multifamily development. Text at VII Site Requirements – Parking – Quantity (Minimum) sets forth parking requirements for multifamily as 1 parking space per bedroom with a minimum of 1.2 parking spaces per unit, consequently a Divergence is required. The justification for this Divergence is the marketplace for multifamily development throughout Central Ohio.

   b. S81.16.01(2)(a) requires all parking spaces to have a dimension of ten feet (10') wide by twenty feet (20') in depth and be served by a drive aisle twenty-four feet (24') in width. Parking requirements throughout the District are at variance with this requirement, as further set forth in the Text under **VII Site Requirements-Parking and Circulation** thereby requiring a Divergence. The justification for this Divergence is industry standard parking stall sizes currently in use throughout Central Ohio.

   c. S81.16.01(2)(d) requires no parking lot or parking area to located nearer than ten feet (10') to the side or rear lot line of the tract on which the structure is located and states that parking in front of the main structure may be permitted if approved as a part of the plan of development. The Text at **IV LOT REQUIREMENTS -E-Setbacks – Development Interior** permits parking in certain instances of a zero feet (0') parking setback and all developments anticipated within the District anticipate having parking in front of the main structure. Consequently, Divergences are required to permit such zero feet (0') parking setback as stated in the Text and to permit all developments within the District to have parking in front of the main structure without the need to seek such approval at the time of plan of development. The justification for these Divergences are the limited application of a zero feet (0') parking setback as stated in the Text and the fact that such limited setback and parking in front of main structures is in keeping with contemporary design and development principles.

d. S81.16.01(3) at page 199 requires multifamily dwellings to have 2 parking spaces per dwelling unit. As stated in the Text at Section VII.B.a., one bedroom multifamily units are permitted to have 1.2 parking spaces per unit. This is less than required by S81.16.01(3) requiring a Divergence. This Divergence is justified based on similar divergences granted by Sunbury to other multi-family projects in Sunbury and contemporary design and development principles.

e. S81.16.01(3) at page 200 requires a residential care facility to have one parking space per 2 beds. The Text provides for 0.5 parking spaces per unit plus 1.0 parking space per employee on largest shift in the case of a senior assisted living development and 1.0 parking space per unit in a senior independent living development. These parking requirements, to the extent applicable require a Divergence. This Divergence is justified based on the parking requirements of similar developments throughout Central Ohio.

f. S81.16.01(3) at pages 200-202 requires minimum parking spaces for all other types of developments that could occur within the District. The Text at **Section VII. SITE REQUIREMENTS – B Parking** sets forth minimum parking spaces throughout the District for all permitted uses that are at variance from S81.16.01(3) requiring a Divergence. This Divergence is justified based on the parking requirements of similar developments throughout Central Ohio and contemporary design and development principles.

11. **Structure Separation Divergence**: S81.16.01(7) requires structure separation between buildings of not less than twenty-five feet (25') unless adjacent walls of both structures are masonry in which case such building separation is reduced to fifteen feet (15'). Further, no building can be located closer than fifteen feet (15') to another unless one structure has a fire wall, free from any opening and capable of stopping the spread of fire. The District will permit a zero (0) setback for buildings (see Text - IV Lot Requirements stating no building setback). Structure separation as set forth in the Text requires a Divergence. The justification for this Divergence is the fact that such minimal separation is supported by contemporary design and architectural standards and all final development plans will require review and approval by the BTS&G Fire Department having jurisdiction over the District.

12. **Screening Divergence**: S81.16.01(2)(f) sets forth various requirements for off-street parking in commercial areas within the District that adjoin or face any residential district or any off-street parking which is adjacent to or visible from a public street. These requirements include screening by masonry wall or fence and adjacent landscaping. The Text provides for parking lot development and screening throughout the District which is at variance from these screening requirements requiring a Divergence. Throughout the District parking lot screening shall be as set forth in the Text. The justification for this Divergence is the overall size of the District, the mixed uses throughout the District and the contemporary design and development principles applied to the District.

13. **Off-Street Parking Aisle Divergence**: S81.16.01(3) sets forth minimum aisle widths for various angles of parking. The Text at **Section VII. SITE REQUIREMENTS** Subsection A(d) and (e) sets forth access lanes and drive lanes that are at variance from S81.16.01(3) requiring a Divergence. This justification for this Divergence is the application of contemporary design and development principles in use throughout Central Ohio in similar developments.

14. **Parking Area Landscaping Divergence**: S81.16.01(3) sets forth various requirements for landscaping for vehicular use areas (excluding loading, unloading and storage areas) for open vehicular use areas containing more than 6,000 sq. ft. or 20 or more vehicle parking spaces. The requirements include interior landscaping with peninsulas or islands and required shade trees. As stated in the Text at **Section VII. SITE REQUIREMENTS** Subsection C, parking lot landscaping throughout the District will not comply with these parking area landscaping requirements requiring a Divergence. The justification for this Divergence is the contemporary design and development principles in use throughout Central Ohio in similar large mixed use developments.

15. **Architectural Consideration Divergences**: S81.16.01(23)(B) requires all buildings within the District to have certain roof types (principally pitched roofs) and similar themes within close proximity to one another. The Text provides for roof elevations at various types and adjacent building themes within each development but not more, requiring Divergences. These Divergences are justified given the size of the District, the diversity of uses throughout the District and contemporary design and development principles.

16. **Signage Divergence**: Chapter S81.17 sets forth requirements for signage throughout the District. A Divergence from all requirements of this Chapter is required due to the fact that signage throughout the District will not comply but will be in accordance with this Text, Signage Exhibits I1-I6 attached to and forming a part of this Text and a uniform system of signage requirements created for the District or Subareas thereof, which shall control. Any signage submitted for a Signage Permit with the City that complies with this Text, the Signage Exhibits and is otherwise in keeping with a uniform system of signage created for the District shall be approved by the City. The justification for this Divergence is the overall size of the District, the uniform system of signage created for the District and industry standards throughout Central Ohio for developments such as the District.

X. PCD DEVELOPMENT PLAN REQUIREMENTS

Section S81.15.11(5)(b) of the Zoning Ordinance sets forth the Development Plan requirements for a PCD District. Set forth below are all requirements and demonstration of Applicant's compliance with each in all capital letters:

1. The proposed size and location of the Planned Commercial District.

   ±58.472 ACRES LOCATED AT THE NORTHEAST CORNER OF WILSON ROAD AS EXTENDED AND SUNBURY PARKWAY CURRENT TERMINUS AS UNDER CONSTRUCTION. SEE EXHIBITS B AND E ATTACHED.

2. The general development character of the tract including the limitations of controls to be placed on commercial uses. Operations, locations or typers of tenants with probable lot sizes, minimum setback requirements, and other development features including landscape.

   SEE TEXT

3. Architectural design criteria for all structures and criteria for proposed signs with proposed control procedures.

   SEE TEXT AND ATTACHED EXHIBITS

4. The proposed provisions for water, fire hydrants, sanitary sewer, industrial waste disposal and surface drainage with engineering feasibility studies or other evidence of reasonableness.

   ALL REQUIRED UTILITIES WILL BE AVAILABLE TO THE DISTRICT AS NEEDED. SEE UTILITY SERVICE LETTERS AT PART 4 – UTILITY SERVICE LETTERS. FINAL ENGINEERING FOR EACH PROJECT DEVELOPED WITHIN THE DISTRICT WILL BE PROVIDED AT THE TIME OF SUBMISSION OF FINAL DEVELOPMENT PLAN.

5. The proposed traffic patterns showing public and private streets and other transportation facilities, including their relationship to existing conditions, topographically and otherwise.

   THE DISTRICT WILL BE SERVED BY WILSON ROAD, SUNBURY PARKWAY, AND PUBLIC STREET 'A' (SEE EXHIBIT H2) AND PRIVATE AND/OR PUBLIC STREETS WITHIN THE DISTRICT.

6. The relationship of the proposed development to existing and probable uses of surrounding areas during the development timetable.

   THE DISTRICT HAS BEEN DESIGNED IN KEEPING WITH THE SUNBURY COMPREHENSIVE PLAN AND THE SUNBURY PARKWAY MASTER PLAN AND IN KEEPING WITH ANTICIPATED DEVELOPMENT IN THE AREA AS A CONSEQUENCE OF THE COMPLETION OF WILSON ROAD AND SUNBURY PARKWAY.

7. Location of parks and other public facility sites, if any.

   SEE DISCUSSION OF OPEN SPACE IN TEXT.

8. The proposed time schedule for development of the site, including streets, transportation facilities, buildings, utilities and other facilities.

   SEE EXHIBIT K

9. If the proposed timetable for development includes developing the land in phases, in all phases to be development after the first, which in no event shall be less than five (4) acres or the whole tract (whichever is smaller), shall be fully described in textural form in a manner calculated to give Sunbury Officials definitive guidelines for approval of future phases.

   SEE DISCUSSION OF OPEN SPACE IN TEXT AND EXHIBIT K.

10. The ability of the applicant to carry forth its plan by control of the land and the engineering feasibility of the plan.

    APPLICANT IS CURRENTLY THE OWNER OF ALL LANDS WITHIN THE DISTRICT AND PRELIMINARY ENGINEERING SUPPORTS THE FEASIBILITY OF THE PLAN.

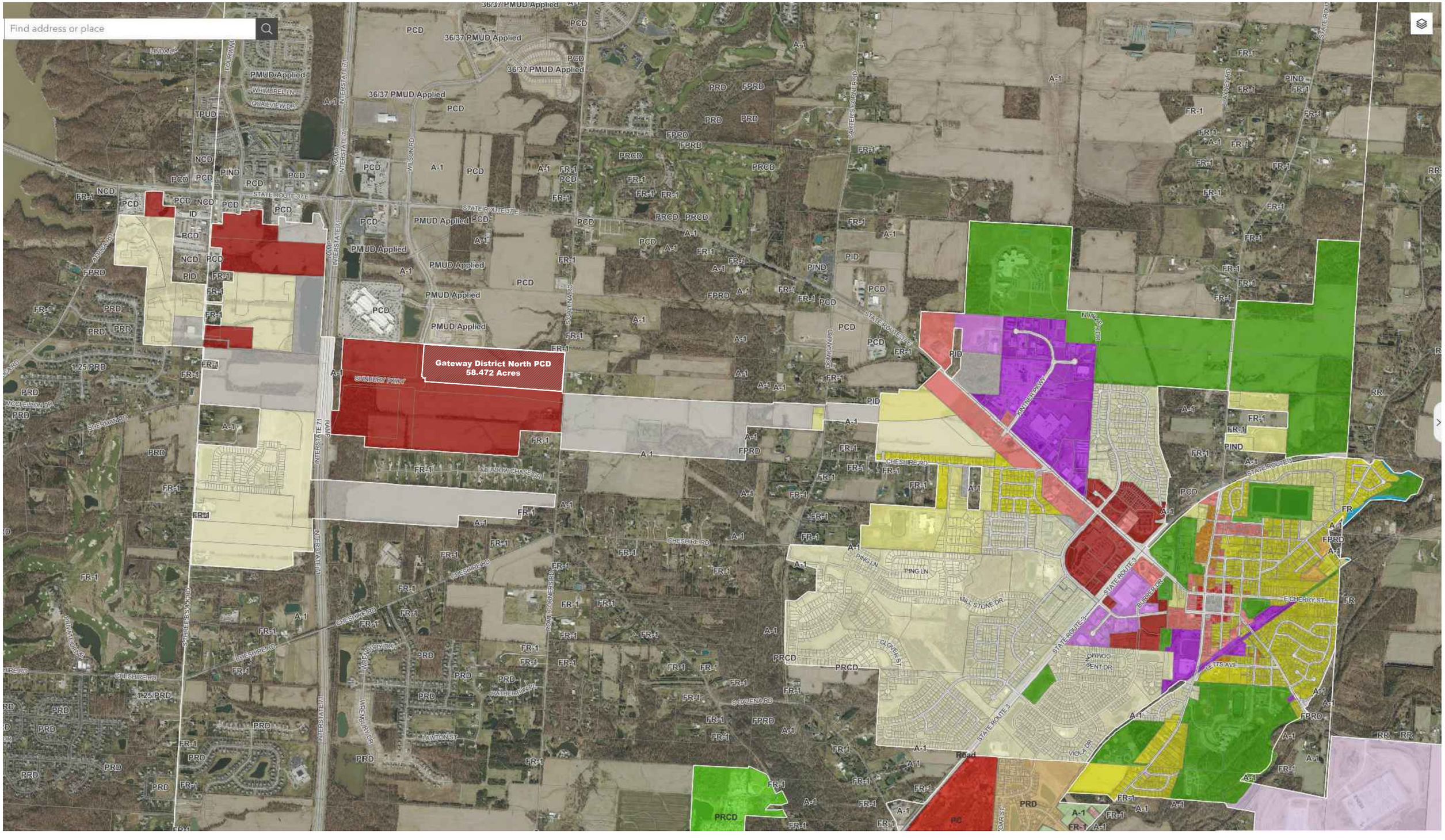
11. Specific statements of divergence from the development standards in Chapter S81.16 and Sections S81.15.08, S81.15.09, and S81.15.11 and the justification therefore.

    SEE ARTICLE IX DIVERGENCES

12. Evidence of the applicant's ability to post a bond, if the plan is approved, assuring completion of public service facilities to be constructed within the project by the applicant.

    APPLICANT HAS THE ABILITY TO POST ALL REQUIRED BONDS.

PART 3 – Plans and Drawings

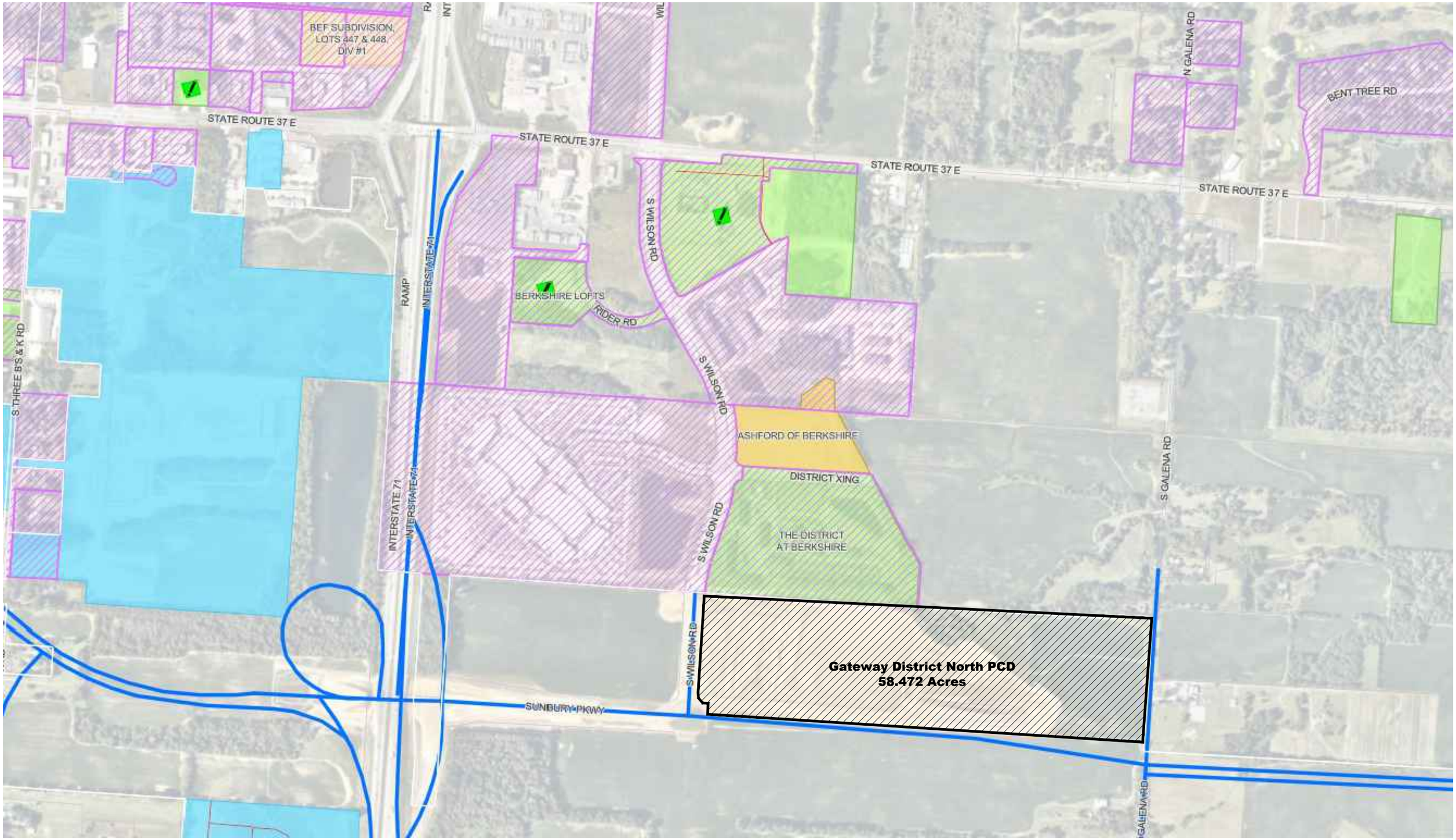


Gateway District North PCD

Exhibit A - Regional Context Map with Zoning

Sunbury, Ohio / October 1, 2026

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Gateway District North PCD

Exhibit B - Vicinity Map

Sunbury, Ohio / October 1, 2026

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Exhibit C - Existing Conditions

Sunbury, Ohio / October 1, 2026

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Exhibit 'A'
58.472 acres east of proposed S. Wilson Rd.

Situated in the State of Ohio, County of Delaware, City of Sunbury, located within Farm Lots 6 and 7, Quarter Township 2, Township 4, Range 17 of the United States Military District and being part of a 95.848 acre tract as described in deed to Sunbury Holding Co., LLC, an Ohio limited liability company in Book 1698 page 2743, (All records are on file at the Recorder's Office, Delaware County, Ohio):

Beginning at a 5/8" iron pin found on the northerly line of said 95.848-acre tract at the southeasterly terminus of S. Wilson Road as shown on Tanger Outlets in Plat Cabinet 4, Slide 45 and the southwesterly corner of a 25.000 acre tract as described in a deed to Berkshire Holdings I, LLC in Book 2001, page 6950;

Thence South 86° 10' 24" East, following the northerly line of said 95.848 and the southerly line of said 25.000 acre tract and then the southerly line of a 68.944 acre tract as described in a deed to Fallon Gilbert Co. LLC in O.R. 717 page 402, for a distance of 2,840.56 feet to a 1" iron pipe found at a common corner of said 95.848-acre tract and said 68.944-acre tract;

Thence North 04° 07' 14" East, continuing along the line thereof, for a distance of 20.99 feet to a 5/8" iron pin found with a 'MS CONS INC.' identifying cap at the southwesterly corner of a 0.640 acre tract as described in a deed to Christopher S. Young and Melinda L. Young in Deed Volume in 478 page 439;

Thence South 85° 59' 48" East, following the northerly line of said 95.848 acre tract and the southerly line of said 0.640 acre tract, passing a 5/8" iron pin found with a 'MS CONS INC.' identifying cap at 227.07 feet, for a total distance of 252.07 feet to a Survey Mag Nail found at the northeasterly corner of said 95.848 acre tract, the southeasterly corner of said 0.640 acre tract and on the centerline of S. Galena Road, 50' R/W;

Thence South 04° 05' 16" West, following the centerline of S. Galena Road and the easterly line of said 95.848 acre tract, for a distance of 832.02 feet to a Survey mag Nail found at the southeasterly corner of said 95.848 acre tract and the northeasterly corner of a 38.124 acre tract as described in a deed to Berkeley Street FPS, LLC in Book 1711 page 76;

Thence following the southerly line of said 5.848 acre tract and the northerly line of said 38.124 acre tract for the following three (3) courses and distances;

1. North 85° 59' 46" West, passing an iron pin found with a 'MS CONS INC.' identifying cap at 25.00 feet, for a total distance of 663.80 feet to a five-eighths" iron pin found with a 'MS CONS INC.' identifying cap;
2. South 04° 07' 29" West, for 18.56 feet to a five-eighths" iron pin found with a 'MS CONS INC.' identifying cap;
3. North 86° 07' 16" West, for 2,375.88 feet to an iron pin set at the southeasterly corner of Parcel 55 WDV as shown in Right of way plans DEL-71-8.91 (Phase A) for the Ohio Department of Transportation and the Delaware County Engineer's Office and recorded in Book 2128 page 2055;

Thence leaving said southerly line and following the easterly line of said Parcel WDV for the following four (4) courses and distances;

1. North 03° 52' 44" East, for 75.00 feet to an iron pin set;
2. Along the arc of a curve to the right having a radius of 50.00 feet, a delta of 89° 59' 56", a chord bearing of North 41° 07' 16" West, a chord distance of 70.71 feet, for an arc length of 78.54 feet to an iron pin set;
3. North 03° 52' 44" East, for 690.87 feet to an iron pin set;
4. Along an arc to the right, having a radius of 945.00 feet, a delta of 00° 37' 11", a chord bearing of North 04° 17' 32" East, a chord distance of 10.22 feet, for an arc length of 10.22 feet to the **Beginning**, and containing 2,547,051 square feet or 58.472 acres of land, more or less, of which Present Road Occupied is 0.477 acres.

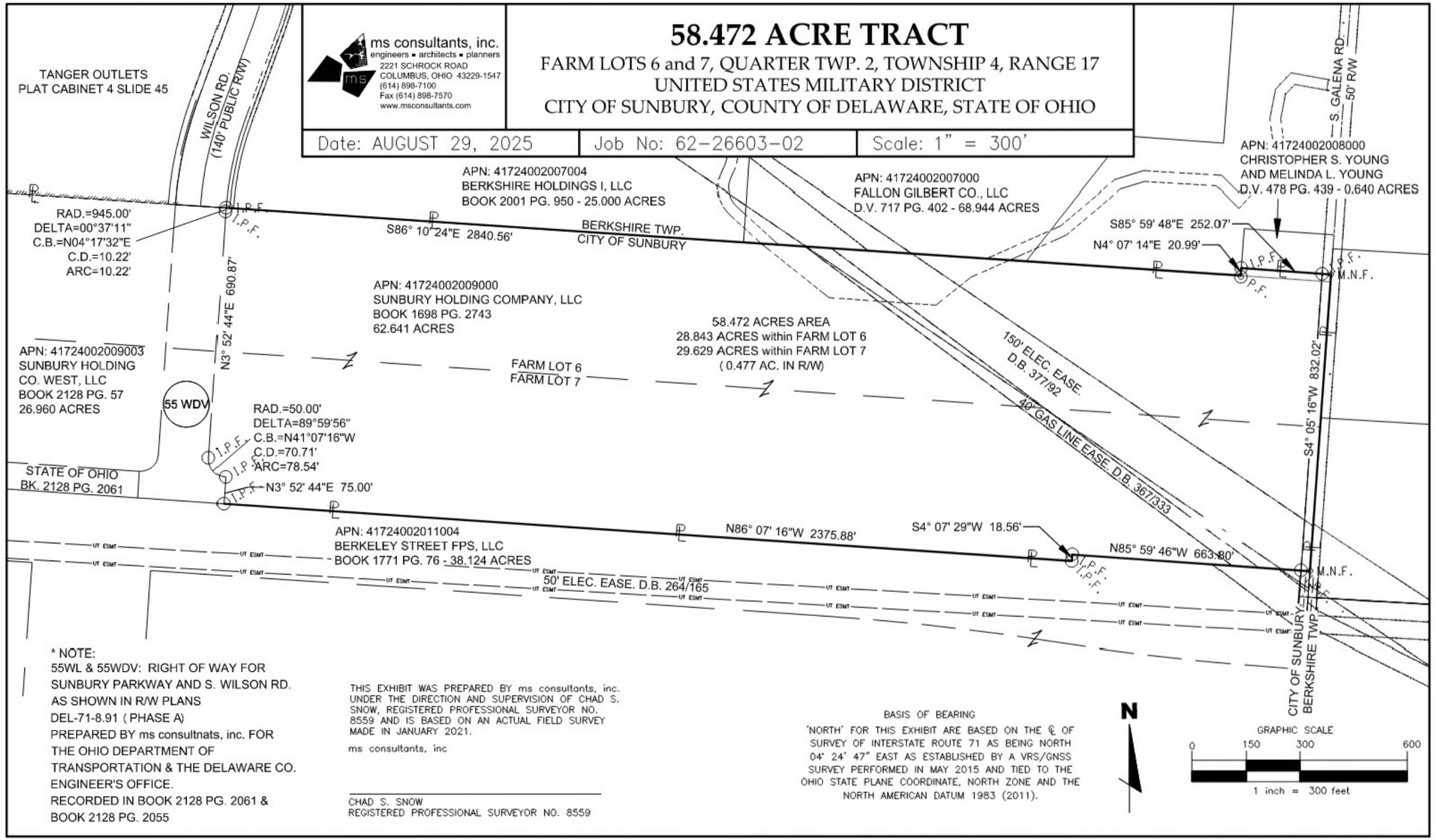
Delaware County Auditor Parcel Number Acreage Breakdown:
Parcel No. 41724002009000: 57.996 Acres.
Parcel No. 41724002009002: 0.477 Acres.

28.843 Acres are within Farm Lot 6
29.629 Acres are within Farm Lot 7

All iron pin set are five-eighths" x 30" rebar with a 'MS CONS INC.' identifying cap.

North for the above description is based on the centerline of Interstate Route 71 as being North 02° 24' 47" East as established from a VRS/GNSS survey performed in May 2015 and referenced to the Ohio State Plane Coordinate System, NAD83 (2011), North Zone.

The above description was prepared under the direction and supervision by Chad S. Snow, Registered Professional Surveyor No. 8559.


ms consultants, inc.
engineers ▪ architects ▪ planners
2221 SCHROCK ROAD
COLUMBUS, OHIO 43229-1547
(614) 898-7100
Fax (614) 898-7570
www.msconsultants.com
58.472 ACRE TRACT
FARM LOTS 6 and 7, QUARTER TWP. 2, TOWNSHIP 4, RANGE 17
UNITED STATES MILITARY DISTRICT
CITY OF SUNBURY, COUNTY OF DELAWARE, STATE OF OHIO
Date: AUGUST 29, 2025
Job No: 62-26603-02
Scale: 1" = 300'
TANGER OUTLETS
PLAT CABINET 4 SLIDE 45
WILSON RD.
(140' PUBLIC R/W)
S. GALENA RD.
50' R/W
APN: 41724002007004
BERKSHIRE HOLDINGS I, LLC
BOOK 2001 PG. 950 - 25.000 ACRES
APN: 41724002007000
FALLON GILBERT CO., LLC
D.V. 717 PG. 402 - 68.944 ACRES
APN: 41724002008000
CHRISTOPHER S. YOUNG
AND MELINDA L. YOUNG
D.V. 478 PG. 439 - 0.640 ACRES
RAD.=945.00'
DELTA=00°37'11"
C.B.=N04°17'32"E
C.D.=10.22'
ARC=10.22'
I.P.F.
S86° 10' 24"E 2840.56'
BERKSHIRE TWP.
CITY OF SUNBURY
S85° 59' 48"E 252.07'
N4° 07' 14"E 20.99'
M.N.F.
APN: 41724002009000
SUNBURY HOLDING COMPANY, LLC
BOOK 1698 PG. 2743
62.641 ACRES
58.472 ACRES AREA
28.843 ACRES within FARM LOT 6
29.629 ACRES within FARM LOT 7
(0.477 AC. IN R/W)
N3° 52' 44"E 690.87'
APN: 41724002009003
SUNBURY HOLDING
CO. WEST, LLC
BOOK 2128 PG. 57
26.960 ACRES
FARM LOT 6
FARM LOT 7
150' ELEC. EASE.
D.B. 377/92
40' GAS LINE EASE. D.B. 367/333
S4° 05' 16"W 832.02'
55 WDV
RAD.=50.00'
DELTA=89°59'56"
C.B.=N41°07'16"W
C.D.=70.71'
ARC=78.54'
STATE OF OHIO
BK. 2128 PG. 2061
N3° 52' 44"E 75.00'
APN: 41724002011004
BERKELEY STREET FPS, LLC
BOOK 1771 PG. 76 - 38.124 ACRES
N86° 07' 16"W 2375.88'
S4° 07' 29"W 18.56'
N85° 59' 46"W 663.80'
50' ELEC. EASE. D.B. 264/165
UT ESMT
CITY OF SUNBURY
BERKSHIRE TWP.
* NOTE:
55WL & 55WDV: RIGHT OF WAY FOR
SUNBURY PARKWAY AND S. WILSON RD.
AS SHOWN IN R/W PLANS
DEL-71-8.91 (PHASE A)
PREPARED BY ms consultnats, inc. FOR
THE OHIO DEPARTMENT OF
TRANSPORTATION & THE DELAWARE CO.
ENGINEER'S OFFICE.
RECORDED IN BOOK 2128 PG. 2061 &
BOOK 2128 PG. 2055
THIS EXHIBIT WAS PREPARED BY ms consultants, inc.
UNDER THE DIRECTION AND SUPERVISION OF CHAD S.
SNOW, REGISTERED PROFESSIONAL SURVEYOR NO.
8559 AND IS BASED ON AN ACTUAL FIELD SURVEY
MADE IN JANUARY 2021.
ms consultants, inc
CHAD S. SNOW
REGISTERED PROFESSIONAL SURVEYOR NO. 8559
BASIS OF BEARING
'NORTH' FOR THIS EXHIBIT ARE BASED ON THE ℄ OF
SURVEY OF INTERSTATE ROUTE 71 AS BEING NORTH
04° 24' 47" EAST AS ESTABLISHED BY A VRS/GNSS
SURVEY PERFORMED IN MAY 2015 AND TIED TO THE
OHIO STATE PLANE COORDINATE, NORTH ZONE AND THE
NORTH AMERICAN DATUM 1983 (2011).
N
GRAPHIC SCALE
0
150
300
600
1 inch = 300 feet

1. 769 SOUTH GALENA LLC
555 S THIRD ST
COLUMBUS OH 43215

Parcel# 41724001027000, 41724001027001, and 1724001027002

2. ARNOLD ACRES LLC
479 S GALENA RD
SUNBURY OH 43074

Parcel# 41724001024000, and 41724001025001

3. BERKELEY STREET FPS LLC
50 ASHEWORTH CT
ATLANTA GA 30327

Parcel# 41724002011003, 41724002011004, and 41724002011006

4. TANGER OUTLET CENTERS
ATTN ACCOUNTING DEPARTMENT
3200 NORTHLINE AVE
GREENSBORO NC 27408

Parcel# 41724002007002

5. FALLON GILBERT CO LLC
C/O THE P.E. BLINE LAND CO
4820 ALLISON RD
MECHANICSBURG OH 43044

Parcel# 41724002007000

6. SUNBURY HOLDINGS CO LLC
580 N FOURTH ST
COLUMBUS OH 43215

Parcel# 41724002009000, 41724002009002, and 41724002009003

7. NORMAN K & MARY ANN WILLIAMSON
581 S GALENA RD
SUNBURY OH 43074
Parcel# 41724001026000, and 41724001025000

8. CHRISTOPHER S & MELINDA L YOUNG
482 S GALENA RD
SUNBURY OH 43074

Parcel# 41724002008000

9. BERKSHIRE HOLDINGS I LLC
380 POLARIS PKWY
WESTERVILLE OH 43082

Parcel# 41724002007005

10. LERETA LLC
ATTN: TAX DEPARTMENT
901 CORPORATE CENTER DR
POMONA CA 91768

Parcel# 41724001024001

11. WALLICK BERKSHIRE PROPCO LLC
160 W MAIN ST
NEW ALBANY OH 43054

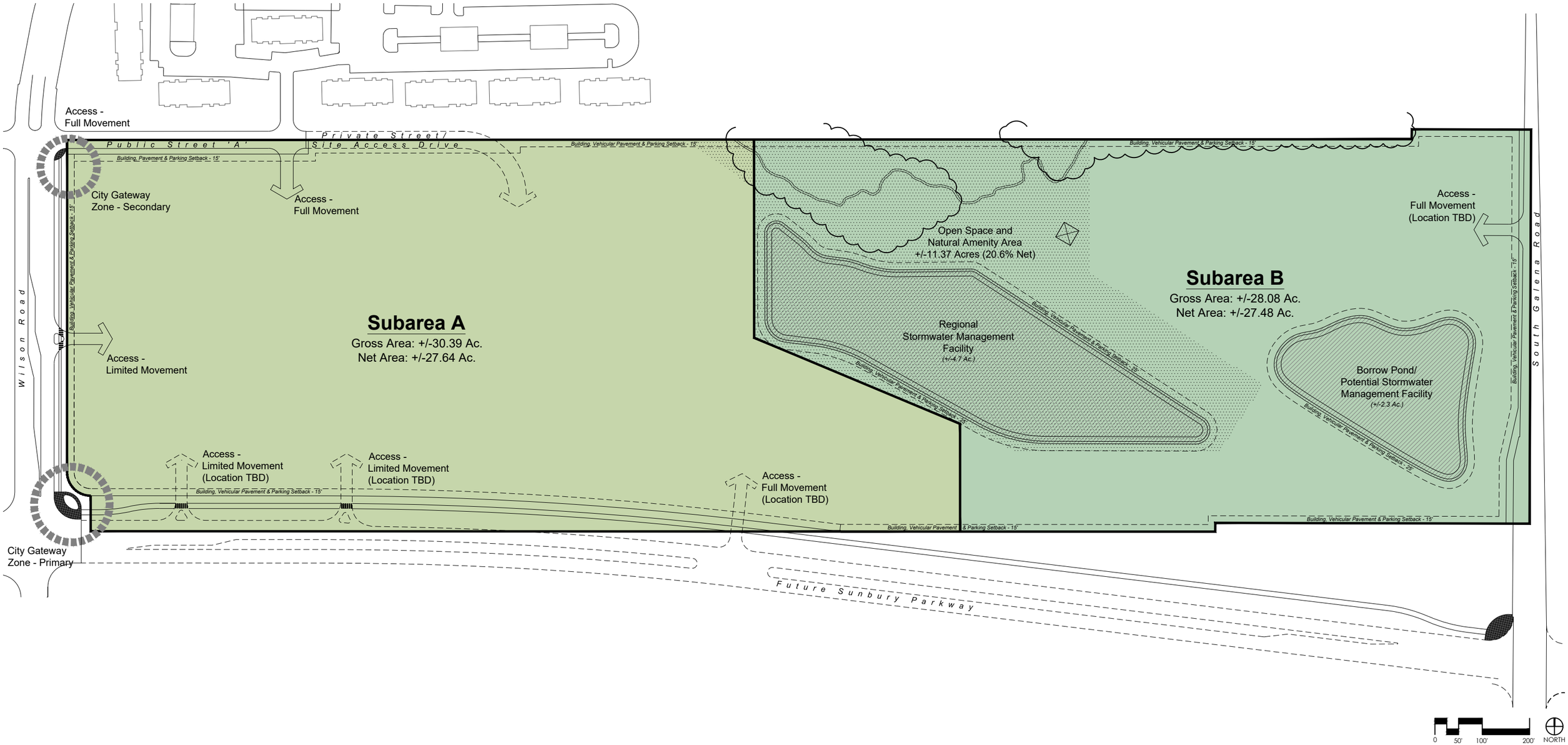
Parcel# 41724002007006

12. MARK E & MARGARET M ARNOLD
423 S GALENA RD
SUNBURY OH 43074

Parcel# 41724001023000

13. BILLIE M. ARNOLD
479 S GALENA RD
SUNBURY OH 43074

Parcel# 41724001024002



DEVELOPMENT DATA

PCD District	
Gross Area:	±58.472 Ac.
Net Development Area:	+/-55.12 Ac.
Sunbury Parkway R/W:	*+/-2.40 Ac.*
Public Street A R/W:	*+/-0.35 Ac.*
South Galena Road R/W:	*+/-0.60 Ac.*
Open Space Required (Min):	+/-8.27 Ac. (15% Net)

Subarea A	
Gross Area:	+/-30.39 Ac.
Net Development Area:	+/-27.64 Ac.
Sunbury Parkway R/W:	*+/-2.40 Ac.*
Public Street 'A' R/W:	*+/-0.35 Ac.*
Open Space Shown:	+/-0.17 Ac.
Open & Natural Amenity Area:	*+/-0.17 Ac.*

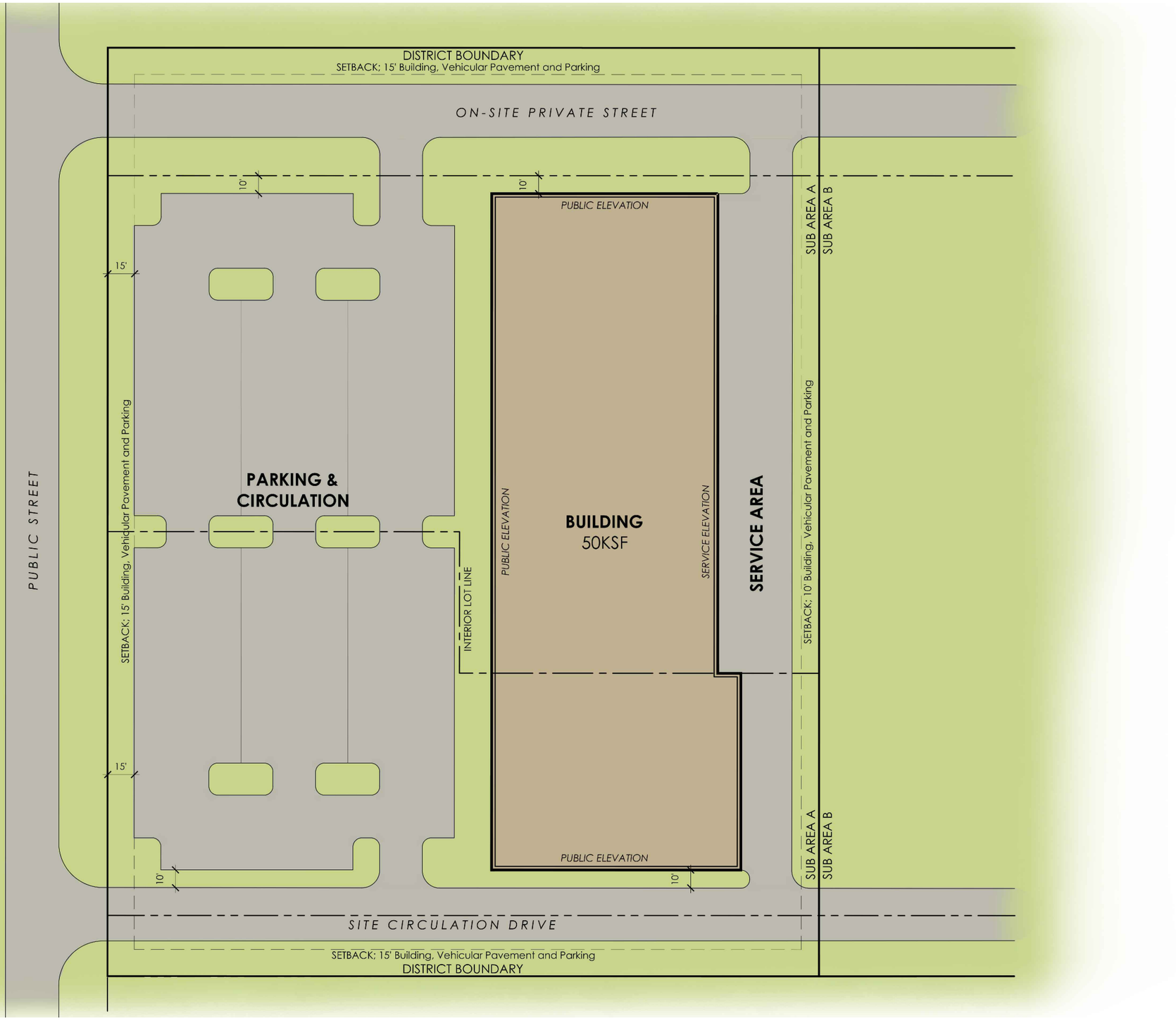
Subarea B	
Gross Area:	+/-28.08 Ac.
Net Development Area:	+/-27.48 Ac.
South Galena Road R/W:	*+/-0.60 Ac.*
Open Space Shown:	+/-11.20 Ac.
Open & Natural Amenity Area:	*+/-6.50 Ac.*
Storm Water Area:	*+/-4.70 Ac.*

Gateway District North PCD

Exhibit G1 - Zoning / Site Plan

Sunbury, Ohio / October 1, 2026

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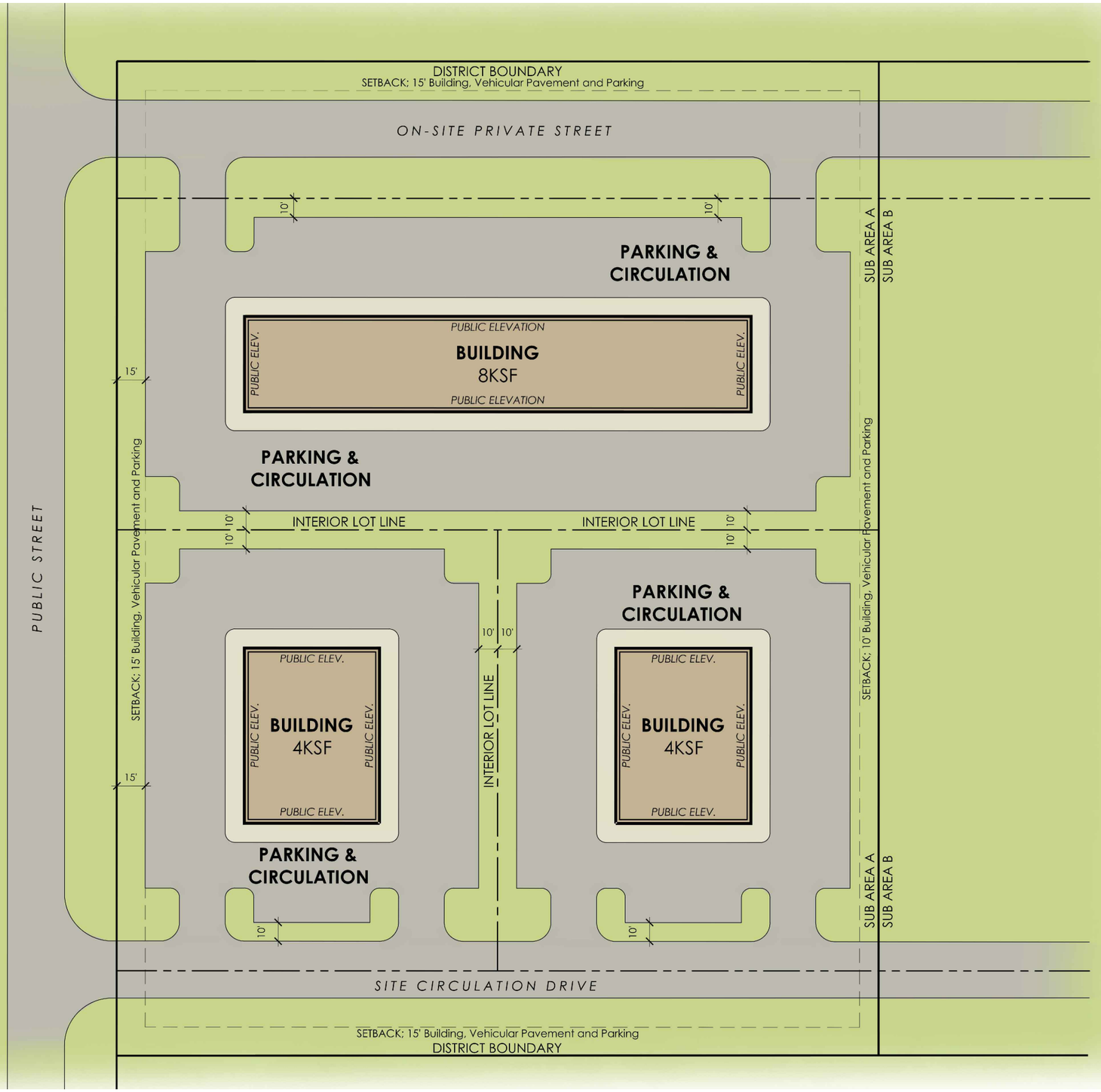


Gateway District North PCD

Exhibit G2 - Site Development Standards, Illustrated

Sunbury, Ohio / October 1, 2026

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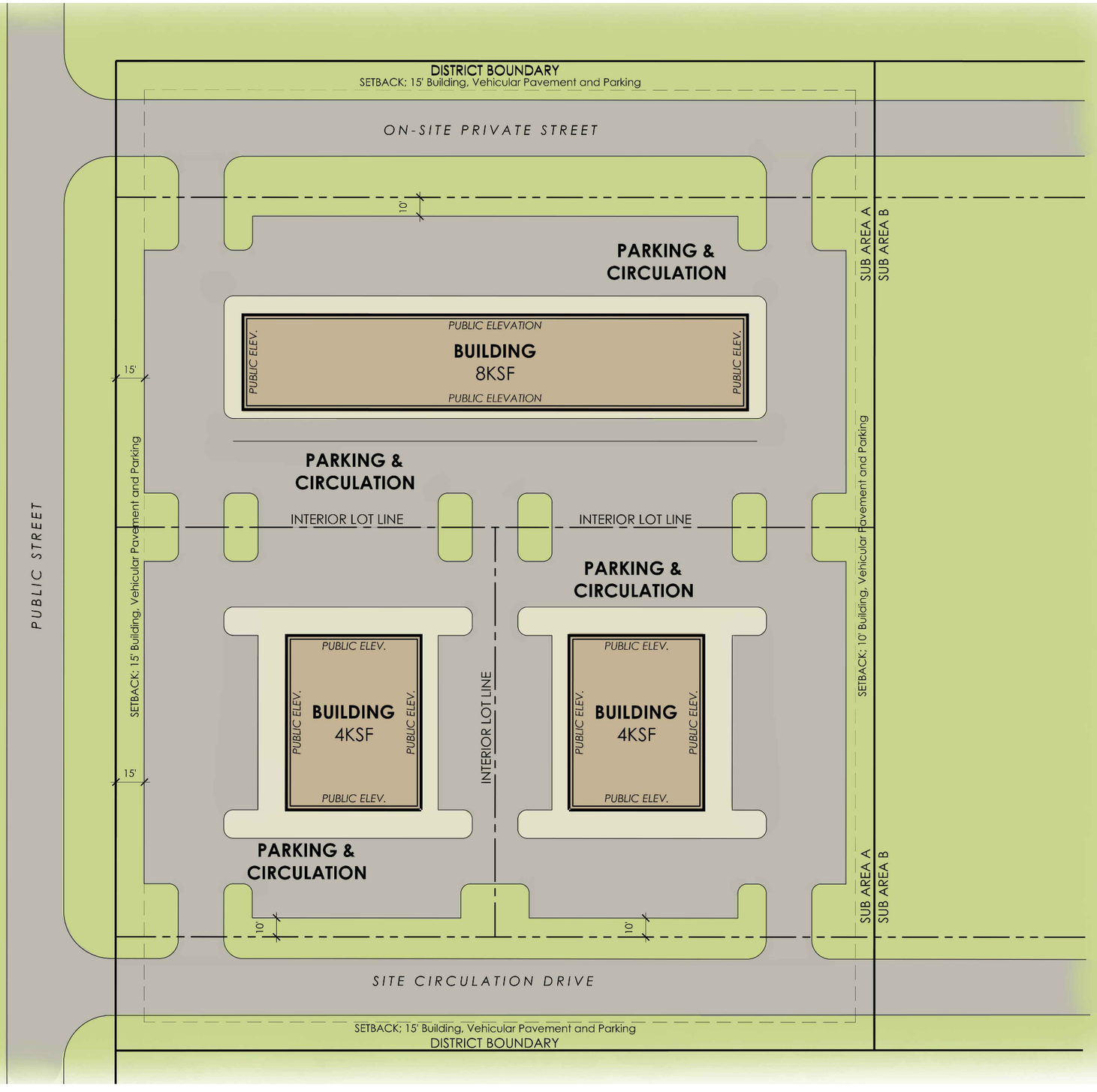


Gateway District North PCD

Exhibit G3 - Site Development Standards, Illustrated

Sunbury, Ohio / October 1, 2026

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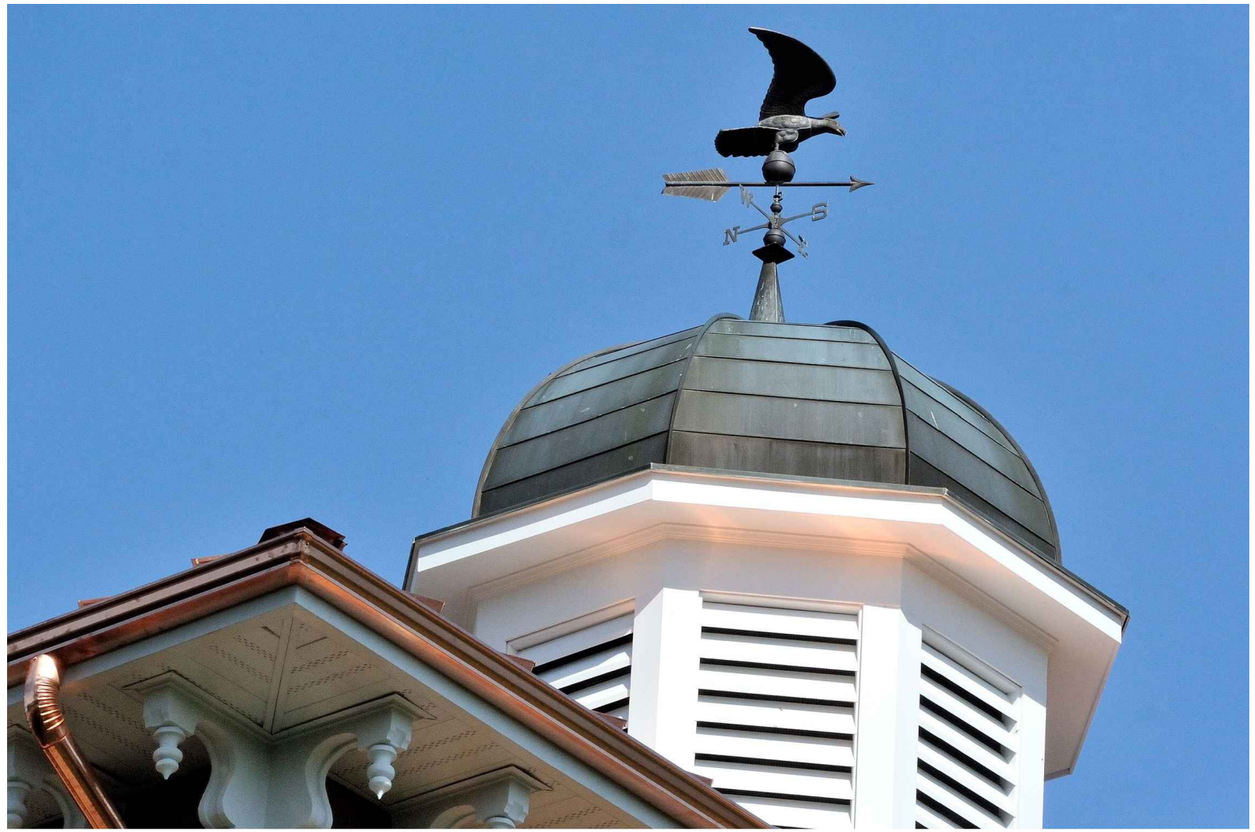


Gateway District North PCD

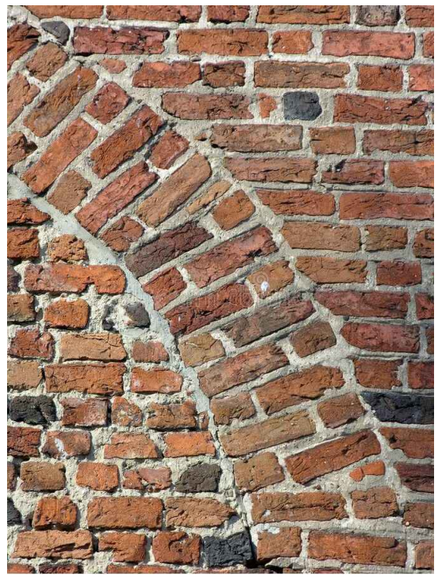
Exhibit G4 - Site Development Standards, Illustrated

Sunbury, Ohio / October 1, 2026

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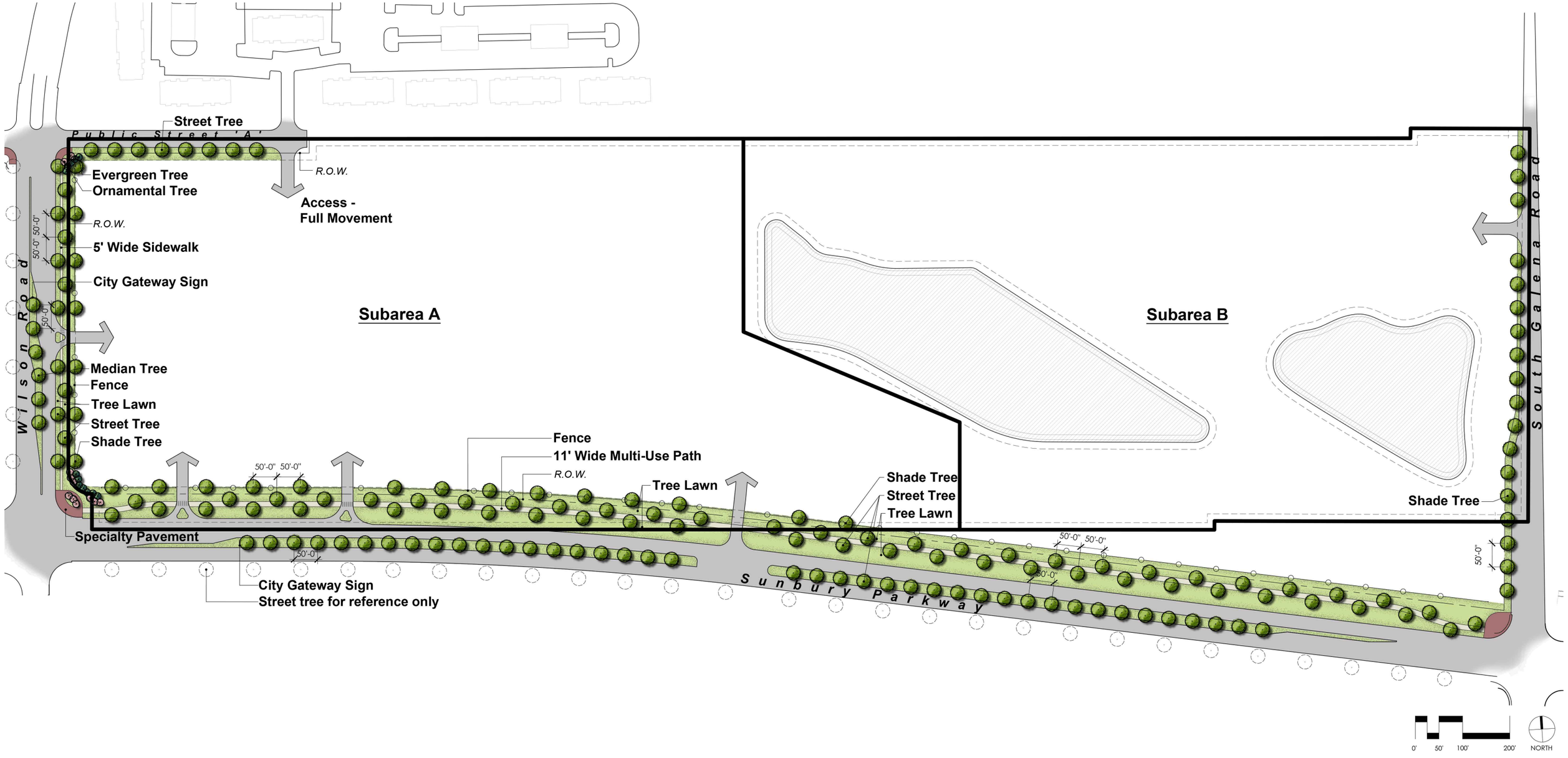
Gateway District North PCD

Exhibit H1 - Perimeter Landscape Treatment - Inspirational Imagery

Sunbury, Ohio / October 1, 2026

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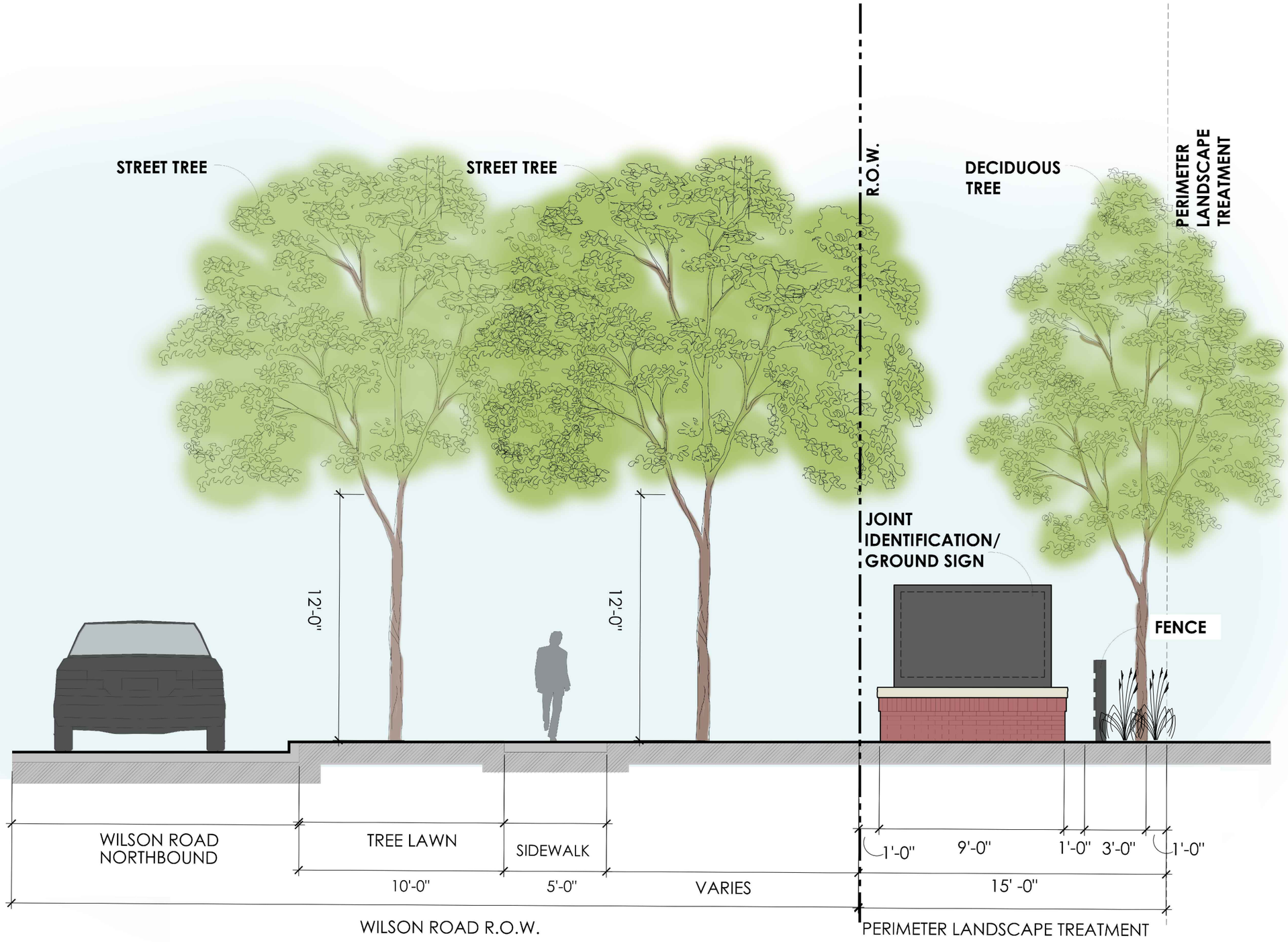


Gateway District North PCD

Exhibit H2 - Perimeter Landscape Treatment: Overall Plan

Sunbury, Ohio / October 1, 2026

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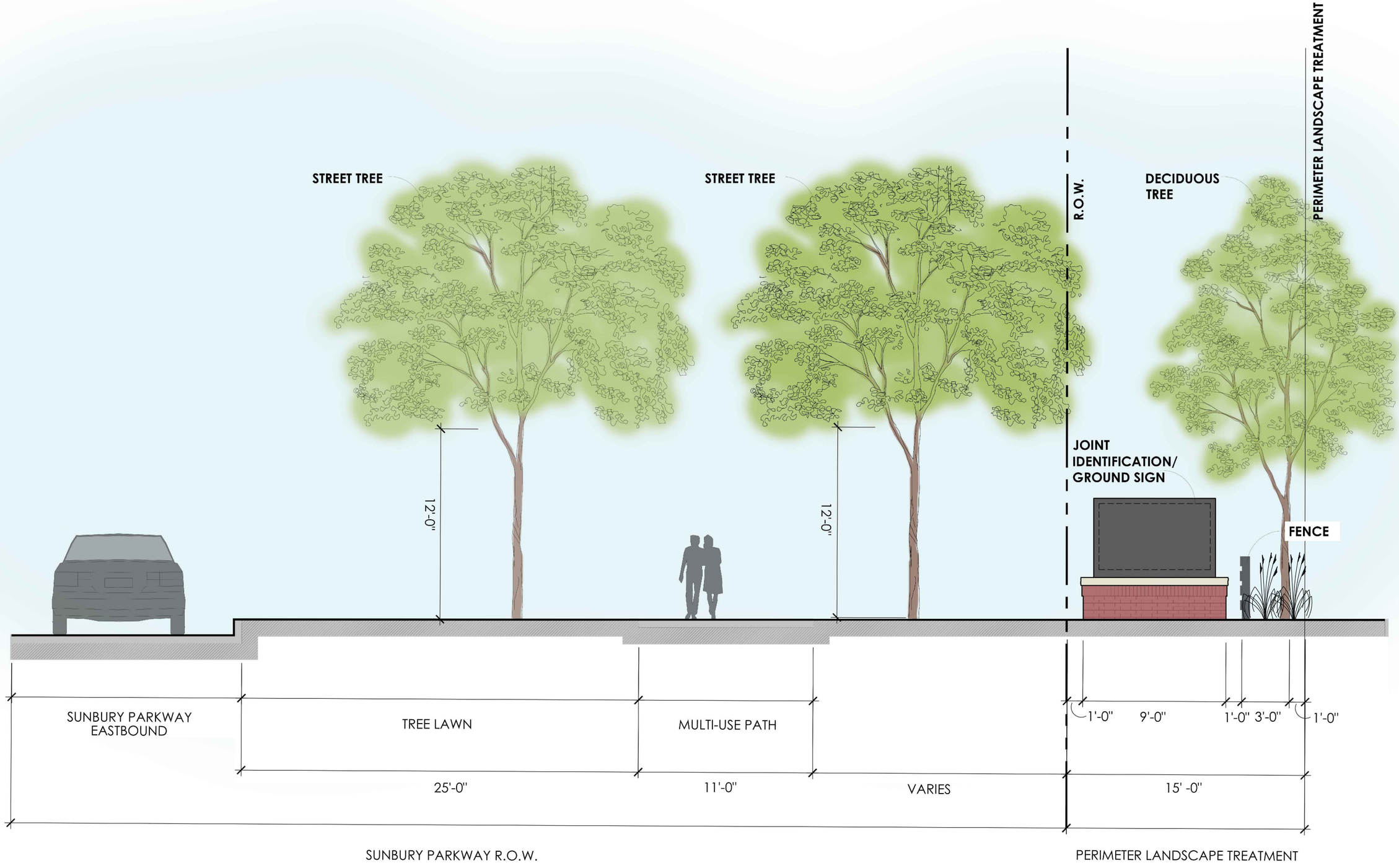


Gateway District North PCD

Exhibit H3 - Perimeter Landscape Treatment: Section - Wilson Road

Sunbury, Ohio / October 1, 2026

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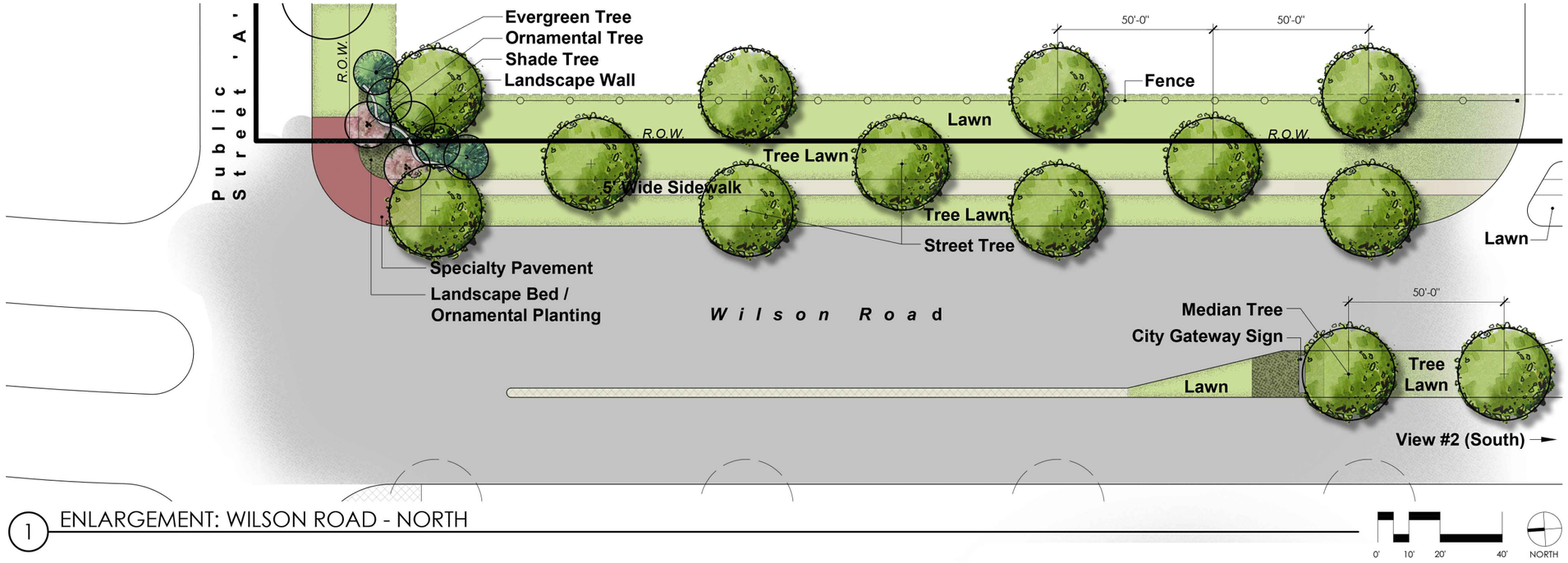


Gateway District North PCD

Exhibit H4 - Perimeter Landscape Treatment: Section - Sunbury Parkway

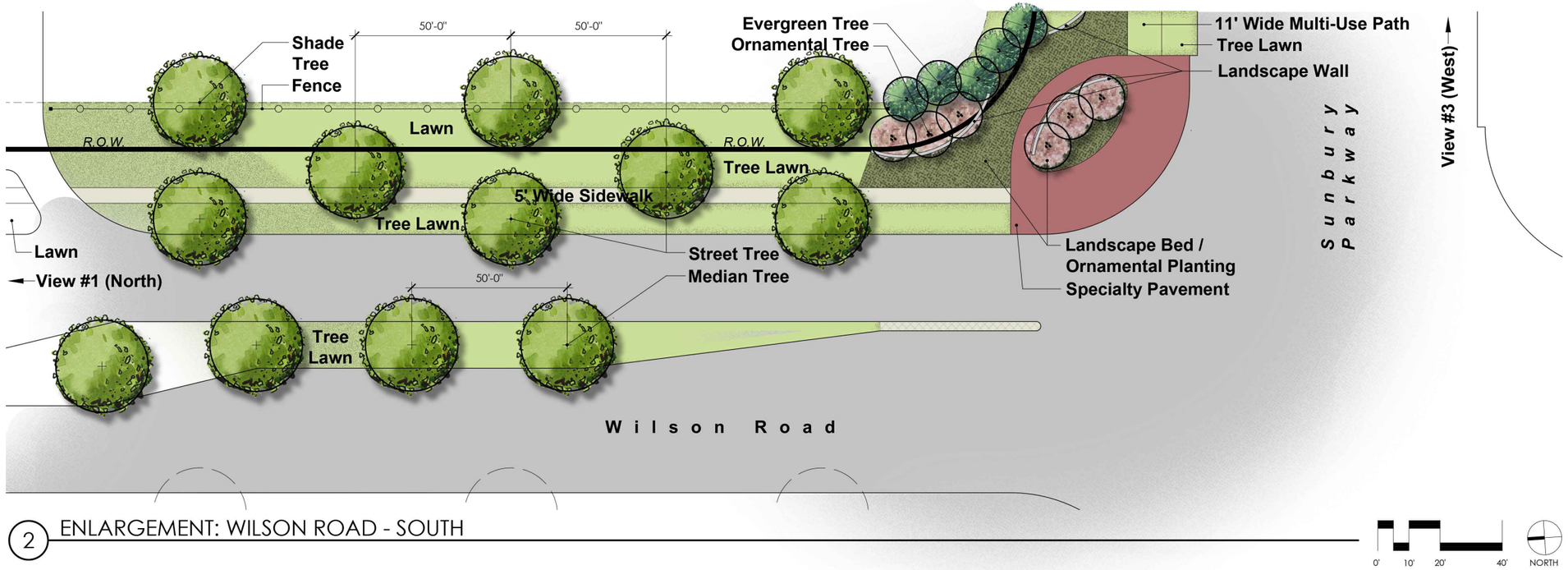
Sunbury, Ohio / October 1, 2026

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1 ENLARGEMENT: WILSON ROAD - NORTH

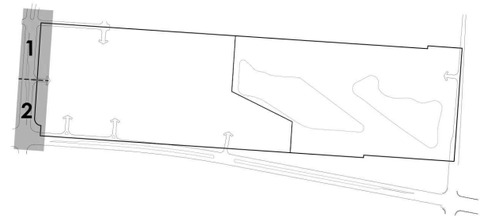
0' 10' 20' 40' NORTH



2 ENLARGEMENT: WILSON ROAD - SOUTH

0' 10' 20' 40' NORTH

KEY PLAN

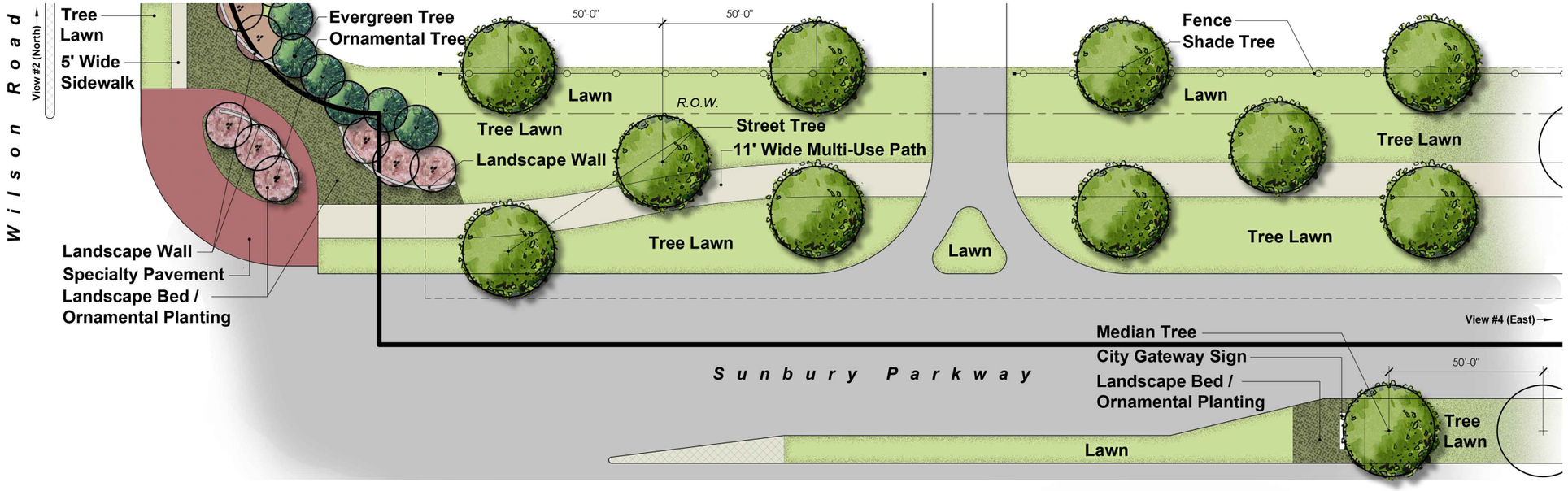


Gateway District North PCD

Exhibit H5 - Perimeter Landscape Treatment: Wilson Road Plan Enlargements 1 & 2

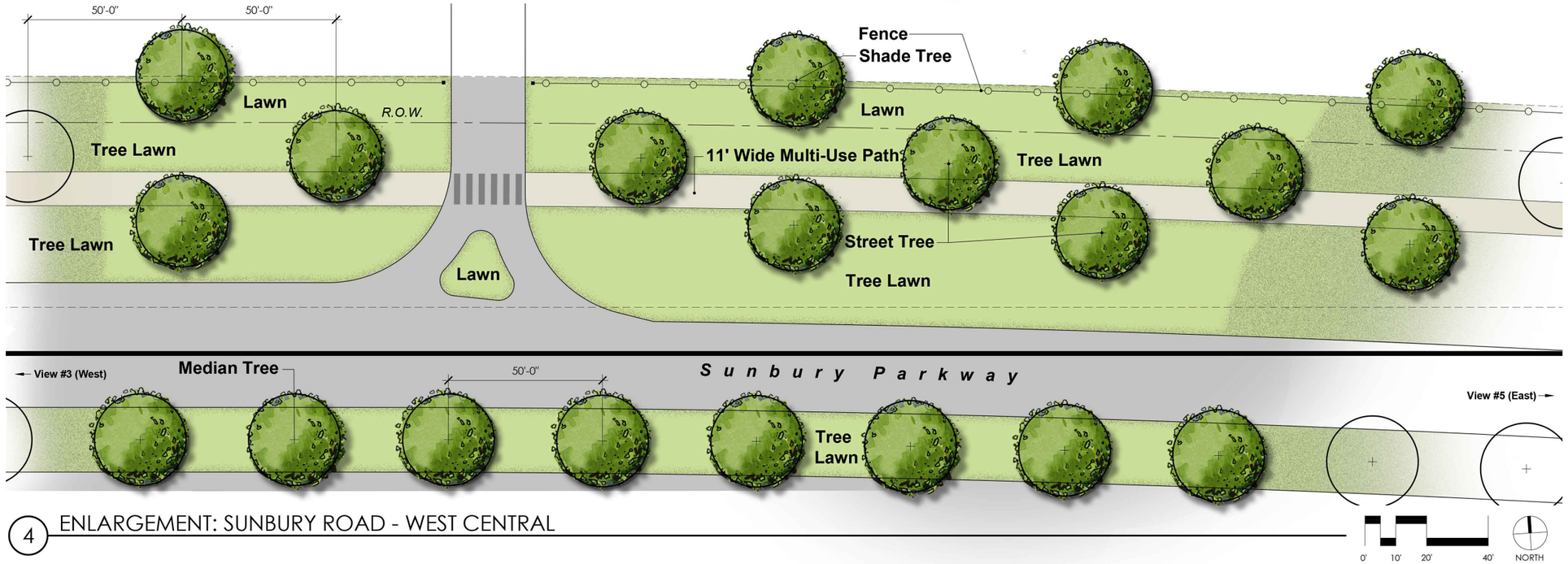
Sunbury, Ohio / October 1, 2026

WILLS CREEK | EDGE www.edgela.com



3 ENLARGEMENT: SUNBURY ROAD - WEST

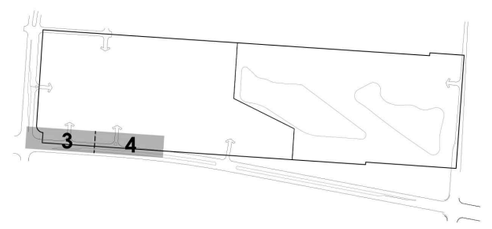
0' 10' 20' 40' NORTH



4 ENLARGEMENT: SUNBURY ROAD - WEST CENTRAL

0' 10' 20' 40' NORTH

KEY PLAN

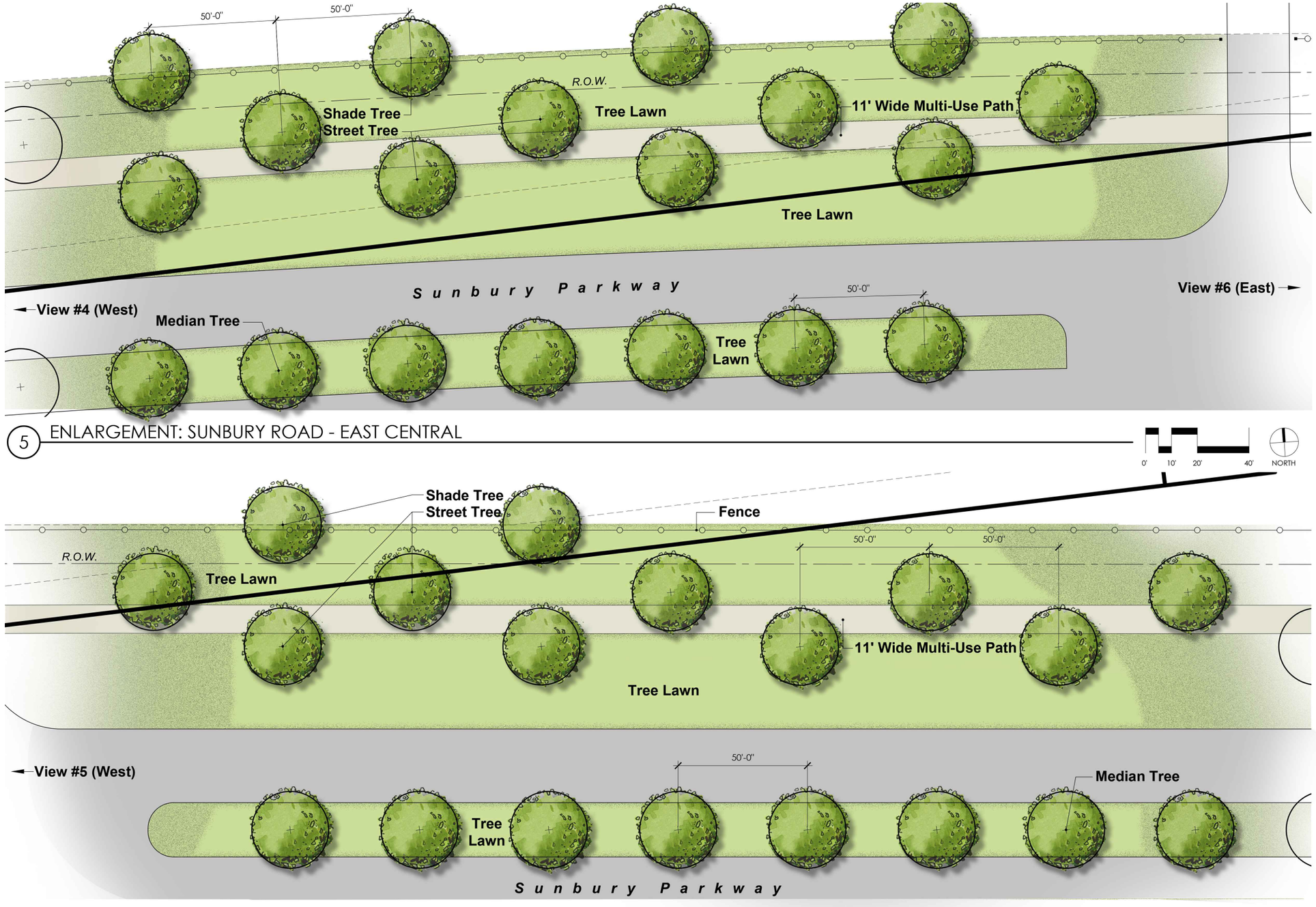


Gateway District North PCD

Exhibit H6 - Perimeter Landscape Treatment: Sunbury Parkway Plan Enlargements 3 & 4

Sunbury, Ohio / October 1, 2026

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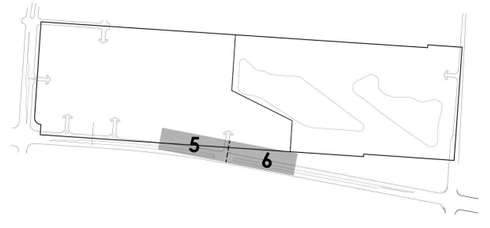
5 ENLARGEMENT: SUNBURY ROAD - EAST CENTRAL

0' 10' 20' 40' NORTH

6 ENLARGEMENT: SUNBURY ROAD - EAST

0' 10' 20' 40' NORTH

KEY PLAN

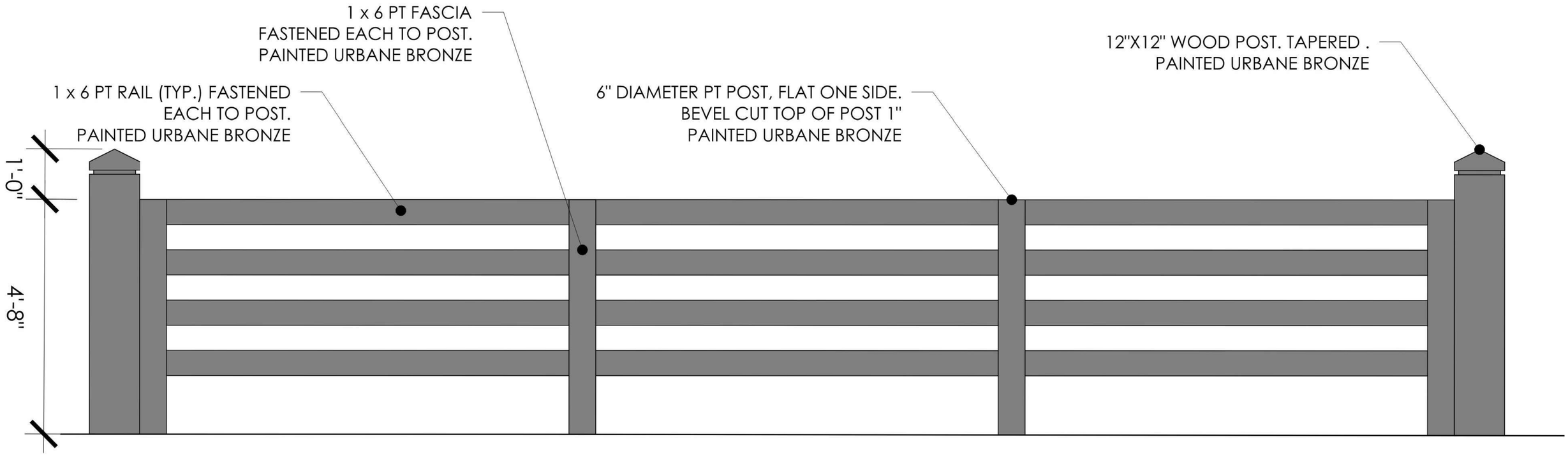


Gateway District North PCD

Exhibit H7 - Perimeter Landscape Treatment: Sunbury Parkway Plan Enlargements 5 & 6

Sunbury, Ohio / October 1, 2026

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ELEVATION



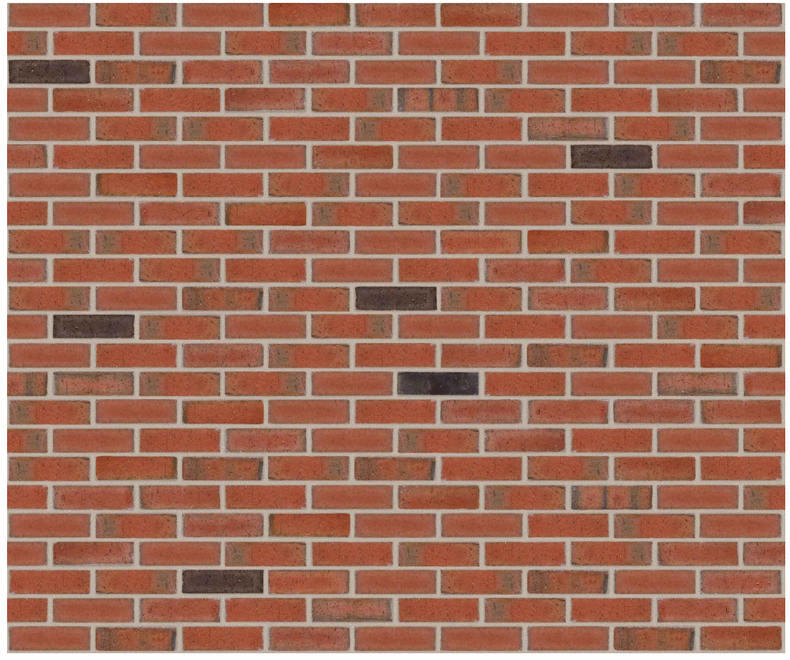
PLAN

Gateway District North PCD

Exhibit H8 - Perimeter Landscape Treatment: Details - Fence

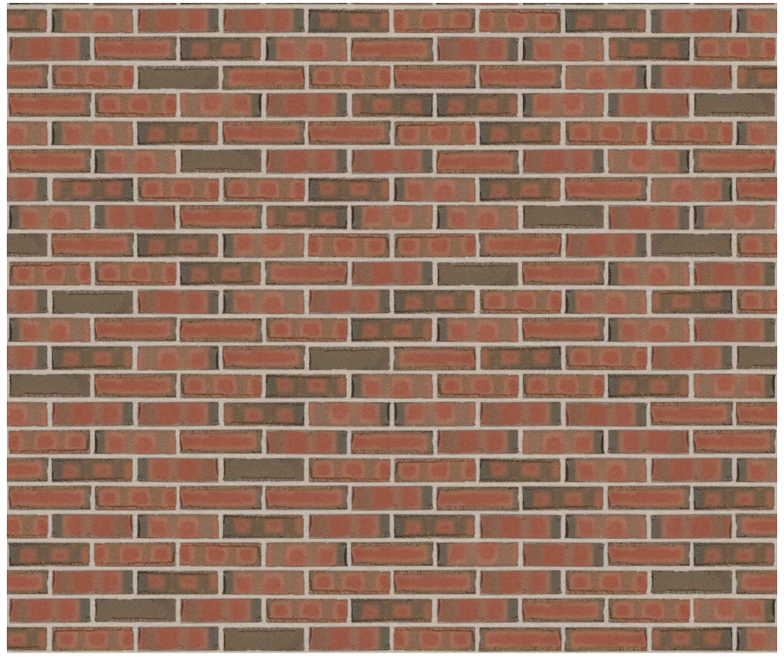
Sunbury, Ohio / October 1, 2026

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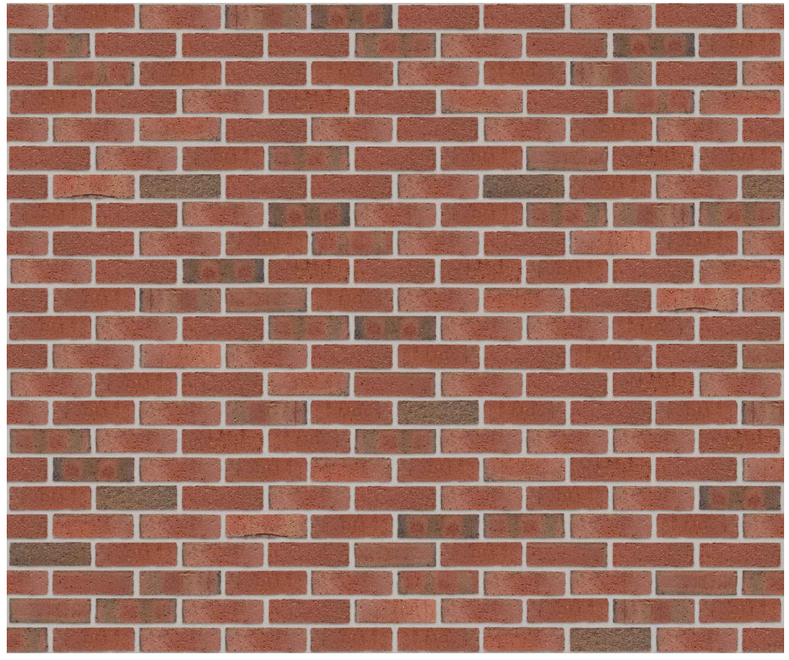
BRICK A

Glen-Gery, Manor House Series
Statesman



BRICK B

Glen-Gery, Manor House Series
Patriot



BRICK C

Glen-Gery, Manor House Series
Lafayette



COLOR A

Sherwin Williams
Iron Ore, SW7069



COLOR B

Sherwin Williams
Urbane Bronze, SW7048



COLOR C

Sherwin Williams
Greenblack, SW6994

Gateway District North PCD

Exhibit H9 - Perimeter Landscape Treatment - Materials and Colors

Sunbury, Ohio / October 1, 2026

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Acer griseum - Paperbark Maple


Acer rubrum 'Franksred' - Red Sunset Maple


Acer x freemanii ' Sienna' - Sienna Glen Maple


Gleditsia triacanthos var. inermis 'Skycole' - Skyline Honey Locust


Liquidambar styraciflua 'Moraine' - Moraine Sweet Gum


Liriodendron tulipifera - Tulip Poplar


Nyssa sylvatica - Black Tulepo


Platanus × acerifolia 'Morton Circle' - Exclamation! London Plane Tree


Quercus bicolor - Swamp White Oak


Quercus palustris - Pin Oak


Quercus rubrum - Red Oak


Taxodium distichum - Bald Cyprus


Tilia Americana 'Boulevard' - Boulevard American Linden


Tilia cordata 'Greenspire' - Greenspire Little Leaf Linden


Ulmus davidiana japonica 'Morton' - Accolade Elm


Ulmus parvifolia - Lacebark Elm


Ginkgo biloba 'Princeton Sentry' - Princeton Sentry Maidenhair Tree


Quercus x warei 'Long' - Regal Prince Oak


Betula platphylla 'Fargo' - Dakota Pinnacle Asian White Birch


Picea omorika - Serbian Spruce


Pinus strobus - White Pine


Abies concolor - White Fir


Picea Abies - Norway Spruce


Picea glauca - White Spruce

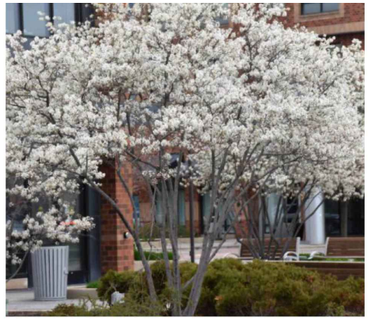
Gateway District North PCD

Exhibit H10 - Perimeter Landscape Treatment - Plant Palette

Sunbury, Ohio / October 1, 2026

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Amelanchier x grandiflora 'Autumn Brilliance' - Autumn Brilliance Serviceberry


Carpinus caroliniana - Eastern Hornbeam


Cercis canadensis - Eastern Redbud


Crataegus crus-galli var. inermis - Thornless Cockspur Hawthorn


Craetagus pharnopyrum - Washington Hawthorn


Crataegus viridis - Winter King Green Hawthorn

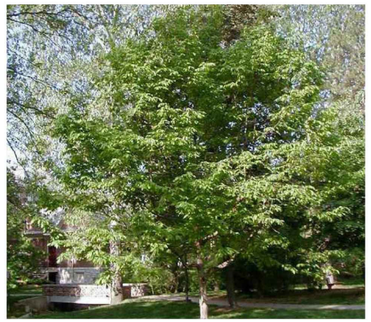

Maackia amurensis - Amur Maackia


Magnolia x 'Elizabeth' - Magnolia 'Elizabeth'


Magnolia x 'Butterflies' - Magnolia 'Butterflies'


Magnolia tripetala - Umbrella Magnolia


Malus x - Flowering Crabapple Hybrids

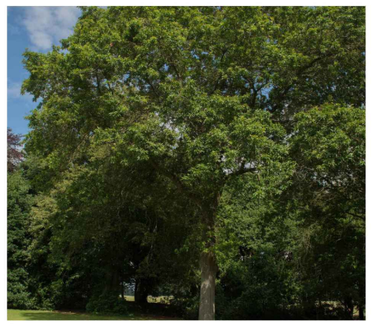

Ostrya virginiana - Eastern Hop Hornbeam


Syringa reticulata - Japanese Tree Lilac


Cladrastis kentukea - American Yellowwood


Corylus colurna - Turkish Filbert


Eucommia ulmoides - Hardy Rubber Tree


Quercus imbricaria - Shingle Oak


Quercus muehlenbergii - Chiquapin Oak


Sassafras albidum - Sassafras Tree


Amelanchier laevis - Allegheny Serviceberry (Multi - Stem)


Cornus florida - Flowering Dogwood


Cornus florida 'Cherokee Chief' - Cherokee Chief Dogwood


Magnolia virginiana - Sweetbay Magnolia


Magnolia x 'Jane' - Jane Magnolia

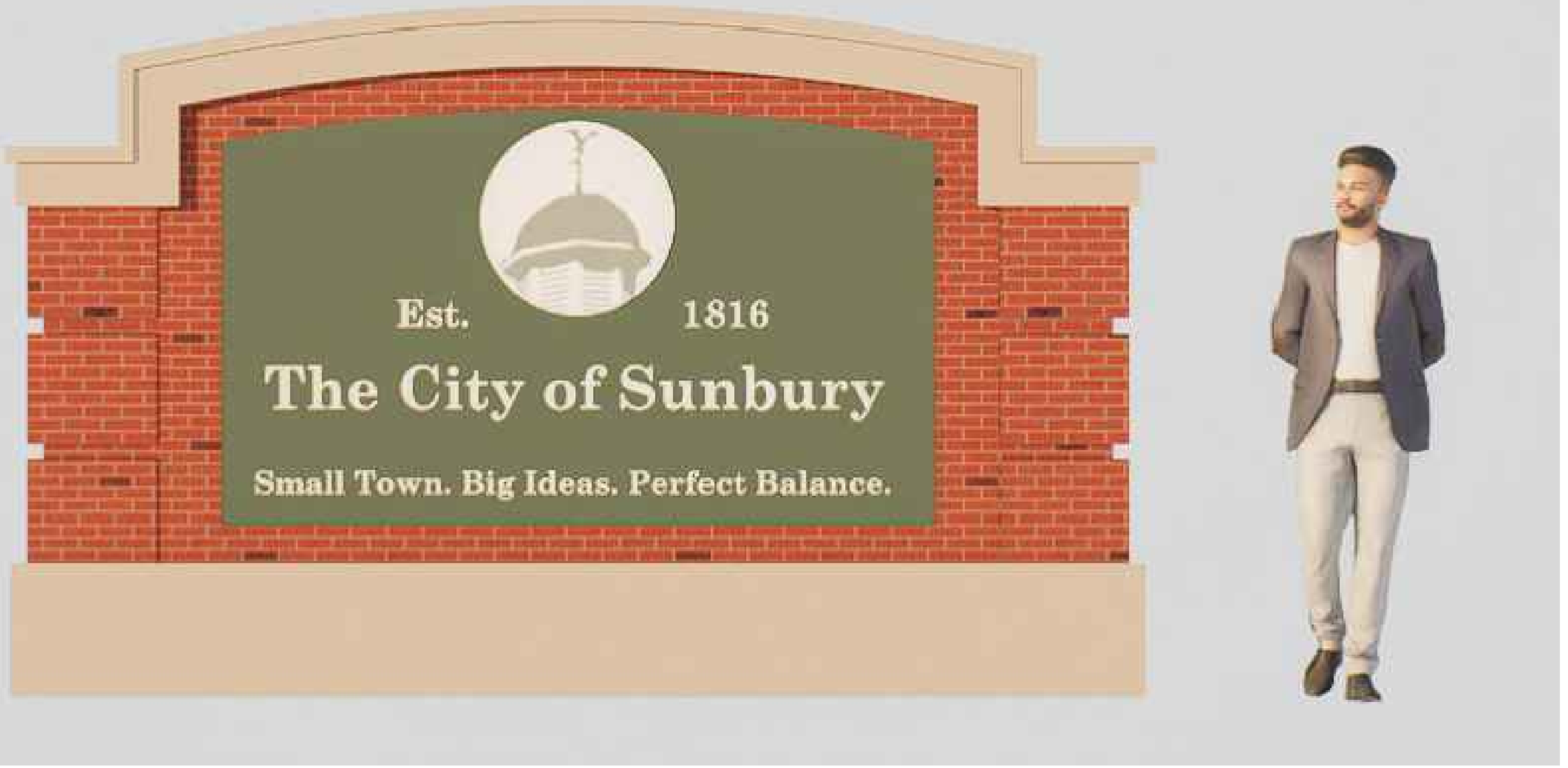
Gateway District North PCD

Exhibit H11 - Perimeter Landscape Treatment - Plant Palette

Sunbury, Ohio / October 1, 2026

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Gateway District North PCD

Exhibit I1 - Signage Concept: City Welcome Sign Details (Preliminary)

Sunbury, Ohio / October 1, 2026

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Gateway District North PCD

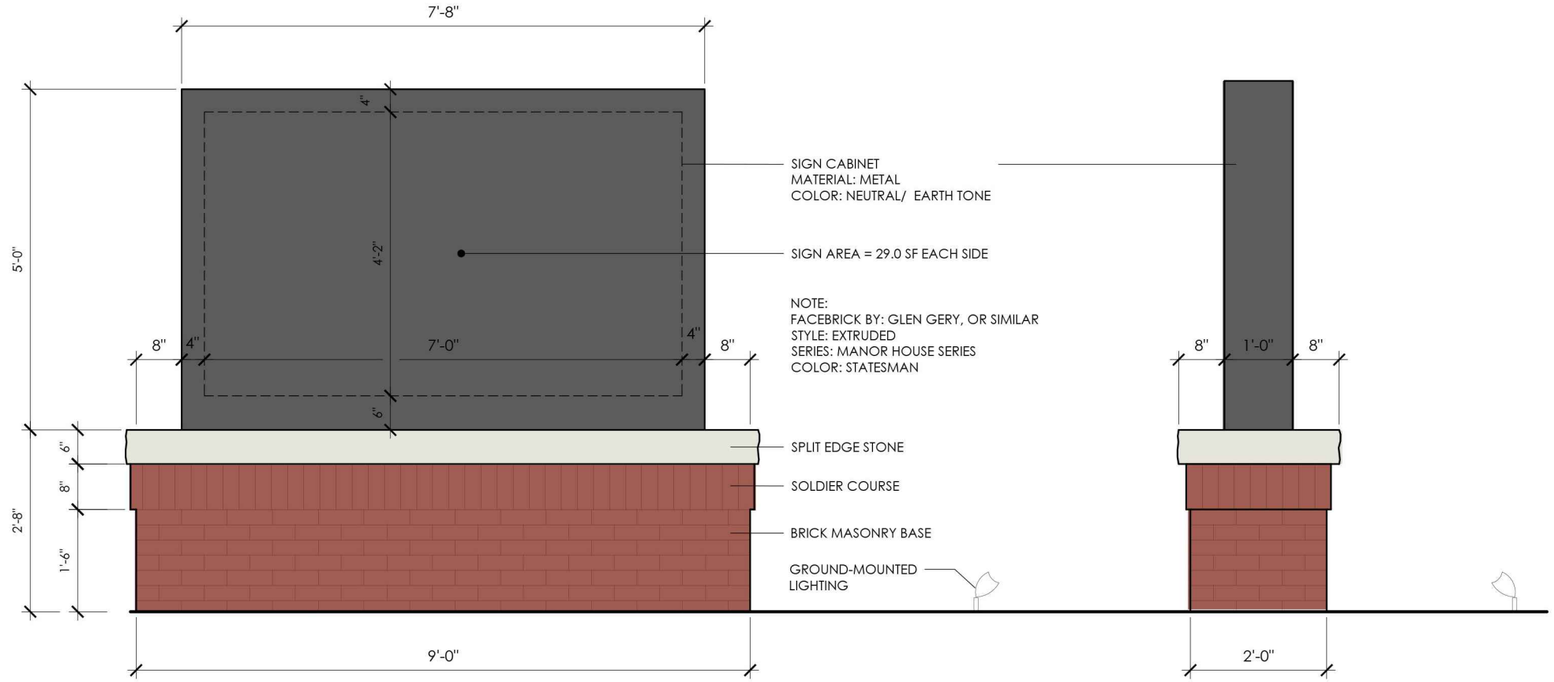
Exhibit I2 - Signage Concept: City Welcome Sign Rendering (Preliminary)

Sunbury, Ohio / October 1, 2026

WILLS CREEK | EDGE
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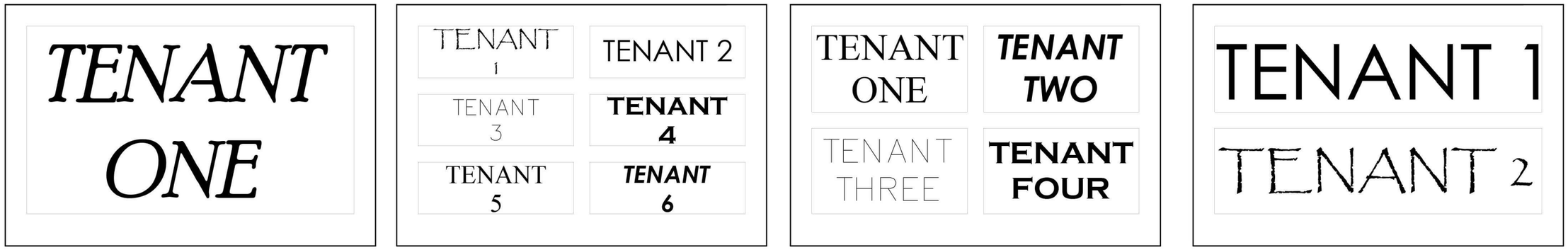


PLAN



FRONT ELEVATION

SIDE ELEVATION



POTENTIAL SIGN CONFIGURATIONS

Gateway District North PCD

Exhibit I3 - Signage Concept A: Joint Identification Sign / Ground Sign, Details (Preliminary)

Sunbury, Ohio / October 1, 2026

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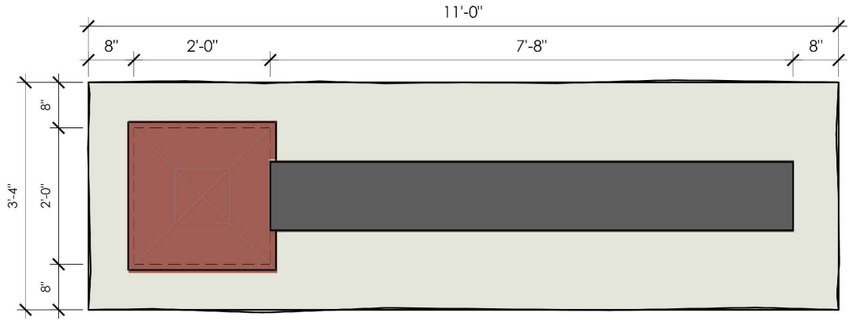
Gateway District North PCD

Exhibit I4 - Signage Concept A: Joint Identification Sign / Ground Sign Rendering (Preliminary)

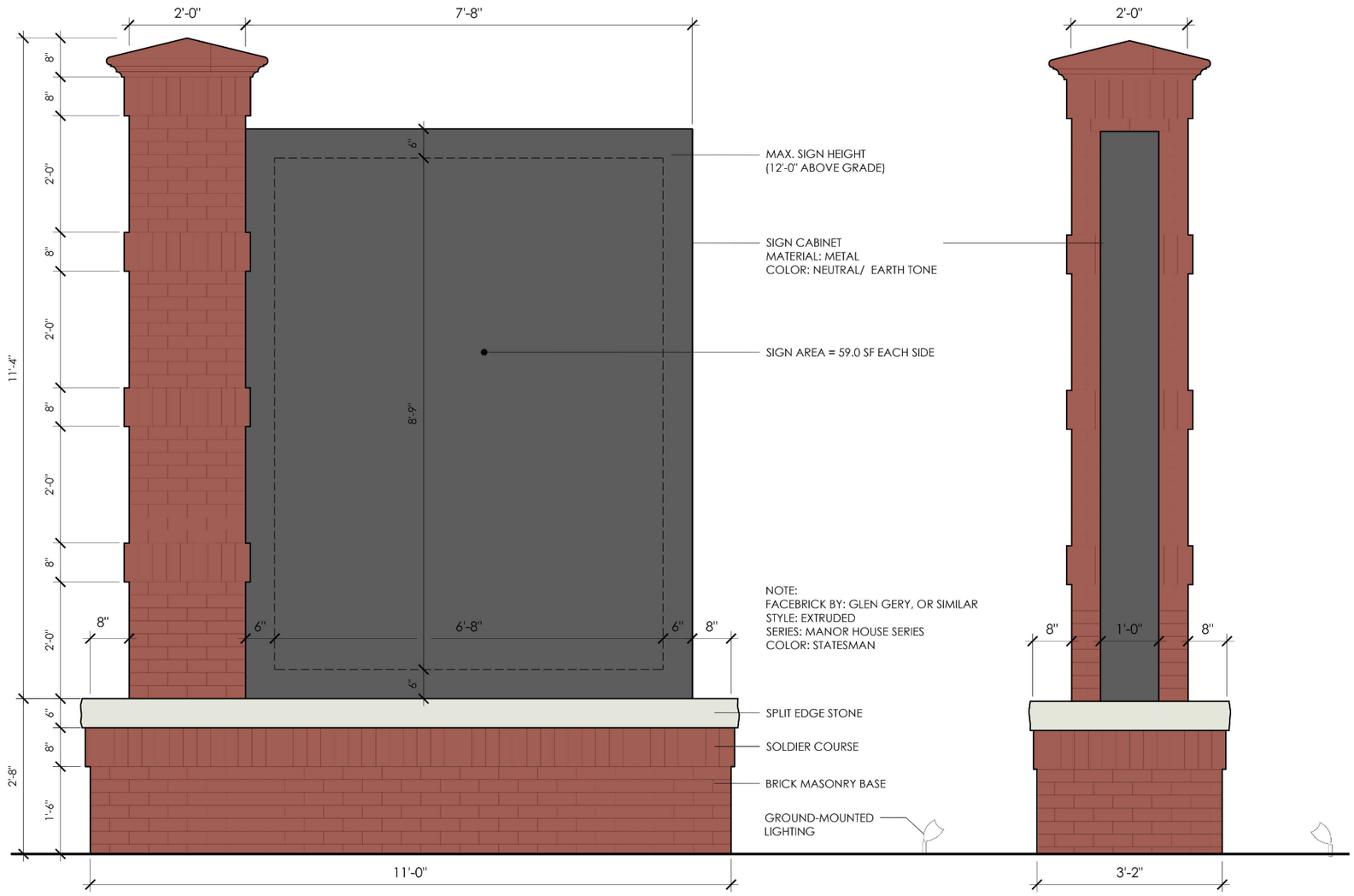
Sunbury, Ohio / October 1, 2026

WILLS CREEK

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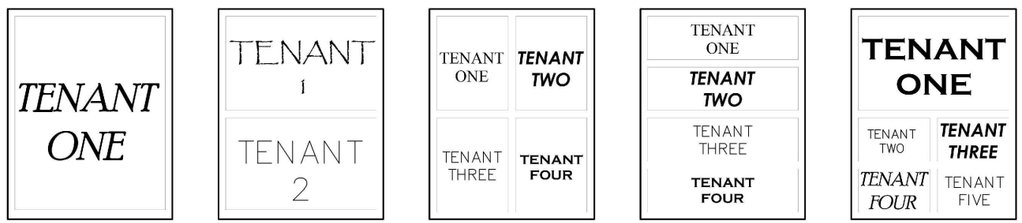


PLAN



FRONT ELEVATION

SIDE ELEVATION



POTENTIAL SIGN CONFIGURATIONS

Gateway District North PCD

Exhibit I5 - Signage Concept: Signage Concept B: Joint Identification Sign / Ground Sign (Preliminary)

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Gateway District North PCD

Exhibit I6 - Signage Concept B: Joint Identification Sign / Ground Sign Rendering (Preliminary)

Sunbury, Ohio / October 1, 2026

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Gateway District North PCD

Exhibit J1 - Artist Rendering: Wilson Road 1, Looking South to Sunbury from Berkshire Township

Sunbury, Ohio / October 1, 2026

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Gateway District North PCD

Exhibit J2 - Artist Rendering: Wilson Road 2, Wilson Road Looking South to Sunbury Parkway

Sunbury, Ohio / October 1, 2026

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Gateway District North PCD

Exhibit J3 - Artist Rendering: Wilson Road 3, Wilson Road at Sunbury Parkway

Sunbury, Ohio / October 1, 2026

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Gateway District North PCD

Exhibit J4 - Artist Rendering: Sunbury Parkway 1, Feature at Wilson Road and Sunbury Parkway

Sunbury, Ohio / October 1, 2026

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Gateway District North PCD

Exhibit J5 - Artist Rendering: Sunbury Parkway 2, Sunbury Parkway Looking East

Sunbury, Ohio / October 1, 2026

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Gateway District North PCD

Exhibit J6 - Artist Rendering: Sunbury Parkway 3, Sunbury Parkway, Sity Welcome Sign

Sunbury, Ohio / October 1, 2026

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Exhibit J7 - Artist Rendering: Wilson Road Gateway, Plan View

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Exhibit J8 - Artist Rendering: Wilson Road Gateway, Perspective View Looking Southeast

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Exhibit J9 - Artist Rendering: Sunbury Parkway Gateway, Plan View

Sunbury, Ohio / October 1, 2026

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Gateway District North PCD

Exhibit J10 - Artist Rendering: Sunbury Parkway Gateway, Perspective View Looking Northeast

Sunbury, Ohio / October 1, 2026

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Description	Subarea A 2026	2027	2028	2029	2030	Subarea B 2031	2032	2033	2034	2035
Phase A Interchange & Wilson Road Infrastructure										
ODOT Phase A Interchange										
Wilson Rd East Side, Wet Utilities Not Incl. in ODOT Scope & Budget (1)										
Regional Storm Detention System (cont'd, + piping north prop. line,secondary lines)										
Wilson Road - East Side Landscape & Hardscape										
Subarea A - Horizontal & Vertical Development										
Wilson Road Sites										
Interior Site(s)										
Subarea A - Sched. Contingency										
Subarea B - Public Infrastructure										
Regional Sanitary Sewer Lift Station & Forcemain Sewer										
Sunbury Parkway Roadway Construction, Wilson Rd to Galena Rd										
Sunbury Parkway, Landscape & Hardscape										
Storm Detention for Sunbury Parkway Wilson Rd to Galena Rd										
Subarea B - Horizontal & Vertical Development										
Civil Infrastructure (Private & Public)										
Private Vertical Development										
Infrastructure Financing & Sources of Funds										
Complete Phase A & Wilson Rd East Side Public Infrastructure										
Source Funding for Sunbury Parkway, Wilson Rd to Galena Rd (2)										

Notes

(1) Sanitary Sewer, Water Lines, Telecommunications, Electric & Gas Utilities were not included in the Phase A Interchange scope of work or funded by ODOT or the county and remain to be completed.

(2) Funding sources for the completion of Sunbury Parkway between Wilson Road and Galena Rd are not yet identified and are not controlled by the landowner, developer or city.

General Note: The above schedule is conceptual and dependent on multiple factors such as city legislation, local and state funding of public infrastructure, the timing of private and public development agreement execution and market conditions.

Gateway District North PCD

Exhibit K - Phasing and Development Schedule

Sunbury, Ohio / October 1, 2026

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PART 4 – Utility Service Letters

Officers
PAMALA L. HAWK
President
PERRY K. TUDOR
Vice President
ROBERT W. JENKINS
Secretary
G. MICHAEL DICKEY
Treasurer
GLENN MARZLUF
General Manager/CEO
BRIAN COGHLAN
Chief Operating Officer

DEL-CO WATER COMPANY

6658 OLENTANGY RIVER ROAD
DELAWARE, OHIO 43015
www.delcowater.org
Phone (740) 548-7746 • (800) 521-6779

Directors
MARC A. ARMSTRONG
DAVID A. BENDER
DOUGLAS D. DAWSON
TIMOTHY D. MCNAMARA
MICHAEL (NICK) D. SHEETS

May 26, 2026

Ron Beitzel
Four Seasons Land Company
5017 Pine Creek Drive
Westerville, Ohio 43081
C/O James Schrim III

Via Email: ron@fourseasonslandco.com

Dear Mr. Beitzel:

Please note that Del-Co Water can provide water service to the site described below, subject to plan approval, payment of required fees, and receipt of additional information from the developer.

Proposed Land Use: Residential/Commercial, Parcel 41724002009000, 41724002009002
Location: S Galena Road / Wilson Road (Sunbury, OH)
Land Size: ±63.112 acres

At this time, Del-Co Water has not received sufficient information regarding the proposed development, including anticipated water demands or fire flow requirements. While water services may be available in the area via an existing 16" watermain along S Wilson Road, the ability of the system to adequately serve the proposed development cannot be confirmed at this time. Del-Co Water will need to provide an updated letter once more information is received.

This letter of water availability is valid for a period of one year from the date of this letter. Del-Co makes no guarantee of water availability beyond this period. Contact our Engineering Department if you have any questions on the plan review process, or our Customer Service Department for information on tap fees.

Sincerely,
DEL-CO WATER COMPANY, INC.

Cris Valenzuela
Engineer

Delaware County
Regional Sewer District

Director/Sanitary Engineer
Tiffany M. Maag, P.E.

May 29, 2026

Sunbury Holding Co., LLC
Wills Creek Development Servies, LLC
c/o James Schrim III
580 N Fourth St. Suite 120
Columbus, OH 43215

sent via email: ron@fourseasonslandco.com

Re: **Serviceability Request**
Sunbury Holding Co, Berkshire Township
Parcels: 41724002009000

To Whom it May Concern:

Pursuant to your request for a sanitary sewer service letter for the aforementioned parcels, we offer the following conditional sanitary sewer availability:

Availability
The Delaware County Sanitary Engineer's Office can confirm that public sanitary sewer is available to serve the above referenced parcel. Extensions from the existing 15" sanitary sewer at the northwestern corner of the parcel will be necessary to provide service to the proposed development.

Capacity
Capacity is not currently available to serve the proposed development. Capacity for this development will not be available until the East Alum Creek Pump Station upgrade is constructed and accepted for public use, estimated for early 2027. Capacity will potentially be dependent on the completion of the Central Alum Creek water reclamation facility. Capacity for the proposed development **is not reserved** until such time that all the requirements for the sewer extension or commercial tap permit have been fulfilled. Sewer capacity is dynamic and subject to decrease pending ongoing development.

If you should have any questions or concerns about this correspondence, please feel free to contact me.

Sincerely,

Kelly Thiel

Kelly Thiel

May 21, 2026

Sunbury Holding Co., LLC
Wills Creek Development Services, LLC
c/o James Schrim III
580 N. Fourth St. Suite 120
Columbus, OH 43215

RE: AEP Ohio Electric Service for Sunbury Holding Co, LLC, PID 417-240-02-009-000 & 417-240-02-009-002

Dear **Mr. Schrim**,

Thank you for your interest in utilizing AEP Ohio to serve the electrical needs for the proposed project located at **Delaware County Parcel ID 417-240-02-009-000 & 417-240-02-009-002.**

Based on the information provided, we have reviewed our distribution system in the area and have determined the subject project or site is located within AEP Ohio service territory. The specific details of this service have not been developed and may include Contribution In Aid of Construction (CIAC) charges to the customer. Specific details and associated CIAC charges may include but are not limited to: customer and company responsibilities, service type & characteristics, cable/conductor routing, overall project timing, and labor & equipment costs.

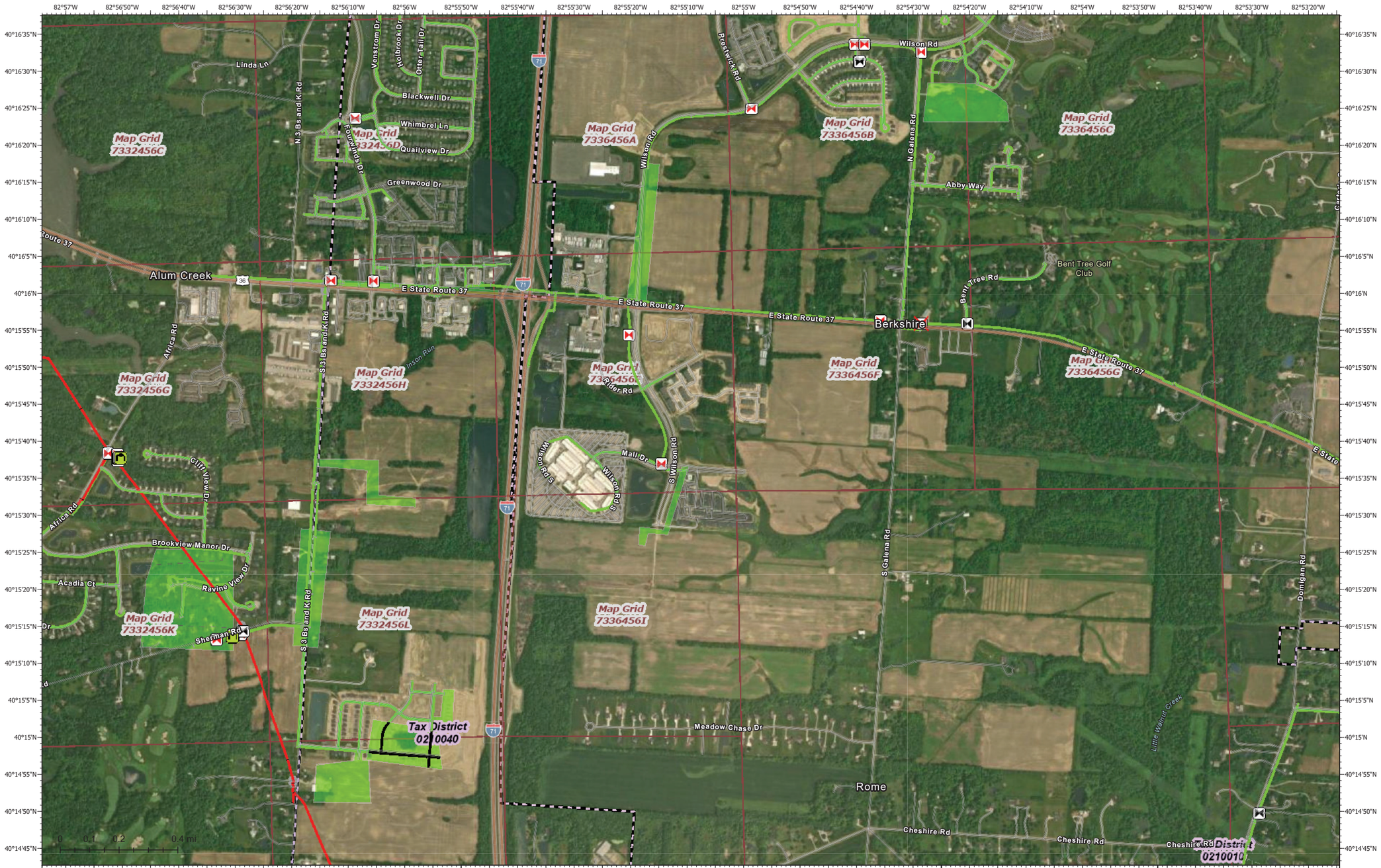
A Letter of Agreement (LOA) will be required for distribution voltage retail loads greater than $1,000,000 in total project costs and/or requesting over 10MW.

If you should have any questions regarding the electric service at this location, please feel free to contact me at **(614) 883-7805 or laschindel@aep.com**. To initiate the construction and service process please call 1-800-277-2177.

Sincerely,

Liberty A. Boyd

Liberty A. Boyd
Economic & Business Development Senior Manager
AEP Ohio



Legend

Controllable Valve
Normal Position,Critical Valve
- Open, Critical
- Open, Non-Critical
- Closed, Critical
- Closed, Non-Critical
- Open - Inoperable, Critical
- Open - Inoperable, Non-Critical
- <all other values>

Regulator Station
Asset type,Control Line Safety Action Level
- Regulator Station,Safety Action Level 0
- Regulator Station,Safety Action Level 1
- Regulator Station,Safety Action Level 2
- Regulator Station,Safety Action Level 3
- Regulator Station,<Null>
- LNG In,<Null>
- Propane In,<Null>
- <all other values>

Gas Main - Pressure Distribution Pipe Custom
- >60 psig
- >10 <=60 psig
- >1 <=10 psig
- <=1 psig
- Other
- <all other values>
- Transmission Pipe

Gas Service Location Placement Type
- Automated
- Field Measured
- GPS
- Generalized from GPS
- Manual
- <all other values>

Name:

Prepared By:
Date: 5/20/2026

NIPSCO
A NiSource Company

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NOTICE

This Map is not intended for identification of safe digging locations. The locations of active natural gas mains and underground electric facilities shown in this Map are approximate and based upon available information, which may contain omissions or inaccuracies. BEFORE YOU DIG: (1) contact Northern Indiana Public Service Company, LLC for verification of gas main and electric facility location and (2) call 811, the national "call before you dig" number.

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