Engineering, Planning and Zoning
City Hall, 209 S. Main Street
Marysville, Ohio 43040-1641
(937) 645-7350
FAX (937) 645-7351
www.marysvilleohio.org

LEGAL NOTICE

Notice of Public Hearing for Planning Commission in the City of Marysville. The Public Hearing will be held on May 2, 2023 at 6:30 p.m., in the Council Chambers on the second floor located at 209 S. Main Street, Marysville, Ohio 43040.

NEW BUSINESS:

1. To hear an application for a Zoning Code Amendment to Part Eleven - Zoning Code, Section 1121.08 - Suburban Commercial District (SCD).
2. To hear an application for a Planned Unit Development (PUD) Sketch Plan application for a development known as Weaver Mill Farms located at 14373 Weaver Road with a Parcel number of 2900300590010.

Copies of the above application(s) are on file and may be viewed on the City's Website, Boards & Commissions, Planning Commission:
https://www.marysvilleohio.org/155/Planning-Commission

If you have any questions, you may contact the Marysville Engineering Department at (937) 645-7361 or (937) 645-7328 or via email at agaver@marysvilleohio.org or jbeard@marysvilleohio.org.

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PLANNING COMMISSION AGENDA
Tuesday, May 2, 2023 6:30 p.m.
Council Chambers, 209 S. Main Street, 2nd Floor

CALL MEETING TO ORDER:

Time In: _____

Roll Call:

Chad Wolniewicz

Lesley Verbus

Matthew Fisher

Michael Nickoson

Scott Hunter

Robert Stillion

Bret Ingle

APPROVAL OF MINUTES:

April 4, 2023 Regular Meeting Minutes

SWEARING OF CITIZENS & APPLICANTS: All applicants speaking before the Planning Commission tonight will have to stand and raise their right hand (if unable to stand, you may be seated). The designated chair for the Planning Commission will administer the swearing in statement.

CITIZEN COMMENTS: Citizen speaking is limited on comments to five (5) minutes, unless written permission prior to the meeting. (If the chair feels that they would like to authorize them to speak another five minutes later in the item, they may allow them to do so).

REPORT OF ADMINISTRATION:

NEW BUSINESS:

1. To hear an application for a Zoning Code Amendment to Part Eleven - Zoning Code, Section 1121.08 - Suburban Commercial District (SCD).
2. To hear an application for a Planned Unit Development (PUD) Sketch Plan application for a development known as Weaver Mill Farms located at 14373 Weaver Road with a Parcel number of 2900300590010.

DISCUSSION ITEMS:

COMMENTS OF INDIVIDUAL BOARD MEMBERS:

Chad Wolniewicz

Lesley Verbus

Matthew Fisher

Michael Nickoson

Scott Hunter

Robert Stillion

Bret Ingle

ADJOURNMENT:

Time Out: _____

PLANNING COMMISSION
MINUTES OF MEETING
April 4, 2022

TIME IN: The meeting was called to order at 6:30 p.m.

MEMBERS PRESENT: Scott Hunter, Matthew Fisher, Michael Nickoson, Lesley Verbus, Chad Wolniewicz, Rob Stillion

OTHERS PRESENT: Zachary Williams, Rich Pontius, Abdullah Rasha, Lisa Marshall, Steve Hermiller, Ashley Fowler, Jack Marshall, Kathy Young, Ashley Gaver

APPROVAL OF THE MINUTES: The minutes from the March 7, 2023 meeting were approved as submitted.

CITIZEN COMMENTS: Mr. Hermiller and Ms. Fowler would like Planning Commission to consider adding an 'extended stay use' to the Suburban Commercial District (SCD). Ms. Verbus will coordinate with staff to submit that request.

REPORT OF ADMINISTRATION: Mr. Stolte had to step down as a commission member, City staff is actively looking for a new member.

NEW BUSINESS:

1. **To hear a Conditional Use Application for a new Dairy Queen building with a drive-thru to be constructed at 816 Columbus Avenue (Parcel Number: 2900042390000)**

Mr. Pontius presented the application to the board. The parcel next to Dairy Queen has been legally combined into one lot. The cars stacking in the drive thru line is the biggest problem; increase drive thru stacking from fifteen to twenty-three. The goal is to construction the new building while the current building remains operational. The proposed layout would accommodate the proposed five points roundabout. The applicant will coordinate with City staff on the five points intersection updates. Ms. Young commented that the walkability to this location may be discouraged because of how dangerous the five points intersection is.

Motion: Mr. Wolniewicz
VOTE: Mr. Nickoson **YES**; Ms. Verbus **YES**; Mr. Wolniewicz **YES**; Mr. Hunter **YES**; Mr. Fisher **YES**; Mr. Stillion **YES**
Approved with conditions 6 - 0

DISCUSSION ITEMS:

Mr. Wolniewicz gave a brief overview of the Design Review Board meeting last month; Home Improvement Grants, Fiesta Grande, Chipotle, Professional Parkway development and Pioneer Flex.

COMMENTS OF INDIVIDUAL BOARD MEMBERS: Mr. Hunter questioned the status of the zoning amendments that were tabled at a previous meeting. Staff is anticipating those amendments at the next meeting. Mr. Hunter also mentioned the electric vehicle survey that was distributed to citizens; he's glad to see that people are making changes to allow this to happen. Mr. Wolniewicz encouraged members to give Ms. Gaver any questions or topics they would like to see at the joint City Council and Planning Commission work session. Ms. Verbus reminded members that Earth Day is April 22nd and to look for activities and oportunities around town.

ADJOURNMENT: The meeting was adjourned at 7:11 p.m.

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May 2, 2023

To: City of Marysville
Planning Commission Members

From: Ashley Gaver
Planning and Development Manager

RE: Part Eleven - Zoning Code, Section 1121.08 - Suburban Commercial District

To hear an application for a Zoning Code Amendment to Part Eleven - Zoning Code to allow for a conditional use of 'Extended Stay Hotels' in the Suburban Commercial District (SCD).

Planning Staff Analysis - Section 1121.08:
The City's current code provides a list of permitted and conditional uses within the Suburban Commercial District, but does not include Extended Stay Hotels as a conditional use.

Proposed Text Amendments:
The amendments would be outlined in *Section 1121.08 District Uses* as specified in "Exhibit A", whereas below is the current zoning code text with redlined proposed changes for *Section 1121.08 District Uses*:

SECTION 1121.08 DISTRICT USES

V. PERMITTED USES:

- Artisan Studio
- Bank of Financial Institution (w/ drive-thru, see supplemental regulations Chapter 1123.28)
- Club
- Commercial recreation, Indoor, excluding Adult Entertainment
- Cultural Institution
- Funeral Home
- Grocery Store or Supermarket
- Institutional/Government Offices
- Medical or Dental Office or Clinic

- Meeting Facility
- Personal Services
- Professional Offices
- Religious Places of Worship
- Residential Care Facility, Assisted Living
- Restaurant (w/ drive-thru - see supplemental regulations Chapter 1123.28)
- Retail, Sales & Service
- Single-Family Home (attached)
- Veterinarian Animal Hospital and/or Animal Clinic (no outside kennels)

VI. CONDITIONAL USES:

- Child Day-Care Center
- Commercial Recreation, Outdoor, excluding Adult Entertainment
- Emergency Care Facility
- Essential Public Services and Utilities
- Extended Stay Hotel
- Multi-Family
- Congregate Care Facility, Assisted Living
- Congregate Care Facility, Nursing Home
- School (K-12)
- Senior Living, Independent Living
- Vehicle Fuel Sales
- Vehicle Fuel Sales when Accessory to Permitted Use
- Vehicle Service and Repair Facility
- Vehicle, Sales, Rental and Lease Excluding Body Work
- Veterinarian Animal Hospital and/or Animal Clinic (outside kennels)
- Warehousing, Personal Storage/Mini

Staff Comments

The 'Extended Stay Hotel' conditional use would be a permanent addition for the entire Suburban Commercial District; however, applicants would be required to submit a conditional use permit per site request. If a conditional use permit is approved, it will maintain with the property even if the applicant relocates elsewhere in the City limits. Refer to 'Exhibit A' for the updated section.

If you have any questions about the aforementioned items, please feel free to contact us by phone at (937) 645-7361 or (937) 645-7328 or by email: agaver@marysvilleohio.org or jbeard@marysvilleohio.org.

EXHIBIT A

SECTION 1121.08 DISTRICT USES

V. PERMITTED USES:

- Artisan Studio
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- Meeting Facility
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May 2, 2023

To: City of Marysville
Planning Commission Members

From: Ashley Gaver
Planning and Development Manager

RE: Planned Unit Development (PUD) Sketch Plan Review – Weaver Mill Farms

Application: The applicant would like to develop the property located at 14373 Weaver Road with a Parcel number of 2900300590010 for a Planned Unit Development known as Weaver Mill Farms.

Applicant: Sox Real Estate LLC.
5979 Dublin Road
Delaware, Ohio 43015

Owner: Lutheran Church Missouri Synod Foundation
% Sox Real Estate LLC.
5979 Dublin Road
Delaware, Ohio 43015

Location: The applicant is requesting a zoning amendment to rezone +/- 101.7 acres located on the westside of Weaver Road south of the Adena Pointe and Weaver Ridge developments to allow for a new single-family residential development as a Planned Unit Development (PUD). Existing property surrounding the subject property are as followed:

North: Suburban Residential District (SRD) and Agricultural Residential District (ARD)
East: Agricultural Residential District (ARD) and Light Manufacturing District (LMD)
South: Farm / Residential District (U-1)
West: Suburban Residential District (SRD) and Agricultural Residential District (ARD)

Relationship to the Comprehensive Plan:

In June 2018, the City of Marysville approved an Updated Comprehensive Plan with its focus being on land use and population growth. The Comprehensive Plan should be used by the Commission as a guide in determining if the proposed zoning request meets the goals of the Plan and if it is suitable for the subject and adjacent properties.

The future land use map within the comprehensive plan locates the subject property in the Suburban Residential. This District is intended to largely consist of single-family homes or duplexes. Generally, residential units occupy medium to large-sized lots.

Future development in Suburban Residential Districts should promote walkable environments and neighborhoods. This starts with the street network, which should have sidewalks, street trees, and short block lengths to promote walkability. Furthermore, each home should be at most a half-mile from a park or significant open space, to provide residents the opportunity to walk to recreational activities. Integrating institutional uses, such as schools and day-care centers, are complementary, and encouraged in residential districts. Suggested uses in the Comprehensive plan for the Suburban Residential District include Single family detached homes, Duplex homes and Schools.

The Comprehensive plan also discusses population growth and potential population growth projections over the next 10-20 years. Marysville has experienced a population increase over the last several decades. Looking forward, population projections all point to a continued growth rate requiring additional and diverse housing options to accommodate the increase in population.

Allowing for a mixture of housing types ranging from traditional single family housing subdivisions, to low density multi-family duplexes and high density multi-family complexes are important for sustainable growth in the City of Marysville. The Comprehensive Plan discusses the development trends in each housing type which also focuses on quality design layouts, open spaces opportunities and high quality building materials.

PUD Zoning Code Requirements:

The existing property parcel is zoned as Agricultural Residential District (ARD), which is currently an undeveloped parcel of land. Main access points to the proposed site will be off of Buckmeyer Drive and Weaver Road. The following is the City's Zoning Code requirements for Planning Commission review related to the proposed Planned Unit Development.
The Board shall take the following Zoning Code Sections 1135.01 and 1135.06 into consideration when reviewing the PUD-Sketch Plan Application:

1135.01 OBJECTIVES FOR A PLANNED UNIT DEVELOPMENT (PUD).

A. General Objective. *A planned unit development (PUD) shall be classified as a unique zoning district or combination of districts that is subject to the provisions of this chapter. The purpose is to encourage and allow more creative and imaginative design of land development than is possible under standard zoning district regulations. A PUD is intended to allow flexibility in planning and design and overall benefits to the City. A PUD also permits the establishment of a variety of uses brought together as parts of a compatible and unified plan. This flexibility should result in a development that has unique characteristics and features that are not found in a development produced in accordance with standard zoning district and subdivision regulations.*

B. Specific Objectives.

1. To encourage unified projects that exhibit creative planning and design in ways that cannot be achieved through a standard zoning district, yet is consistent with all applicable plans including but not limited to the Comprehensive Plan, Thoroughfare Plan and the intent of the Ordinance.

2. Allow the creation of development standards that respect the unique characteristics, natural quality and beauty of the site and the immediate vicinity and protect the community's natural resources by avoiding development on and destruction of sensitive environmental areas.

3. Promote economical and efficient use of land and reduce infrastructure cost through unified development.

4. To provide amenities and enhancements that will sustain the quality of life and property values within the development as well as the properties surrounding the proposed PUD.

5. Assure compatibility between proposed land uses within and around the PUD through appropriate development controls.

6. Where appropriate, provide for community facilities, open space and recreational areas.

7. To provide a maximum choice of business and living environments by allowing for a variety of housing, building types and imaginative architectural design.

8. To provide an opportunity for a mix of complementary uses otherwise not permitted within the standard zoning classifications.

9. To develop land in an orderly, coordinated and comprehensive manner that is consistent with accepted land planning, landscape architecture practices and engineering principles.

(Ord. No. 054-2020 , Passed 11-23-2020.)

1135.06 COMMON OPEN SPACE

The intent of the common open space is to provide space between or among buildings/structures for recreational purposes and/or aesthetic amenities.

Public utility and similar easements and rights-of-way for water courses and other similar channels and detention and retention ponds are not acceptable for common open space unless such land or right-of-way is usable as a trail or other similar purpose and approved by the Planning Commission. The Planning Commission may require additional open space or amenities, recreational improvements or a combination thereof.

The amount of common open space required shall be determined by (a) or (b) below, whichever is greater.

(a) Type of development.

(1) Residential development of 40 acres or more- a minimum of 10% of the land developed in any residential area of a PUD shall be reserved for common open space.

(2) Residential development of less than 40 acres- less than 10% of open space may be considered, based on the parcel's potential to meet the intent.

(3) Commercial/Industrial development- a minimum of 5% of the land developed in any commercial/industrial area of a PUD shall be reserved for common space.

(4) Mixed use developments- common open space shall be calculated using the requirements in numbers (1)—(3), based on the use of each sub area.

(b) Or by using the calculations set forth in Section 1107.16, Public Sites, Open Space, and Natural Features.

PLANNING & ZONING ANALYSIS

Site Plan

The proposed sketch plan provides **298 lots with 297 Single Family** residential homes on +/-101.7 acres giving it a **density of +/- 2.9 dwelling units per acre.** The plan includes the following lot sizes and density per sub-area:

Sub-Area A: Single-Family provides 297 units.
41 units: 60' minimum lot widths, and 125' lot depth
256 units: 52' minimum lot widths,and 125' lot depth
Sub-Area B: Amenity Area provides a community center with a pool, fitness and other amenities
Sub-Area C: Public Park provides a public park for all Marysville residents to enjoy

The applicant shall provide the total acres for each sub-area as the site plan shows the public park as 4.49 acres, but the text states a 5.09 acre public park.

The applicant shall provide the density for each sub-area.

Open Space

Exhibits 'PUD Development Sketch Plan' and 'PUD Development Sub-Area Plan' outline the proposed locations of the open space. Below is a summary:
The development plan provides **+/- 26.48 (approx. 26%)** total acres of total open space. The proposed common open spaces provide +/- 17.77 (approx 17%) acres, which fulfill the minimum (10%) requirement for developments of 30 acres or more (*§1107.16(d)*.

In addition to open space reserves, the plan incorporates a six (6) neighborhood (pocket) parks on the plans.

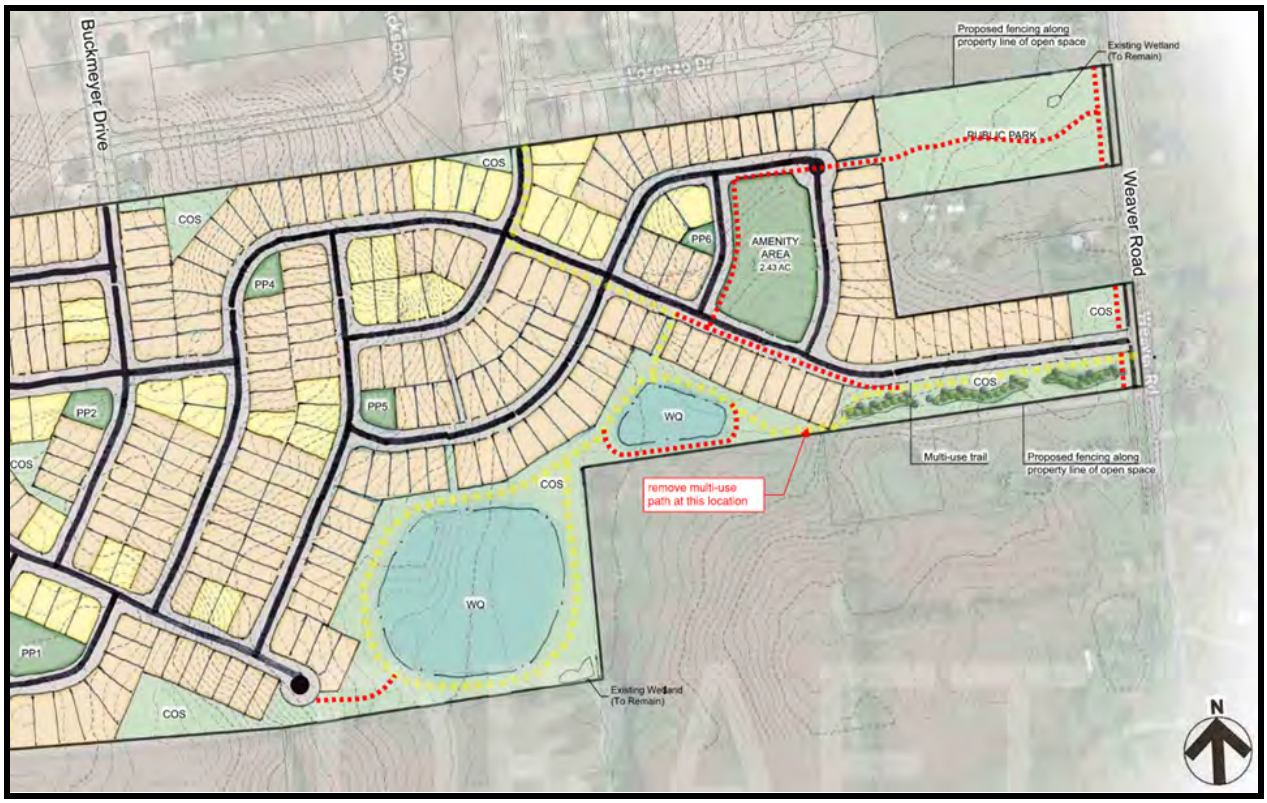
A total of two retention ponds are proposed for the site, while two existing wetland areas will remain.

The applicant is proposing 19.51 Acres of Open Space in Sub Area A, 2.44 Acres of Open Space in Sub Area B and 5.09 Acres of Open Space in Sub Area C.

After review of the submitted PUD Sketch Plan application materials, staff has the following comments:

Engineering Comments

1. The applicant shall continue to work with the City's Engineering Department towards an approved Traffic Impact Study (TIS). Prior to action by City Council, an approved TIS from the City of Maryville will be required. In addition, the applicant shall reach out to the Union County Engineer's Office for their review, if necessary.
2. Intersection sight distance exhibits/drawings shall be provided during the engineering approval process for the following intersections:
    a. Weaver Road and the main access road into the development.
3. Right-of-way dedication along Weaver Road (80' total right-of-way width, 40' off road centerline) and a utility easement (20' total easement width) flanking the proposed right-of-way will be required. Coordination of the right-of-way dedication can occur during the final engineering review process.
4. Applicant shall continue to work with the Engineering Department to determine the right-of-way and roadway pavement section widths for the roads located within the development. This shall occur prior to the Preliminary Plat application.
5. All multi-use paths shall be ten (10) feet wide. Additional connectivity shall be made per the locations and image below.
    a. Connection between the largest WQv stormwater basin (southern basin) and the cul-de-sac to the west with a multi-use path.
    b. Connection between the proposed multi-use path along the main access drive to the park space and ultimately a multi-use path along Weaver Road.
    c. Provide a multi-use path around the smaller WQv stormwater basin.
    d. Remove the connection of the multi-use path that routes behind the first lot on the southern side of the main access road and provide an alternative connection to the WQv stormwater along the main access road as shown in the image below.
    e. A multi-use path (10' wide) shall be provided along Weaver Road (both frontages). The multi-use path shall be located one (1) foot inside the proposed right-of-way dedication limits. This path is included in our current Active Transportation Plan.



6. The proposed site plan shows a public park located along Weaver Road. This park may be open to the public but the City has no interest in owning or maintaining the park.
7. The applicant will be responsible for obtaining all Ohio EPA Permits associated with this development.
    a. An Ohio EPA Permit to Install (PTI) Permit will be required for both water and wastewater prior to construction commencing.
    b. An Ohio EPA Notice of Intent (NOI) Permit will be required prior to construction commencing.
8. The following items will need to be addressed during the final engineering approval process:
    a. Utility Design / Alignment (stormwater, water, and wastewater):
        i. The final waterline (and fire protection line, if required) alignment and meter location will be reviewed and approved by the City during the Zoning Permit / Engineering review process.
        ii. The final sanitary lateral alignment (horizontal and vertical) will be reviewed and approved by the City during the Zoning Permit / Engineering review process.
        iii. A stormwater management report, including all stormwater calculations, shall be reviewed and approved by the City during the Zoning Permit / Engineering review process. Fountains shall be installed within the retention ponds.
        iv. A stormwater pollution prevention plan (SWPPP) will be required prior to construction commencing.
    b. Any required utility extensions or upgrades will be the sole responsibility of the Applicant.

9.

Planning and Zoning Sketch Plan Comments

1. The applicant shall provide clarification of the Owner Address as Union County Auditor shows a different Owner Address.
2. The applicant shall address Zoning Code '*Section 1135.01 OBJECTIVES FOR A PLANNED UNIT DEVELOPMENT (PUD)'*as a separate exhibit from the proposed development text.
3. The applicant shall provide the total acres and density for each sub-area.
4. The applicant shall provide the total acres for each sub-area as the site plan shows the public park as 4.49 acres, but the text states a 5.09 acre public park. The applicant shall provide the density for each sub-area.
5. If information is available, it is recommended that the applicant present the design intent for the pocket parks and common open space areas throughout the development, including how they will have direct public access with sidewalks, pathways or walkways.
6. The applicant shall provide pond enhancements such as fountains, seating areas, pathways and a mixture of deciduous shade trees, ornamental trees, evergreen trees, and shrub/ornamental grass planting beds around proposed ponds within the development.
7. It is requested that the Applicant provide additional information regarding the preservation of existing site wetlands.

Planning and Zoning Preliminary Development Plan Comments

Staff performed a brief review of the submitted plans as it relates to the Development Plan Application standards, which will be the next step in the PUD process. ***The comments below are for preliminary discussion only and should not affect the Planning Commission's decision for the Sketch Plan Application.***

1. The applicant shall utilize one section for each standard instead of incorporating standards in multiple sections (i.e. Lighting, Parking, Fencing, etc.).
2. The applicant shall review the development plan labels with the development text language to ensure that the numbers and information are consistent with each exhibit.
    a. The sketch plan shows 256 lots as 52' x 125', but the text states minimum lot width and depth is 52' x 116'. Please clarify if the sketch plan or development text is correct and if show minimum on sketch plan then label as minimum size.
3. The applicant shall clarify the proposed signage standards. Currently the standards state 1 primary sign along Weaver Rd and a secondary sign located at the stub street to the north of the development. However, there are multiple stub streets shown on the development plan so please indicate which stub street the secondary sign will be located along.
4. The applicant shall provide sign details such as square footage display area, size, height, materials and illumination.
5. Trash enclosure standards shall be updated and only incorporate an actual enclosure that would be storing trash containers.
6. The applicant shall include Architectural Standards for the proposed clubhouse.
7. The applicant shall provide the proposed secondary materials.
8. The applicant shall provide a material board for the proposed buildings along with labeling the materials on the elevation renderings.
9. The applicant shall review the development text as XI was used to label both cluster mailboxes and trash enclosure standards.

If you have any questions about the aforementioned items, please feel free to contact us by phone at (937) 645-7361 or (937) 645-7328 or by email: agaver@marysvilleohio.org or jbeard@marysvilleohio.org.

Weaver Mill Farms Development

April 2023

Weaver Mill Farms

PUD Signed Application

Weaver Mill Farms

Received (stamp):

209 S. Main Street • Marysville, Ohio 43040
Phone: (937) 645-7350 • Fax: (937) 645-7351 • www.marysvilleohio.org

APPLICATION FOR PLANNED UNIT DEVELOPMENT (PUD) – SKETCH PLAN

***** IMPORTANT INFORMATION ~ Please read before completing the application*****

- **Required – Submission of a complete application, including all of the items listed in the application checklist.**
- **Applications and applicable fees shall be submitted by no later than 5:00 p.m. on the application deadline date.**
- **Submitted applications and all checklist items shall be reviewed by the Division of Engineering for completeness. Submittals found to be incomplete will be rejected and the application will not be placed on the Commission agenda. If an application is found to be incomplete, the applicant may submit the missing materials by the application deadline date to complete the application.**
- **No late submittals or additional information will be accepted after the application deadline.**
- **Any construction and/or occupancy of the site for which the sketch plan is being requested for shall not commence until all appropriate approved permits are obtained by the City and the County Building Department.**

Project Site Information *(Please print clearly)*

Address of land to be rezoned: 14373 Weaver Road, Marysville Ohio 43040

Present Zoning District: ARD Present Use of the Land: Agriculture

Proposed Zoning District: PUD Proposed Use of the Land: Residential

Owner of Property: The Lutheran Church - Missouri Synod Foundation

Owner's Address (Street): c/o Sox Real Estate LLC, 5979 Dublin Road

City, State and Zip Code: Delaware, Ohio 43015

Owner's Telephone Number: 614-286-2055

Applicant Information *(Please print clearly)*

Applicant: Bart A. Barok ☐ Owner ☐ Agent ☒ Representative ☐ Other

Company: Sox Real Estate LLC

Address (street): 5979 Dublin Road,

City, State, and Zip Code: Delaware, Ohio 43015

Telephone Number: 614-286-2055

E-mail Address: bartbarok@gmail.com

I hereby attest to the truth and exactness of all of the information supplied on this application.

Signature of Applicant: _____ Date: 3-27-23

Signature of Owner: _____ Date: 03/28/2023

TINA GLASQUIN, SENIOR VICE PRESIDENT
TRUST SERVICES / CUSTOMER SUPPORT
LCMS FOUNDATION

FOR CITY USE ONLY

Paid (stamp): **Fees**: $500 _____

The application has been reviewed and is found to be complete.

_____ _____

City Staff Date

Please contact the Division of Engineering prior to making your application submittal. The Division of Engineering is available to assist you in reviewing all application requirements to ensure your application is complete.

For staff Use *Yes*	*No*	*Application Requirements*
		REQUIRED FOR ALL SUBMITTALS:
		One (1) original signed application
		Two (2) copies of the Sketch Plan Drawing *(see below)* for the entire area of the proposed development, drawn at a suitable scale and 24 x 36 inches in size (unless staff grants an alternative size)
		Two (2) copies of the Supplemental Map *(see below)*
		Two (2) copies of the Application Information *(see below)*
		Two (2) sets of mailing labels or a printed word template (5160 in size) containing the names and addresses of the property owner(s) contiguous to or directly across the street from the parcel(s) to be rezoned. You may also include the names and addresses of others that may have a substantial interest in the proposed rezoning. *Please refer to the County website http://www.co.union.oh.us/ to get this information and please make sure you go to the link for tax mailing address.*
		11 x 17 Sketch Plan Map for each mailing label.
		DIGITAL SUBMITTAL REQUIRED:
		All applications require a digital (.pdf) submittal (applications, plans, renderings, text etc.) to be included with the completed application. Any application that does not include a digital submittal will be considered incomplete.
		SKETCH PLAN DRAWING: *(Shall include the following information)*
		The proposed name of the PUD, which shall not duplicate or closely approximate the name of any other PUD or subdivision in the City of County.
		Property owner's name and address
		Location by Virginia Military Survey (VMS)
		North arrow
		Vicinity map
		Boundaries of the PUD/subdivision and its acreage
		General location of proposed streets and right-of-way
		Existing natural and manmade features such as wetlands, rivers, streams, ponds, lakes and other water courses.
		Location of all wooded areas, tree lines, hedge rows, natural areas and other features and indicate if they are remain or will be removed.
		Current zoning classification of the tract(s) of land and properties within 500 feet of the development.
		The proposed location and size of each subarea and their intended general uses.
		General location of proposed bike paths and other trail systems.
		Identify any existing buildings or structures to be removed or demolished

For staff Use Yes	No	*Application Requirements*
		SUPPLEMENTAL MAP:
		Map showing the design of the proposed development along with all properties that are located within 500 ft. and how all of the developments relate.
		APPLICATION INFORMATION ***(submitted bound or in ringed binders)***
		A reduced copy of the map to be 11 by 17 inches in size
		Preliminary description of the zoning requirements for the PUD and each subarea within the PUD, which at a minimum shall include:
		General list of permitted and conditional uses
		General lot size requirements
		Density of the entire development and each individual subarea(s)
		Written presentation by the developer setting forth the following:
		How the development meets the proposed and specific objectives set for in Section 1145.01 of the Planning & Zoning Code
		How the proposed development impacts public services and facilities, including but not limited to, schools, water, sewer and traffic.
		How the proposed development conforms to the City's Comprehensive Plan

209 South Main Street • Marysville, Ohio 43040
Phone: (937) 645-7350 • Fax: (937) 645-7351 • www.marysvilleohio.org

2023
Planning Commission
Meeting Schedule and Application Submission Deadline

(Applications due 21 days prior to the meeting date)

* Please note – Meeting will be held on Wednesday due to a Holiday

APPLICATION DEADLINE	MEETING DATE
December 13, 2022	January 3, 2023
January 17, 2023	February 7, 2023
February 14, 2023	March 7, 2023
March 14, 2023	April 4, 2023
April 11, 2023	May 2, 2023
May 16, 2023	June 6, 2023
June 14, 2023	July 5, 2023*
July 11, 2023	August 1, 2023
August 15, 2023	September 5, 2023
September 12, 2023	October 3, 2023
October 17, 2023	November 7, 2023
November 14, 2023	December 5, 2023
December 12, 2023	January 2, 2024

* Per Section 1136.13(a) of the Zoning Code, applications for demolition to existing structures within the Historic Design Review District shall provide a minimum 20 day review by the Union County Historical Society. Applicants are encouraged to submit applications for demolition 28 days prior to the meeting date in order to be placed on the next meeting agenda. Applications not submitted 28 days prior to the meeting date are subject to being placed on the following month's agenda.

Site Plans

Includes:
Property Location
Sketch Plan
Sub-Area Plan

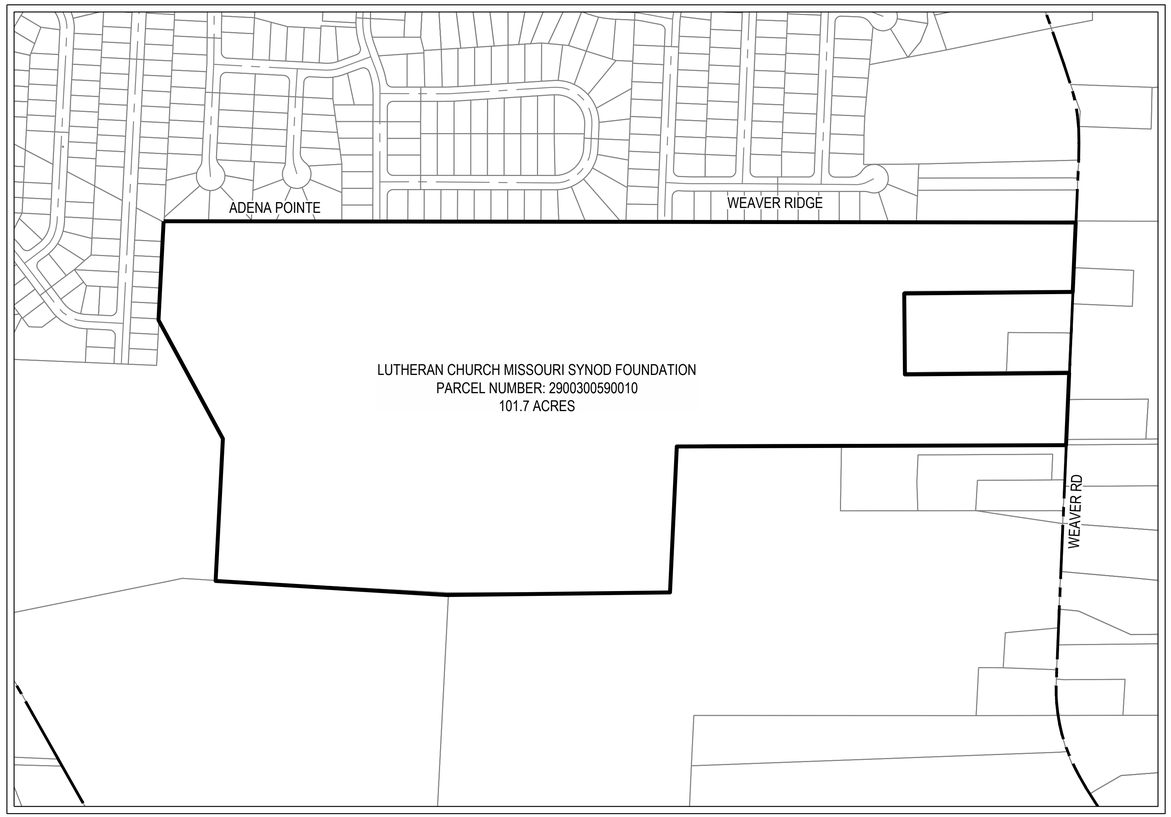
Weaver Mill Farms

SKETCH PLAN

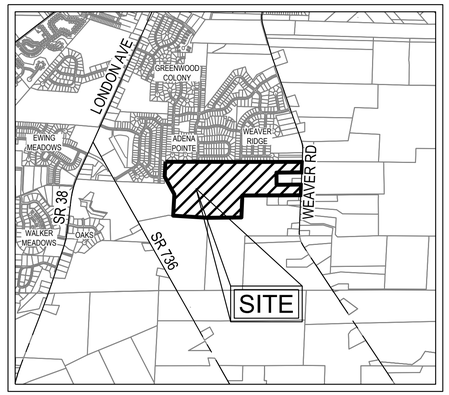
PUD DEVELOPMENT

APRIL 2023

CITY OF MARYSVILLE, PARIS TOWNSHIP, UNION COUNTY, STATE OF OHIO AND BEING PART OF VIRGINIA MILITARY SURVEY NUMBER 2256



INDEX MAP
SCALE: 1"=300'



VICINITY MAP
N.T.S.

OWNER:
LUTHERAN CHURCH MISSOURI SYNOD FOUNDATION
14373 WEAVER ROAD

APPLICANT:
SOX REAL ESTATE, LLC
5979 DUBLIN RD.
DELAWARE, OHIO 43015
PHONE: (614) 286-2055
CONTACT: BART BAROK

ENGINEER:
CESO, INC.
2800 CORPORATE EXCHANGE DRIVE
SUITE 400
COLUMBUS, OH 43231
PHONE: (614) 794-7080
CONTACT: JON BUCHANAN

SURVEY PROVIDED BY:
CESO, INC.
2800 CORPORATE EXCHANGE DRIVE
SUITE 400
COLUMBUS, OH 43231
PHONE: (614) 794-7080
CONTACT: JEFF MILLER

CONTRACTOR TO VERIFY EXISTING CONDITIONS PRIOR TO BID AND CONSTRUCTION.

SITE DATA:

SITE JURISDICTION:	CITY OF MARYSVILLE
OVERALL SITE AC:	101.7 AC
EXISTING ZONING:	AGRICULTURAL RESIDENTIAL
PROPOSED ZONING:	PUD (PLANNED UNIT DEVELOPMENT)
PROPOSED LOTS:	298 LOTS
PROPOSED DENSITY:	2.9 DUA
REQUIRED OPEN SPACE:	10.2 AC
PROPOSED OPEN SPACE:	26.48 AC

CESO
WWW.CESOINC.COM
2800 Corporate Exchange Dr., Suite 400
Columbus, OH 43231
Phone: 614.794.7080 Fax: 888.208.4826

THE INFORMATION IN THIS DOCUMENT IS PRELIMINARY OR INCOMPLETE, NOT FOR CONSTRUCTION, RECORDING, PURPOSES, OR IMPLEMENTATION.

SOX REAL ESTATE, LLC

PUD DEVELOPMENT

CITY OF MARYSVILLE
UNION COUNTY, OHIO

Revisions / Submissions

ID	Description	Date

© 2023 CESO, INC.

Project Number:	760204
Scale:	1"=200'
Drawn By:	RJL
Checked By:	JSB
Date:	APRIL 2023
Issue:	NOT FOR CONSTRUCTION

Drawing Title:
COVER SHEET

EXHIBIT

PUD Development Sketch Plan

04.07.2023

Site Development

Site Jurisdiction:	City of Marysville
Overall Site AC:	±101.7 AC
Proposed Zoning:	PUD (Planned Unit Development)
Proposed Lots:	298
Proposed Density:	± 2.9 DUA
Required COS:	± 10.2 AC
Proposed COS:	± 26.48 AC
Pocket Park 1:	± 0.69 AC
Pocket Park 2:	± 0.28 AC
Pocket Park 3:	± 0.22 AC
Pocket Park 4:	± 0.22 AC
Pocket Park 5:	± 0.23 AC
Pocket Park 6:	± 0.14 AC
Amenity:	± 2.44 AC
COS:	± 17.77 AC (Inc. WQ)
Public Park:	± 4.49 AC

- 41 (60' x 125')
- 256 (52' x 125')
- WQ - Water Quality
- COS - Common Open Space
- Pocket Park (PP)
- Multi-Use Trail



DRAFT

CESO

This exhibit is conceptual in nature and may change at owners discretion in order to meet jurisdictional codes, final site engineering requirements and budget based on pricing for the final plan.

PUD Development Sub-Area Plan

04.07.2023

Site Development

Site Jurisdiction:	City of Marysville
Overall Site AC:	±101.7 AC
Proposed Zoning:	PUD (Planned Unit Development)
Proposed Lots:	298
Proposed Density:	± 2.9 DUA
Required COS:	± 10.2 AC
Proposed COS:	± 26.48 AC
Pocket Park 1:	± 0.69 AC
Pocket Park 2:	± 0.28 AC
Pocket Park 3:	± 0.22 AC
Pocket Park 4:	± 0.22 AC
Pocket Park 5:	± 0.23 AC
Pocket Park 6:	± 0.14 AC
Amenity:	± 2.44 AC
COS:	± 17.77 AC (Inc. WQ)
Public Park:	± 4.49 AC

41 (60' x 125')

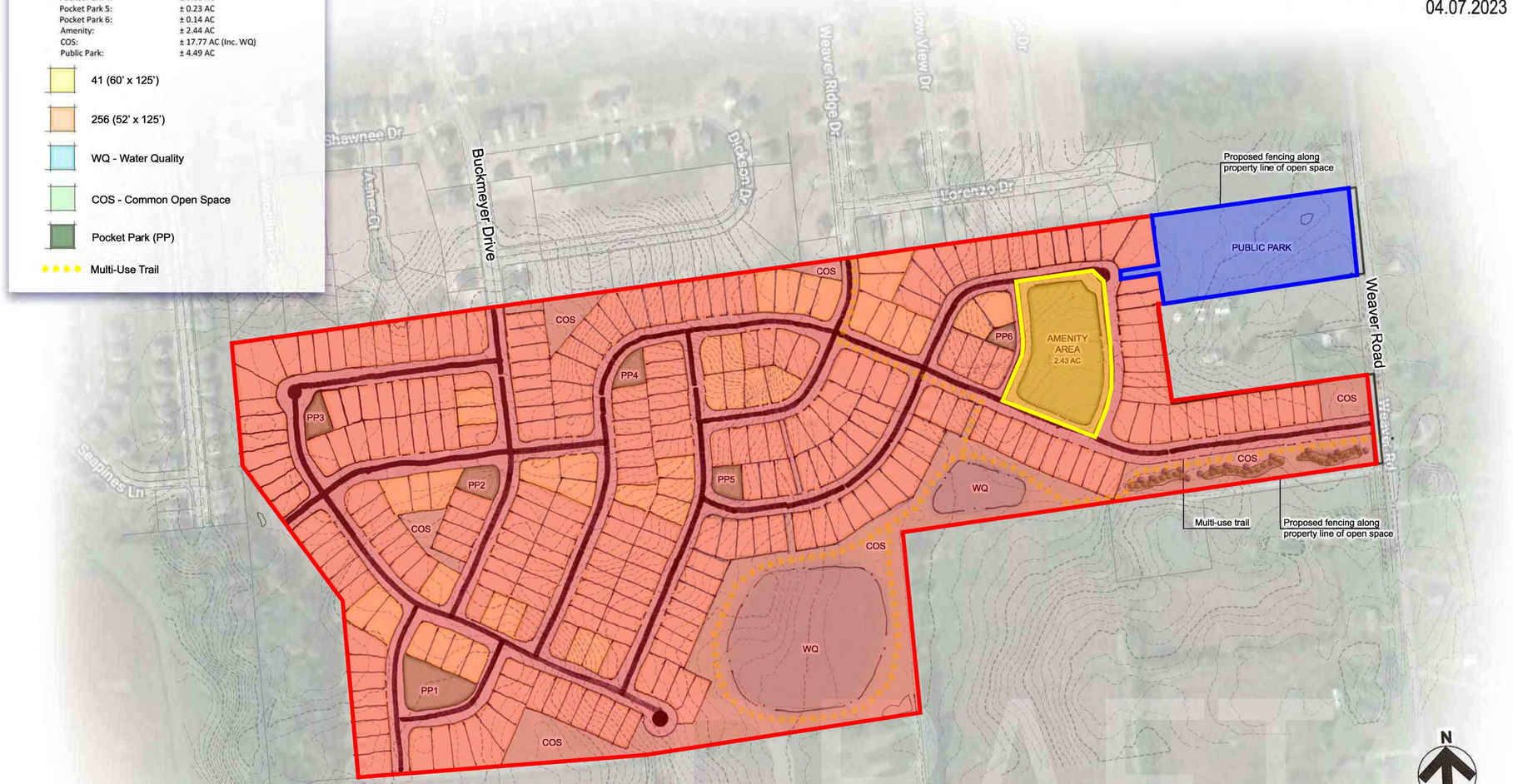
256 (52' x 125')

WQ - Water Quality

COS - Common Open Space

Pocket Park (PP)

Multi-Use Trail



LEGEND

Sub-Area A

Sub-Area B

Sub-Area C

CESO

This exhibit is conceptual in nature and may change at owners discretion in order to meet jurisdictional codes, final site engineering requirements and budget based on pricing for the final plan.

DRAFT

PUD Narrative and Text

Weaver Mill Farms

Weaver Mill Farms
Planned Unit Development District ("PUD") Submitted Under Chapter 1135 of the City of Marysville Codified Ordinances

1. Statement regarding compliance with General Objectives (City of Marysville City Code § 1135.01(a)).

The Proposed Development – Weaver Mill Farms ("Development") is intended to be a single-family residential community, providing residential living opportunities for a variety of lifestyle needs, including a private amenity area, connected green spaces and trails, and a public park. The proposed community will encompass +/- 101.7 acres located west of Weaver Road. The Development is located in a suburban residential district per the Future Land Map in the City of Marysville Comprehensive Plan. This combination of traditionally designed, quality-built, attainable housing will provide opportunities for new and existing residents. Additionally, the amenity area will add valuable resources for residents, and the public park will provide a community facility for open space and recreation as set forth in the City of Marysville City Code ("C.C.") § 1135.01(b)(5).

II. Specific Objections for a Planned Unit Development (C.C. § 1135.01(b)(1)-(9)).

(1) To encourage unified projects that exhibit creative planning and design in ways that cannot be achieved through a standard zoning district yet is consistent with all applicable plans including but not limited to the Comprehensive Plan, Thoroughfare Plan, and the intent of the Ordinance.

The Development proposes a total of 297 single-family residential homes, with a total density of 2.9 units per acre. The Development is consistent with the Marysville Comprehensive Plan use for this Area, requiring single-family residential uses. The proposed density of 2.9 units per acre is consistent with guidelines set out for the Suburban Residential District as described in the 2018 Marysville Comprehensive Plan and below the suggested density of 3.0 to 6.0 units per acre under the Marysville Comprehensive Plan.

Moreover, this submittal meets the requirements of the thoroughfare plan by providing additional bike trail connectivity as set forth in Marysville Thoroughfare Plan, requiring trail connections, and meets the intent of the PUD Ordinance by allowing for greater flexibility with lot sizes, amenity location, and screening.

(2) Allow the creation of development standards that respect the unique characteristics, natural quality, and beauty of the site and the immediate vicinity and protect the community's natural resources by avoiding development on and destruction of sensitive environmental areas.

All homes will have full natural siding and architectural features. The development will not allow any vinyl siding. Preservation of open space is a priority with 18.57 acres, maintained, preserved, and enhanced with additional landscaped plantings and amenities to be enjoyed by all residents.

(3) Promote economical and efficient use of land and reduce infrastructure costs through unified development.

Lot widths range from 52' to 60' wide to promote efficient lot sizes while preserving 18.57 acres of common open space. Infrastructure costs are reduced, and stub connections are provided to the adjacent residential development to the north, as well as to the west. The Development is the natural continuation of surrounding residential development.

(4) To provide amenities and enhancements that will sustain the quality of life and property values within the development as well as the properties surrounding the proposed PUD.

Property values will be consistent with neighboring areas, with values ranging from $360K to $425K.

The average sales price in 2022 in the Marysville Exempted School District, wherein this property is located, was $312,364. Median values for single-family homes in Marysville presently range from $235,500 to $257,400. We believe that our homes, with values anticipated at $360K to $425K will provide a good "step up" for value-added residential development in Marysville.

(5) Assure compatibility between proposed land uses within and around the PUD through appropriate development controls.

The property is bordered to the north and northwest by higher-density single-family communities and to the south by a few large lot homes and undeveloped, unannexed

township property. The ground to the east of Weaver Road is undeveloped agricultural ground and is proposed to be manufacturing/light industrial under the Marysville Comprehensive Plan.

(6) Where appropriate, provide for community facilities, open space and recreational areas.

The Development will exceed the required open space of 10% as set forth in Section 1135.06. The development will feature subareas that will provide private and public amenities to the residents of the development as well as the citizens of Marysville. As part of the 18.57 acres of common open space, a 5.09-acre public park is proposed in the northeast corner of the site which will be dedicated by the Developer to the City of Marysville for operation as a public park.

Within subarea B a 2.8-acre community center will be constructed with a pool, fitness, and other amenities.

In addition to ponds and walking trails provided, an asphalt multi-use trail will be included through the Development to divert cycling traffic off Weaver Rd., and through the proposed community, connecting to the property to the north.

(7) To provide a maximum choice of business and living environments by allowing for a variety of housing, building types, and imaginative architectural design.

A variety of single-family housing types as shown in the attached elevations will be provided.

(8) To provide an opportunity for a mix of complementary uses otherwise not permitted within the standard zoning classifications.

The community consists of three distinct subareas as follows:

Subarea A – comprised of single-family homes allowing for a greater diversity of lot sizes;
Subarea B - the inclusion of a private community center for residents of the community
Subarea C - a public park for all Marysville residents to enjoy.

(9) To develop land in an orderly, coordinated, and comprehensive manner that is consistent with accepted land planning, landscape architecture practices, and engineering principles.

Please see the above statement regarding Comprehensive Plan compliance, thoroughfare compliance, and landscape architecture practices.

III. Project Ownership (C.C. § 1135.03).

The land proposed is owned by the Lutheran Church – Missouri Synod Foundation as Trustee of the D.P.S. and C.L.S. Charitable Remainder Trust #2 Dated October 7, 2021 and the Lutheran Church – Missouri Synod Foundation, Outright and Free of Trust.

IV. Uses Permitted and Conditional (C.C. § 1135.04).

Subarea A – Single Family Detached Housing

Subarea A is located generally in the western portion of the Development and is the largest subarea. Primary access to the subarea will come from the northernmost access by Buckmeyer Drive and Weaver Road. The total size of this sub-area is approximately ± 99.27 acres and includes common open space areas that will be used for setbacks, pocket parks, and areas used for stormwater management. Uses allowed for this subarea are single-family detached housing, with a maximum density of 2.9 units per acre, and accessory uses as outlined herein.

A. Permitted Uses in Subarea A.

1) Single-family detached homes, one principal structure per lot, and accessory uses listed herein.
2) All uses permitted under C.C. § 1121.07
3) Private open space
4) Common areas and accessory structures associated with such uses.
5) Accessory Uses

i. Private garages attached to the dwelling.
ii. Temporary buildings for uses incidental to construction work, which shall be removed upon completion or abandonment of the construction work.

iii. Small satellite dish antennas provided such device is for sole use by occupants of the principal use of the property on which the device is located.
iv. Home occupations and/or home office provided that such uses do not require signage, regular delivery of goods or materials, or regular customer visitation.

B. Conditional Uses in Subarea A.

1) None.

Subarea B – Private Community Center Amenity Area

Subarea B is located generally in the eastern part of the Development and is +/- 2.44 acres. Primary access to the subarea will come from Weaver Rd.

A. Permitted Uses in Subarea B.

1) Private swimming pool for primary use by occupants of Subarea A. The pool shall be subject to the regulations of the state of Ohio and the City of Marysville Codified Ordinances.
2) Community Center with fitness activities
3) Accessory Amenities
   i. Temporary buildings for uses incidental to construction work, which shall be removed upon completion or abandonment of construction work.
   ii. Home occupants and/or home office provided that such uses do not require signage, regular delivery of goods or materials, or regular customer visitation.
4) Off-street parking – developer will provide a minimum number of spots as identified on the final development plan.

Subarea C – Public Park Area

Subarea C is located generally in the northeast corner of the Development site and is +/- 5.09 acres.

A. Permitted Uses in Subarea C.

1) Park and playground area
2) Recreational amenities to be determined by the City.

3) Accessory Amenities

i. Temporary buildings for uses incidental to construction work, which shall be removed upon completion or abandonment of construction work.

V. Common Open Space (C.C. § 1135.06) and Disposition of Open Space (C.C. §1135.07).

Common Open Space shall be as set forth below. The Applicant will comply with the requirement that greater than 10% of the PUD shall be reserved for common open space. See C.C. § 1135.06(a)(1).

Subarea A Open Space

Proposed COS:	Total
Pocket Park 1:	+/- 0.69 AC
Pocket Park 2:	+/- 0.28 AC
Pocket Park 3:	+/- 0.18 AC
Pocket Park 4:	+/- 0.22 AC
Pocket Park 5:	+/- 0.23 AC
Pocket Park 6:	+/- 0.14 AC
Common Open Space including water quality	+/-17.77 AC

All common open space shall be maintained by the applicable homeowners' association.

Subarea B Open Space

Shall have 2.44 acres of common area.

Subarea C Open Space

This area is publicly dedicated parkland, intended to satisfy the requirements of the parkland dedication ordinance, subject to Planning Commission approval. It will be comprised of +/- 5.09 acres of open space.

VI. GDS - General Development Standards for the Development.

The codified ordinances of the City of Marysville shall apply except as otherwise provided herein. All references to the City of Marysville ordinances refer to the version of the ordinance in force at the time of adoption of this zoning. Whenever there is a conflict or difference between the provisions of this Development Plan text and exhibits, and the codified ordinances of the City, including zoning and subdivision ordinances, the provisions of this Preliminary Development Plans text and exhibits shall prevail. Where this Preliminary Development Plan text and exhibits are silent, the provisions of the City of Marysville Zoning Code shall prevail.

A. Development standards applicable to Subarea A.

1) Minimum Lot Size – 6,032
2) Minimum Lot Width and Depth – 52′ X 116′
3) Front Setback – 25′
4) Rear Setback – 20′
5) Side Setback – 5′
6) Maximum Lot Coverage – 45%
7) Principal structure height – 30′
8) Building Orientation – buildings shall be oriented to face the primary street right-of-way
9) Minimum floor area – 1800 square feet
10) Permitted frontages – residential collector street, cul-de-sac, dead-end street, loop street.
11) Minimum setbacks for parking: The minimum setbacks for parking shall conform to section 1125.06(d)(1)(A) of the City of Marysville Zoning Code. For shared parking and driveways between out parcels, the internal side yard for parking and pavement may be reduced to 0 feet provided that shared parking and access agreements are established between the individual parcels/parties.

B. Density applicable to Subarea A.

1) A maximum of 297 residential dwelling units are proposed on 101.7 acres for a total gross density of 2.9 units per dwelling acre.

VII. General Intent

It is anticipated that the Development will be developed in phases over time. To achieve a visual unity for the overall development, landscape elements within view of the public right-of-way shall be controlled and coordinated by this development text. The following site landscape elements are controlled by this development text and shall be identified more fully upon the submittal of a preliminary plat

A. Entry features and project identity signage
B. Street and parking lot lighting
C. Street trees, and landscaping
D. Trails and pedestrian connectivity

Street plan alignments shown on the Preliminary Development Plan give a general indication of where such streets shall be platted and constructed. They are not, however, intended to be final. While the functional system shall be produced, the precise alignment will be determined at final engineering and construction and may vary from that shown so long as the functional objectives, and the standards established herein, are attained. Based on final roadway designs, adjustments may need to be made to individual sub-area configurations to accommodate actual road locations as noted above.

VIII. Landscaping and Storm Water Management

A. Landscaping applicable to Subareas A and Subarea B.

1) Final Landscape plans shall be provided as part of the Design Review Board submittal at preliminary platting
2) Any portion of a developed lot upon which a principal use, accessory use, parking area, or path is not planned shall be landscaped with turfgrass as a minimum.
3) Street trees on each side of any intersection shall be set back from the right of way of the street to accentuate the entry/exit points and to accommodate the visibility triangle, as approved by the City Engineer.
4) Street trees shall be located at a maximum of 50 feet on center within the tree lawns of all public streets. Trees shall be evenly spaced with exceptions as necessary to accommodate driveway curb cuts, fire hydrants, and streetlights.

5) All landscape buffers, tree lawns, entry features, and other landscape features located in common areas shall be maintained by a master association for the Development for Subarea A and B.
6) Subarea C shall be deeded to the City of Marysville and maintained and operated as a public park
7) All mounding shall be located outside the public right-of-way and shall not obstruct site distance at any driveways or public intersections.
8) Fencing – Where permitted and accessible, fencing at each unit shall include four-foot (48") wrought iron style fencing, compliant with City of Marysville City Code 1133.10(b)(4). Vinyl fencing shall be provided along the perimeter of the development as indicated on the plan. Such fencing shall have accompanying landscaping in compliance with City Code 1125.
9) All other landscaping as identified herein shall be articulated at preliminary platting.

B. Stormwater management applicable to Subareas A and B

1) Storm water management shall be accomplished via wet and dry detention ponds in accordance with all requirements of the City of Marysville and shall be approved by the City Engineer.

IX. Access, Traffic, Pedestrian Circulation

A. Subject to final engineering review and approval, primary access to the Development subareas A and B shall be located off Weaver Road with additional accesses located off Buckmeyer Drive and Weaver Ridge Drive to the north.

B. All access points with public streets shall comply with the City of Marysville design standards.

C. A multiuse trail shall be provided through all common area open space, to connect Subareas A and B. The multi-use trail shall be constructed from asphalt.

X. General Development Identification Signage

A. This provision contains the standards for the common signs within the development.

1) The primary development identification sign shall be as designed and designated in the landscape plan and subject to minor changes in the final design phase as approved by the City of Marysville Design Review Board.

2) Primary Development Identification Signs. There shall be one (1) primary identification sign which shall identify the overall Development. The sign will be located at the main entrance intersections off Weaver Rd.).

3) A secondary sign shall be located at the stub street to the development to the north of the Development.

4) For the development identification sign the following standards shall apply:

i. Signs shall be located at least fifteen (15) feet behind the right-of-way of Weaver Road. Signs and associated landscaping shall not interfere with the clear sight triangle of vehicles entering and exiting the property.
ii. The primary community sign only will be located at Weaver Rd.
iii. The development identification signs shall be landscaped with trees, shrubs, and seasonal color in mulched plant beds.

XI. Cluster Mailboxes

A. Cluster mailbox units shall be provided for all residential unit types throughout the Development in accordance with the current requirements of the US Postal Service. Cluster mailbox units shall be located in easily accessible areas. Final locations for cluster mailbox units shall be determined at final development plan with the approval of the US Postal Service.

B. Cluster mailbox units shall be a decorative unit, painted black, with a sloped cap, and will be located and detailed on the Final Plans and subject to the approval of the US Postmaster in charge of this region.

XI. Trash Enclosure Standards

In Sub-area A, each home shall have onsite trash removal. In Subarea B, 55gal containers are to be utilized on-site and picked up by trash services on a weekly basis.

XII. Lighting

A. Each home shall have a post light at each house, or, alternatively, coach lights on each garage. The lighting shall be designed to complement the architectural character of the buildings. All outdoor lighting shall be directed, reflected or shielded so as not to be of excessive brightness or cause glare hazardous to pedestrians, or drivers, create a nuisance or unreasonably interfere with a neighboring property owner's right to enjoy his property. Light spillage shall not exceed one-tenth (0.1) foot candles when adjacent to a residential district or existing residential use.

XIII. Common Open Space, Landscape Easements, and Land Dedication

A. Not less than a total of 10% of the gross area of the proposed development shall be dedicated to permanent open space, parks, and/or public spaces including the preserve areas, and landscape buffers/pathways. Not less than 10% of the gross area shall be reserved for Common Open Space as defined below. Such open space shall be dedicated to a homeowner's association.

1) Open space areas and landscape easements contributing to the total open space can be categorized as follows:

    i. Entry features located within common setback areas
    ii. Landscape buffers located within common setback areas
    iii. Stormwater management areas including ponds, stream buffers, and drainage areas within open space areas provided pathways are included that make such areas accessible for public use and enjoyment.
    iv. Community park, paths, walking trails, and easements within the open space areas.

2) Common Open Space areas can be further defined as any open space areas having direct public access through sidewalks, pathways, or walkways and may be located within each subarea for the recreation and enjoyment of the neighborhood residents or spread throughout the entire development connecting the various subareas. Common Open Space areas may be used for either passive or active recreational activities.

3) Installation and maintenance of stormwater ponds shall comply with all state, county, and City of Marysville standards.

4) With the exception of the parkland dedication, open space and common areas throughout the development shall be privately owned and maintained by the applicable HOA and may be established by easement or fee ownership.

5) A public park shall be located and dedicated to the City of Marysville in satisfaction of the parkland dedication ordinance and shall be located as depicted on the site plan.

6) No fencing is permitted in front of the main elevation of the homes.

7) Chain Link fencing is not a permitted fence type. Decorative wrought iron (or aluminum with the appearance of wrought iron) fencing not exceeding 48" in height shall be permitted around the central amenity pool.

8) Decorative wrought iron (or aluminum with the appearance of wrought iron) fencing not exceeding 48" in height are permitted shall be permitted to be installed around patios located immediately adjacent to dwellings.

9) A fence shall be installed along the common area open space to the south and north of the site. The fencing shall be constructed of vinyl.

XIV. Off-Street Parking Requirements Applicable to Development

Subarea A

A. Except as otherwise provided below, the City of Marysville's parking regulations outlined in Chapter 1127, and Section 1125.06 of the City of Marysville Zoning Code shall apply.

B. Builder is required to provide a minimum of two (2) enclosed garage parking spaces per unit.

C. Garage parking spaces may be counted towards required off-street parking requirements.

D. On-Street Parking: On-street parking shall only be permitted on one side of the public street, opposite the side of the street having fire hydrants.

Subarea B

A. The City of Marysville's parking regulations outlined in Chapter 1127, and Section 1125.06 of the City of Marysville Zoning Code shall apply.

XV. Architectural Standards

A. Exterior Appearance Standards Applicable to Subarea A.

1) Exterior Materials:

   i. Primary Materials: Wood, stone, stone veneer, brick, brick veneer, cementitious siding
   ii. Some portion of the front facade of each structure shall include primary materials as listed above. The placement and amount of such materials shall be dependent upon the architectural style of the exterior elevation, and the building form and structure. The remaining elevations may consist of primary materials, secondary materials, or any combination of the two dependent upon architectural style.

2) Color: Shades of white, beige, tan, yellow, gray, brown, green, red, and blue shall be permitted for the primary exterior colors. Fluorescent colors of any type shall be prohibited. The final color palette shall be approved by Design Review Board approval. Colors may be mixed within the same building elevation with the intent to vary the architecture and break down the scale of the building.
3) Surfaces: porch, stoop, and walking surfaces may be concrete and/or pavers.
4) Roof

   i. Pitch: the main architectural roof of a house shall be at least 5/12 and can go to 12/12. Porches shall be 4/12 to 12/12
   ii. Material: main roof and porch roof material shall be constructed with a 25-year asphalt shingle of weathered wood, pewter, or a similar color at a minimum. Other roof materials such as painted standing seam metal may be approved by the city at the time of Design Review Board approval, provided such materials are consistent with the architectural style.

5) Special Elements
    i. Dormers: Gables shall be 4/12 to 12/12 pitch. Dormers, if included, shall be of similar size unless the architectural style and massing of the structure dictate otherwise.

6) Architectural Diversity: The same home shall not be constructed side-by-side or directly across the street from another home having the same elevation. Similar floor plans can be constructed within these parameters provided that the main elevation of the homes vary in materials or configuration.

7) Lighting Exterior: Lighting shall be attached to the unit near the front door, or to either side of the garage, or both. The style of lighting shall be selected to compliment the style of home.

8) Elevation Examples: Representative architecture is shown on Exhibit A. Final architectural design shall be approved by the City of Marysville Design Review Board as part of the final plan submittal.

Exterior Standards Applicable to Subarea B

See attached Exhibit A.

XVI. Lighting

All street and site lighting shall meet the requirement of Section 1123.24 of the City of Marysville Zoning Code and all other applicable requirements of the City of Marysville Zoning and Subdivision Regulations.

Property Owner Mailing Labels

Weaver Mill Farms

DALE P AND CAROL L SCHEIDERER
14021 ST RT 736
MARYSVILLE, OH 43040-9055

DENNIS W EARL
13860 ST RT 736
MARYSVILLE, OH 43040-9055

DAVID AND CHERYL BEACH
14209 WEAVER RD
MARYSVILLE, OH 43040-8807

AMANDA PARROTT
14297 WEAVER RD
MARYSVILLE, OH 43040-8801

ANNETTE POTTER
14240 WEAVER RD
MARYSVILLE, OH 43040

HOWARD P AND ROSEMARY A EMSWILER
13167 SW MORSE RD
PATASKALA, OH 43062

JAMES MOOTS
13765 HINTON MILL RD
MARYSVILLE, OH 43040

MIKE AND CAROL L GEER
48 VALLEY VIEW DR
FARMINGTON, CT 06032-1910

DALE E AND DARRYL E BROWN
923 BRENTFORD DR
COLUMBUS, OH 43220

STEPHEN P DRUMM
1319 WATKINS RD
MARYSVILLE, OH 43040

GARRETT HUTCHINS AND LILIAN HUTCHINS
17655 ECHO DRIVE
MARYSVILLE, OH 43040

MICHAEL R JR. AND AMBER L DOVER
14471 WEAVER ROAD
MARYSVILLE, OH 43040

ANDREW R MORSE AND BETHANY L REESER-MORSE
825 LORENZO CT
MARYSVILLE, OH 43040

ERICA L AND ZACHARY R SEAGLE
813 LORENZO DR
MARYSVILLE, OH 43040

AMBER L. AND JOHN S. KUCHMEK
801 LORENZO COURT
MARYSVILLE, OH 43040

ROBERT A MALDONADO AND KAYA A SINGLETON
789 LORENZO COURT
MARYSVILLE, OH 43040

JOHANNA DART AND MARY ELLEN DART
775 LORENZO DRIVE
MARYSVILLE, OH 43040

ELAINE M AND GERALD L TROESCH
763 LORENZO DR
MARYSVILLE, OH 43040

MICHAEL AND AMANDA BOGARDUS
751 LORENZO DR
MARYSVILLE, OH 43040

TRISTAN AND MICHELLE MADDEN
739 LORENZO DR
MARYSVILLE, OH 43040

ELAINE PHIPPS
727 LORENZO DR
MARYSVILLE, OH 43040

CARISSA E JEFFREY AND AUSTIN POELVOORDE
715 LORENZO DR
MARYSVILLE, OH 43040

TINA L AND JUSTIN J WOODFORD
703 LORENZO DR
MARYSVILLE, OH 43040

ELIZABETH M AND ERIC B STEVENS
691 LORENZO DR
MARYSVILLE, OH 43040

DENNIS DOUCET
480 WEAVER RIDGE DR
MARYSVILLE, OH 43040

CHRISTINA RIESBECK
1665 DICKSON DR
MARYSVILLE, OH 43040

JEREMY M PATTON AND ALLISON N RUGG
1675 DICKSON DR
MARYSVILLE, OH 43040

JULIE AND JACOB A KRUPP
1685 DICKSON DR
MARYSVILLE, OH 43040

SCOTT M AND PAIGE K LAUB
1695 DICKSON DRIVE
MARYSVILLE, OH 43040

TAYLOR A AND JONATHAN J JUSTICE
1705 DICKSON DR
MARSYVILLE, OH 43040

MADISON AND LUCAS WIDNER
1715 DICKSON DR
MARYSVILLE, OH 43040

EMILY R AND KYLE M JONES
1725 DICKSON DR
MARYSVILLE, OH 43040

JENNA STUEBS
1735 DICKSON DR
MARYSVILLE, OH 43040

RONALD AND ANN COOPER
1745 DICKSON DR
MARYSVILLE, OH 43040

NICHOLAS AND PAIGE KLINGMAN
1755 DICKINSON DR
MARYSVILLE, OH 43040

JASON W SMITH
1765 DICKSON DR
MARYSVILLE, OH 43040

FRANK A AND JENNA R DUDZIK
1775 DICKSON DR
MARYSVILLE, OH 43040

HALL, TRAVIS
1785 DICKSON DR
MARYSVILLE, OH 43040

DEBRA KELLY
1456 BUCKMEYER DR
MARYSVILLE, OH 43040

GREGORY AND DANIELLE LIMBACHER
1536 ASHER CT
MARYSVILLE, OH 43040

MIRANDA AND BRANDON J HOYT
1546 ASHER CT
MARYSVILLE, OH 43040

HELEN S AND WHITMELL M TABOR
1537 ASHER CT
MARYSVILLE, OH 43040

ML AND TLL
1558 WOODLINE CT
MARYSVILLE, OH 43040

ADAM W AND LAURA HELLER
1561 WOODLINE CT
MARYSVILLE, OH 43040

JOHN AND JENNIFER HART
1634 TAMARAC DR
MARYSVILLE, OH 43040

JOLIE FAITH ANDERSON
1654 TAMARAC DRIVE
MARYSVILLE, OH 43040

ALYSSA M THOMAS AND JARED SCOTT AYRES
1664 TAMARAC DR
MARYSVILLE, OH 43040

HEIDI M GILLILAND
1674 TAMARAC DR
MARYSVILLE, OH 43040

SUSAN McGINNIS TRUITT
1684 TAMARAC DR
MARYSVILLE, OH 43040

WALTER AND LINDA CASTO
1694 TAMARAC DR
MARYSVILLE, OH 43040

NICHOLAS S AND JESSICA HIGGINS
1704 TAMARAC DR
MARYSVILLE, OH 43040

JUSTIN AND LAURA VALENCIA
1714 TAMARAC DR
MARYSVILLE, OH 43040

JAMES A AND LACREASHA A JOHNSTON
1724 TAMARAC DR
MARYSVILLE, OH 43040

PATRICK AND ESPERANCE NDORA
1734 TAMARAC DR
MARYSVILLE, OH 43040

Elevations

Weaver Mill

Farms

Coolidge III









2 Story | 1,895 sq.ft | 3 Bedroom | 2.5 Bath | 2 Car Garage
1st Floor 9’ Ceilings | 2nd Floor 8’ Ceilings

Taft V







Taft V

2 Story | 5 Bedroom | 2.5 Bath | 2 Car Garage
1st Floor 9’ Ceilings | 2nd Floor 8’ Ceilings

Eisenhower IV







Eisenhower IV

2 Story | 4 Bedroom | 2.5 Bath | 2 Car Garage
1st Floor 9’ Ceilings | 2nd Floor 8’ Ceilings

HARRISON IV



ELEVATION “A”

HARRISON IV

2-STORY | 2,222 SF TOTAL | 1,637 SF 1st FLOOR | 585 SF 2nd FLOOR
4 BED | 3 BATH | 2 CAR GARAGE
1st FLOOR 9’ CEILING | 2nd FLOOR 8’ CEILING



1x8 Rake
1x6 Frieze
1x6 Header
1x6 Trim
1x10 w/1x2 Cap Band
16" Sq. Column

Club House Tier 3
Front Elevation

12.26.19