

DEVELOPMENT PLAN

**ECONOMIC DEVELOPMENT PLAN FOR
THE WATER 9 ON TURKEYFOOT LAKE
INCENTIVE DISTRICT #1 AND INCENTIVE DISTRICT #2
DEVELOPMENT AREA**

may 5, 2025

OVERVIEW OF PROPOSED DEVELOPMENT

The project area described in this Economic Development Plan is designated The Water 9 on Turkeyfoot Lake Incentive District #1 and The Water 9 on Turkeyfoot Lake Incentive District #2 (the “Incentive Districts”). The Incentive Districts will be the Site of The Water 9 on Turkeyfoot Lake Subdivision, which will consist of single-family detached homes and single-family attached homes. There is also commercially-zoned property within the Incentive Districts that will provide for future commercial development within the Incentive Districts. A map depicting the Incentive Districts is attached hereto as **Exhibit A**.

LAND USE CONTROLS

The Incentive Districts are currently zoned (i) R-L, Lakefront Residential, in part, (ii) R-3, High Density Residential, in part, and (iii) B-1, Light Commercial, in part, which will accommodate all planned use of the Incentive Districts. The Incentive Districts’ mix of single-family detached homes and single-family attached homes, as well as future commercial development, will create synergies within the project area that will create more vibrant and successful Incentive Districts.

INFRASTRUCTURE

The Incentive Districts is currently served by limited public infrastructure. To facilitate development of the Incentive Districts, the developer of The Water 9 at Turkeyfoot Lake Subdivision plans to construct and install certain public infrastructure improvements, including, but not limited to water, sanitary sewer, stormwater management facilities, roads, curbs, gutters, sidewalks, walking trails, streetlighting, and all other necessary appurtenances thereto. Without these public infrastructure improvements, the planned development of the Incentive Districts will not be feasible. The City’s existing public infrastructure improvements are depicted on the map of the Incentive Districts attached as **Exhibit A** hereto.

As certified by the City Engineer on **Exhibit B**, attached hereto, the existing public infrastructure serving the Incentive Districts is inadequate to meet the development needs of the Incentive Districts.

ANALYSIS AND ASSESSMENT

The Incentive Districts will create significant new residential living opportunities within the City, as well as some commercial development, thereby strengthening the City’s tax base. The diverse mix of property uses proposed for the Incentive Districts will help create vibrant residential and commercial development in the City. Improvement to the private property in the Incentive Districts will also benefit the City beyond the area of the Incentive District by stimulating the area economy and providing additional infrastructure capabilities/capacity.

CONCLUSION

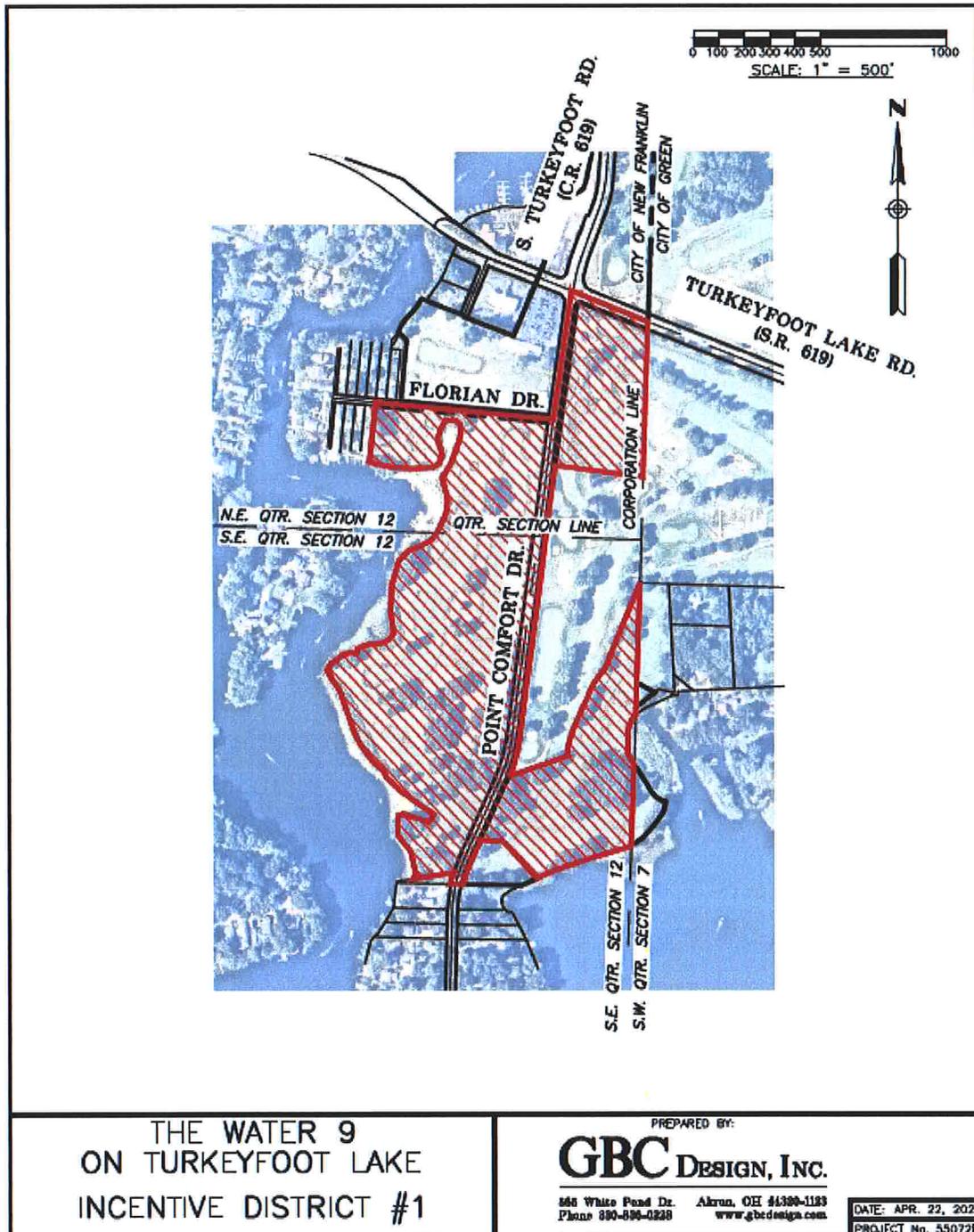
The Incentive District will be located in an area of great potential for new development. Its success will serve not only the immediate area, but also the residents of the entire City by providing necessary residential and commercial development and strengthening the tax base of the City.

EXHIBIT A

MAP OF INCENTIVE DISTRICTS

The Water 9 on Turkeyfoot Lake Incentive District #1 shall consist of a portion of parcel no. 2601990.

The following map depicts the area included within The Water 9 on Turkeyfoot Lake Incentive District #1:



The Water 9 on Turkeyfoot Lake Incentive District #2 shall consist of a portion of parcel no. 2601990.

The following map depicts the area included within The Water 9 on Turkeyfoot Lake Incentive District #2:

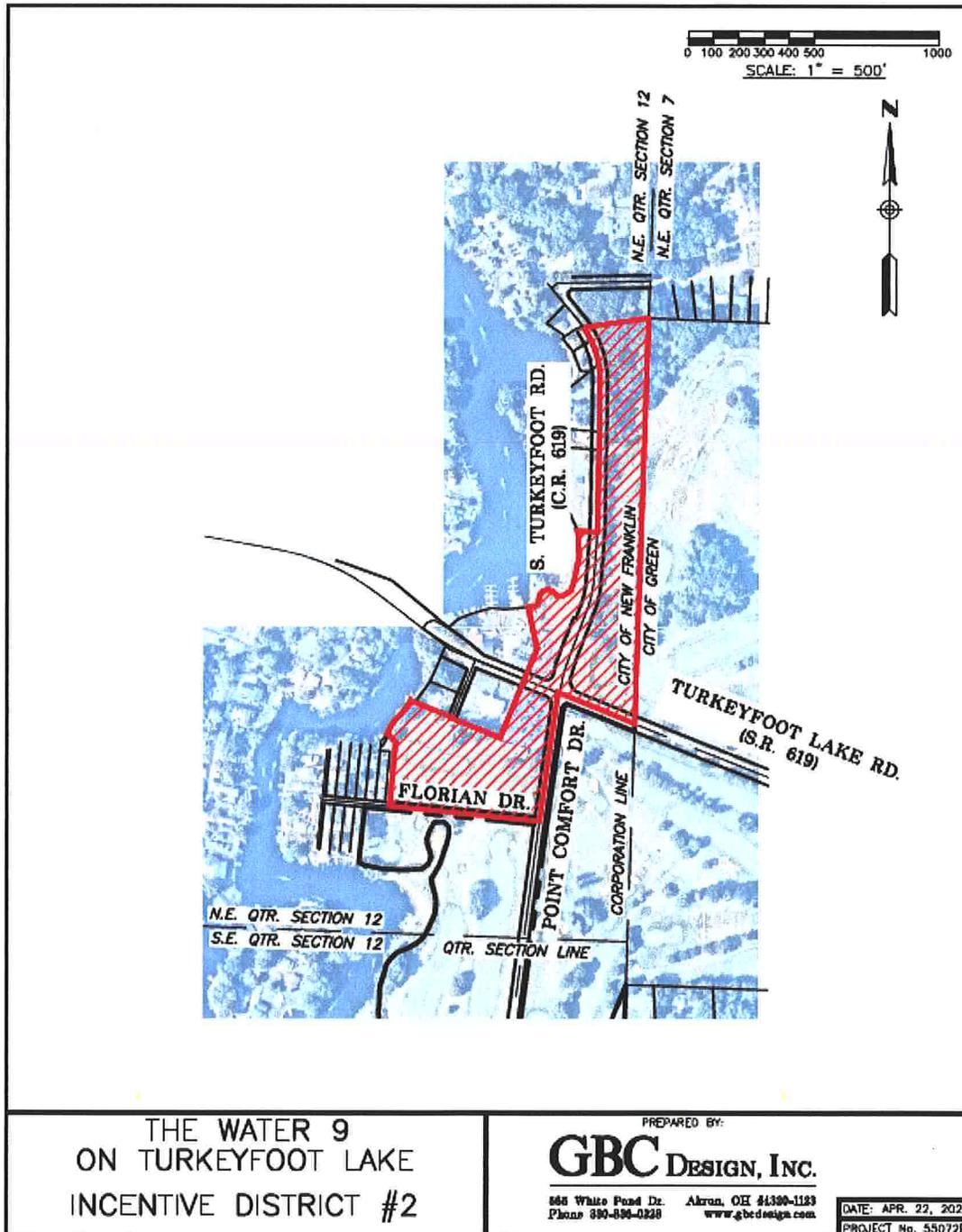


EXHIBIT B

CITY ENGINEER CERTIFICATION OF PUBLIC INFRASTRUCTURE INADEQUACY

The undersigned, as City Engineer for the City of New Franklin, Ohio, hereby certifies pursuant to Section 5709.40(A)(5)(f) of the Ohio Revised Code that the Incentive Districts are each less than 300 acres in size and enclosed by a contiguous boundary and that the current public infrastructure serving the Incentive Districts are inadequate to meet the development needs of the Incentive Districts, as evidenced by the findings in this Economic Development Plan.

Dated: MAY 5, 2025

Kenn M Noble
City Engineer