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 September 5, 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 a Conditional Use Application for a retail, sales and service use located at 332 W. 5th St. (Parcel Number: 2900070590000).

2. To hear a Conditional Use Application for a vehicle sales use located at 490 N. Main St. (Parcel Number: 2900050280000).

3. To hear an application for a Planned Unit Development (PUD) Sketch Plan application for a development known as Marysville East Section 1 located at Parcels with ID numbers of 2800170320000, 2800170450010, 2800230571000, 2800210020000, 2800170450020.

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, September 5, 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:

August 1, 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 a Conditional Use Application for a retail, sales and service use located at 332 W. 5th St. (Parcel Number: 2900070590000).

2. To hear a Conditional Use Application for a vehicle sales use located at 490 N. Main St. (Parcel Number: 2900050280000).

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DISCUSSION ITEMS:

COMMENTS OF INDIVIDUAL BOARD MEMBERS:

Chad Wolniewicz

Lesley Verbus

Matthew Fisher

Michael Nickoson

Scott Hunter

Robert Stillion

Bret Ingle

ADJOURNMENT:

Time Out: _____

City Hall, 209 S. Main Street
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PLANNING COMMISSION MEETING MINUTES
August 1, 2023 at 6:30 P.M.
Council Chambers – 209 S. Main Street – 2nd Floor

The meeting was called to order by Chairman Nickoson at 6:30 p.m.

PLANNING COMMISSION MEMBERS PRESENT: Michael Nickoson, Chad Wolniewicz, Robert Stillion, Bret Ingle and Lesley Verbus. Scott Hunter and Matthew Fisher excused.

CITY ADMINISTRATION PRESENT: *Planning and Development Manager* Ashley Gaver and *Planning Officer* Jeff Beard.

ADDITIONAL PERSONS PRESENT: Kathy Young.

APPROVAL OF MINUTES: Commissioner Verbus moved to approve the July 5, 2023 Planning Commission Meeting Minutes as presented; voice vote in favor was unanimous.

SWEARING OF CITIZENS AND APPLICANTS: Chairman Nickoson asked anyone who thinks they may be speaking during the meeting to stand and raise their right hand to be sworn into the meeting. No one stood.

CITIZEN COMMENTS: None.

REPORT OF ADMINISTRATION: None.

NEW BUSINESS:

1. **To hear an application regarding Zoning Code Amendment to Part Eleven - Zoning Code District Typology Charts from Sections 1121.07, 1121.08, 1121.09, 1121.10, 1121.11, 1121.12, 1121.14, and 1121.15:** Manager Gaver explained the amendments to the various typology charts and the reasoning behind the recommended changes as shown in Exhibit A. There was dialogue regarding the changes from the Commission throughout the presentation. While all amendments were listed as one agenda item, each Section was voted on separately so that any recommended modifications to the application were clear. There were two modifications to the amendments as recommended by the Commission which are indicated below.

   1121.07 Suburban Residential District (SRD): Commissioner Verbus requested that the lot coverage percentage numbers be double checked by City Staff as she questioned the accuracy the percentage provided for where she lives. City Staff responded that they would. It was later determined that

Commissioner Verbus was reviewing her neighbor's property, not her own, but City Staff confirmed they would still double check the lot coverage percentages.

Commissioner Verbus moved to approve the amendments and the question put, stood:

Mr. Stillion YES; Mr. Nickoson YES; Ms. Verbus YES; Mr. Wolniewicz YES; Mr. Ingle YES.

Vote 5-0; Motion Carried.

1121.08 Suburban Commercial District (SCD):

Commissioner Verbus moved to approve the amendments and the question put, stood:

Mr. Nickoson YES; Ms. Verbus YES; Mr. Wolniewicz YES; Mr. Ingle YES; Mr. Stillion YES.

Vote 5-0; Motion Carried.

1121.09 Agricultural Residential District (ARD): Commissioner Wolniewicz questioned if the percentage changes will cause issues given the parcels have longer driveways and pole barns. City Staff responded that no, this will not cause an issue given the lot sizes in this District are larger.

Commissioner Verbus moved to approve the amendments and the question put, stood:

Ms. Verbus YES; Mr. Wolniewicz YES; Mr. Ingle YES; Mr. Stillion YES; Mr. Nickoson YES.

Vote 5-0; Motion Carried.

1121.10 Village Residential District (VRD): Commissioner Wolniewicz recommended that the percentage increase to 70% from the initial recommended change of 65% for Multi-Family due to parking lots in multi-family developments.

Commissioner Wolniewicz moved to approve the amendments as modified (Multi-Family to 70%) and the question put, stood:

Mr. Wolniewicz YES; Mr. Ingle YES; Mr. Stillion YES; Mr. Nickoson YES; Ms. Verbus YES.

Vote 5-0; Motion Carried.

1121.11 Neighborhood Commercial District (NCD):

Commissioner Wolniewicz moved to approve the amendments and the question put, stood:

Mr. Ingle YES; Mr. Stillion YES; Mr. Nickoson YES; Ms. Verbus YES; Mr. Wolniewicz YES.

Vote 5-0; Motion Carried.

1121.12 Hospital Mixed-Use District (HMD):

Commissioner Wolniewicz moved to approve the amendments and the question put, stood:

Mr. Ingle YES; Mr. Stillion YES; Mr. Nickoson YES; Ms. Verbus YES; Mr. Wolniewicz YES.

Vote 5-0; Motion Carried.

1121.14 Light Manufacturing District (LMD):

Commissioner Verbus moved to approve the amendments and the question put, stood:

Mr. Stillion YES; Mr. Nickoson YES; Ms. Verbus YES; Mr. Wolniewicz YES; Mr. Ingle YES.

Vote 5-0; Motion Carried.

1121.15 Regional Mixed-Use District (RMU): Commissioner Wolniewicz recommended that the Multi-Family percentage increase to 70% from the initial recommended change of 65% to match Multi-Family in other districts, (specifically, 1121.10, Village Residential District (VRD), as it was amended earlier in the meeting).

Commissioner Wolniewicz moved to approve the amendments as modified (Multi-Family to 70%) and the question put, stood:

Mr. Stillion YES; Mr. Nickoson YES; Ms. Verbus YES; Mr. Wolniewicz YES; Mr. Ingle YES.

Vote 5-0; Motion Carried.

2. **To hear an application regarding Zoning Code Amendment to Part Eleven - Zoning Code Section 1139.06 Standards for Solar Energy System.** Manager Gaver explained the amendments as shown in Exhibit A. Commissioner Wolniewicz asked if there are any laws that prohibit denying solar panels in the Uptown. He was specifically asking regarding Ohio House Bill 61. City Staff responded that they would review this question and follow-up.

Commissioner Stillion moved to approve the amendments as presented and the question put, stood:

Mr. Nickoson YES; Ms. Verbus YES; Mr. Wolniewicz YES; Mr. Ingle YES; Mr. Stillion YES.

Vote 5-0; Motion Carried.

DISCUSSION ITEMS: Regarding Skybrook, Commissioner Wolniewicz asked if there is a better way to communicate to the Marysville Exempted Village School District because they were under the impression that a traffic signal would be provided at the intersection of the entrance. However, the traffic study did not warrant a traffic signal and as a result, there will not be a traffic signal. Planner Gaver responded that the Schools are sent all meeting information, such as agendas and packets. Additionally, each month City Staff meet with representatives from the Schools regarding developments, both residential and commercial. She said City Staff can work to make sure there is a better understanding of what is being reviewed in an effort to prevent any misunderstandings.

COMMENTS OF INDIVIDUAL BOARD MEMBERS: None.

ADJOURN: There being no further business to bring before the Commission, the meeting adjourned at 7:23 p.m.

Engineering, Planning and Zoning
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www.marysvilleohio.org

September 5, 2023

To: City of Marysville
Planning Commission Members

From: Ashley Gaver
Planning and Development Manager

RE: Conditional Use Permit - UPS.

To hear a conditional use permit application by Burfam MB Operators Ohio LLC. d/b/a The UPS Store for a new retail, sales and service use (UPS Store) to be located at 332 West 5th Street (Parcel Number: 2900070590000).

Application: To hear an application for a Conditional Use request to permit a retail, sales, and service use (UPS Store) within the Uptown Transitional District for property located at 332 West 5th Street (Parcel Number: 2900070590000).

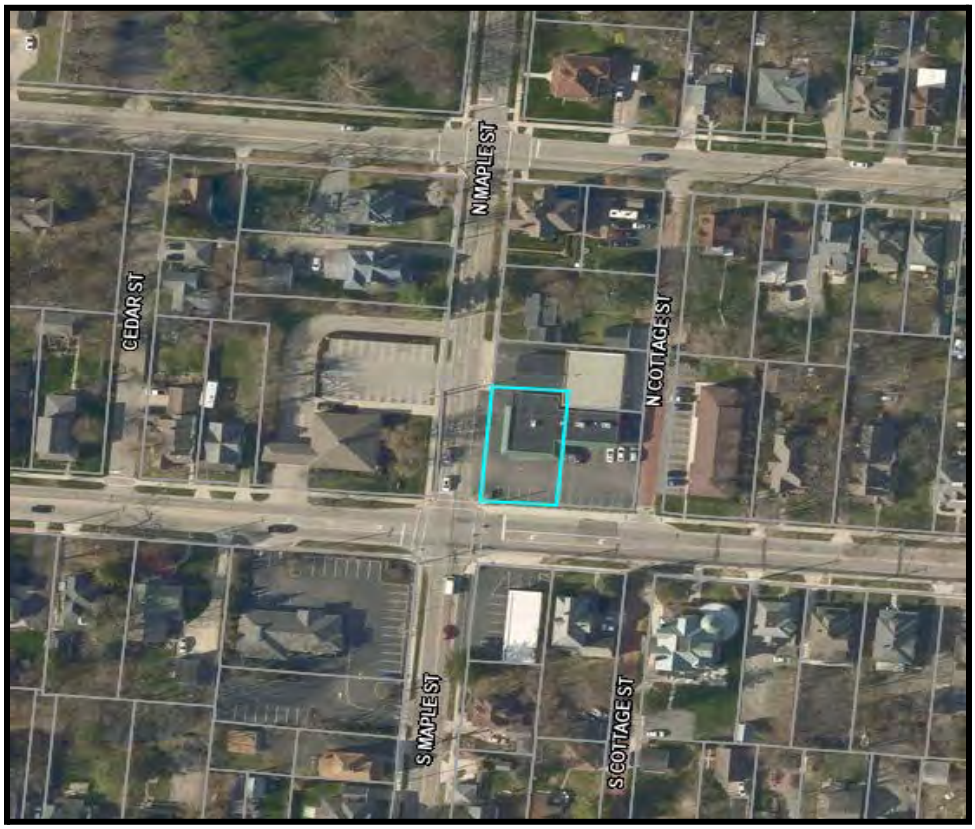
The applicant will occupy the former Family Video site and operate an UPS Store.

Applicant: Burfam MB Operators Ohio LLC. d/b/a The UPS Store
Zachary Williams
695 Riverview Dr #A1
Columbus, OH 43202

Owner: Kathleen Knox Hoogland Living Trust
2500 Lehigh Ave
Glenview, IL 60026

Location: 332 West 5th Street (Parcel: 2900070590000)

Aerial (location is outlined in blue)



Uses in the Uptown Transitional District are as follows:

Permitted Uses for Uptown Transitional District (UT)

- Artisan Studio
- Artisan Workshop
- Bed and Breakfast
- Childcare, Type A
- Childcare, Type B
- Community Center
- Professional Office
- Residential Care Facility, (1-5 Unrelated Persons)
- Residential Care Facility, (6-8 Unrelated Persons)
- Single-Family Home (Detached)

Conditional Uses for Uptown Transitional District (UT): (Permitted upon approval of a Conditional Use Permit by the Planning Commission)

- Community Garden
- Cultural Institution
- Home Occupation
- Institutional/Government Offices
- Multi-Family, see Section 1123.27
- Neighborhood Market
- Park/Playground
- Personal Services
- Religious Places of Worship
- Retail, Sales and Services
- School (K-12)
- Single-Family (attached)
- Specialty Food and/or Beverage Facility

Below are the applicant's responses to the questions from (a)-(h) of Section 1141.24 along with staff responses in green if warranted:

1141.24 GENERAL STANDARDS APPLICATION TO ALL CONDITIONAL USES.

(a) Is in fact a conditional use as established under the provisions of Chapter 1121 and appears in Chapter 1121 for the applicable zoning district or overlay;

Applicant Response: Yes.

(b) Will be harmonious with and in accordance with the general objectives, or with any specific objective of the City's Comprehensive Plan and/or the Planning and Zoning Ordinance;

Applicant Response: Yes.

Staff Response: Per the Comprehensive Plan, future development in Uptown should complement and strengthen the historic character of the District. Historic buildings, facades, and public spaces should be maintained in accordance with best practices for historic preservation. Interesting and stimulating pedestrian environments should be a primary feature of the District. Sidewalk cafe seating is encouraged, ground-floor retail with large windows should be promoted whenever possible, and the pedestrian should feel safe and comfortable on the streets and sidewalks of the Uptown District.

(c) Will be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area;

Applicant Response: Yes.

(d) Will not be hazardous or disturbing to existing or future neighboring uses;

Applicant Response: Yes.

Staff Response: The proposed zoning use could be disturbing to the existing uses of the surrounding residential, as well as,, Marco's Pizza, due to the increased customer traffic and large truck deliveries throughout the day.

(e) Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services;

Applicant Response: Yes.

(f) Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community;

Applicant Response: Yes.

(g) Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes or odors;

Applicant Response: Yes.

(h) Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.

Applicant Response: Yes.

Staff Response: The site improvements required with the change in use could cause interference with the surrounding thoroughfares due to increased traffic and deliveries accessing the site throughout the day. The site improvements will include a requirement to add a sidewalk, tree lawn, one curb cut along N. Maple Street and road improvements to N. Cottage Street.

PLANNING & ZONING ANALYSIS

Site Improvements:

1. There shall be the installation of a curb, a six feet (6'-0") tree lawn, and a five feet (5'-0") sidewalk along N. Maple Street.The applicant shall provide enough pavement width (25'-0") for two way traffic.

    a. Engineering would permit 1 curb cut along N. Maple St. at the northern portion of the parcel.
2. There shall be roadway improvements to N. Cottage Street due to the quantity of truck traffic utilizing the site and shall be coordinated with the Engineering Department.
3. The proposed loading space shall comply with Section 1127.03.

Parking:

1. The proposed parking shall meet standards established in Section 1127.12. **The proposed site plan does not comply with these standards.**
    a. In order to calculate the parking, the parking spaces shall be located on the same parcel as the proposed use, otherwise parking could be affected for the existing Marco's Pizza or a different future tenant of the Marco's Pizza space. If shared parking were to be considered, the property owner shall perform a 'lot combination' of the two parcels, and would need to be evaluated by City Staff.

Staff Comments:

1. The applicant shall work with City Planning and Engineering Staff regarding the requirement for site improvements (i.e. curb, sidewalks, tree lawn, etc.) in order to be in compliance with Engineering comments.
2. The applicant shall work with City Engineering Staff regarding the required roadway improvements to N. Cottage St.
3. The applicant shall comply with the loading space requirements of Section 1127.03.
4. The applicant shall comply with Section 1127.12 for the minimum parking space requirements.

Staff Recommendation:

City Staff is **not supportive** of the conditional use request due to multiple Engineering and Planning requirements outlined within the staff report that are not in compliance with the City's Code.

If you have any questions about the aforementioned items, please contact Planning and Zoning Department at (937)645-7361 or (937)645-7328, or by email: agaver@marysvilleohio.org or jbeard@marysvilleohio.org.

Received (stamp):

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

PLANNING COMMISSION
REQUEST FOR CONDITIONAL USE

***** 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 City staff for completeness. Submittals found to be incomplete will be rejected and the application will not be placed on the Board 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 conditional use is being requested for shall not commence until approval is granted by the Planning Commission and all appropriate approved permits are obtained by the Division of Engineering and the Union County Building Department.**

Project Site Information *(Please print clearly)*

Project Street Address: 332 W 5th St, Marysville, OH 43040

Property Zoning District: UT

Company / Business Name: Burfam MB Operators Ohio LLC d/b/a The UPS Store

An appeal is requested in the manner of the following (please describe in detail; attach a separate sheet if necessary):

Owner of Property: Kathleen Knox Hoogland Living Trust

Owner's Address (Street): 2500 Lehigh Ave

City, State and Zip Code: Glenview, IL 60026-8027

Owner's Telephone Number: (847) 904-9201

Applicant Information *(Please print clearly)*

Applicant: Zachary Williams ☐ Owner X Agent ☐ Representative ☐ Other

Company: Burfam MB Operators Ohio LLC d/b/a The UPS Store

Address (street): 695 Riverview Dr #A1

City, State, and Zip Code: Columbus, OH 43202

Telephone Number: (609) 495-4984

E-mail Address: zramon.williams@gmail.com

Please contact the Division of Engineering prior to making your application submittal. Division of Engineering are 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
		One (1) copy of the Site Plan drawn at a suitable scale at 11 x 17 inches or 24 x 36 inches in size (unless staff grants an alternative size)
		One (1) copy of a written statement answering the facts and circumstances listed in Section 1141.24 of the Planning and Zoning Code. *The facts and circumstances can be found on page 4 of this application. Please be sure you answer all of the questions as these are the questions that the Board reviews when making a determination on the application*
		One (1) set 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 property. *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*
		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.
		SITE PLAN DRAWING: ***(Shall include the following information)***
		Location of all adjoining properties
		Lot size
		Location and setbacks of existing and proposed structures
		Location and setbacks of all existing and proposed off-street parking and loading areas
		Location of all existing and proposed traffic access and circulation areas
		Location of all existing and proposed open spaces
		Location of all existing and proposed landscape areas
		Location of all existing and proposed refuse and service areas
		Location of all existing and proposed utility lines
		Location and size of all existing and proposed signage

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

Applicant's Signature: Michael Ramon Williams Date: 6/14/23

Owner's Signature: Brad Jason Bell Date: 6/26/23

FOR OFFICE USE ONLY

Paid (stamp): **Fee: $250** _____

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

_____ _____

City Staff Date

DECISION OF THE PLANNING COMMISSION

☐ Approved

☐ Disapproved

☐ Approved with conditions (provided below)

Specific Stipulated Conditions for Approval:

_____

_____

_____

_____ _____

Chairperson, Planning Commission Date

A conditional use permit shall be deemed to authorize only one particular conditional use and such permit shall automatically expire if, for any reason, the conditional use shall cease for more than two (2) years.

1141.24 GENERAL STANDARDS APPLICATION TO ALL CONDITIONAL USES.

(a) Is in fact a conditional use as established under the provisions of Chapter 1121 and appears in Chapter 1121 for the applicable zoning district or overlay;

(b) Will be harmonious with and in accordance with the general objectives, or with any specific objective of the City's Comprehensive Plan and/or the Planning and Zoning Ordinance;

(c) Will be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area;

(d) Will not be hazardous or disturbing to existing or future neighboring uses;

(e) Will be served adequately by essential public facilities and services such as highways, streets, police and f re protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services;

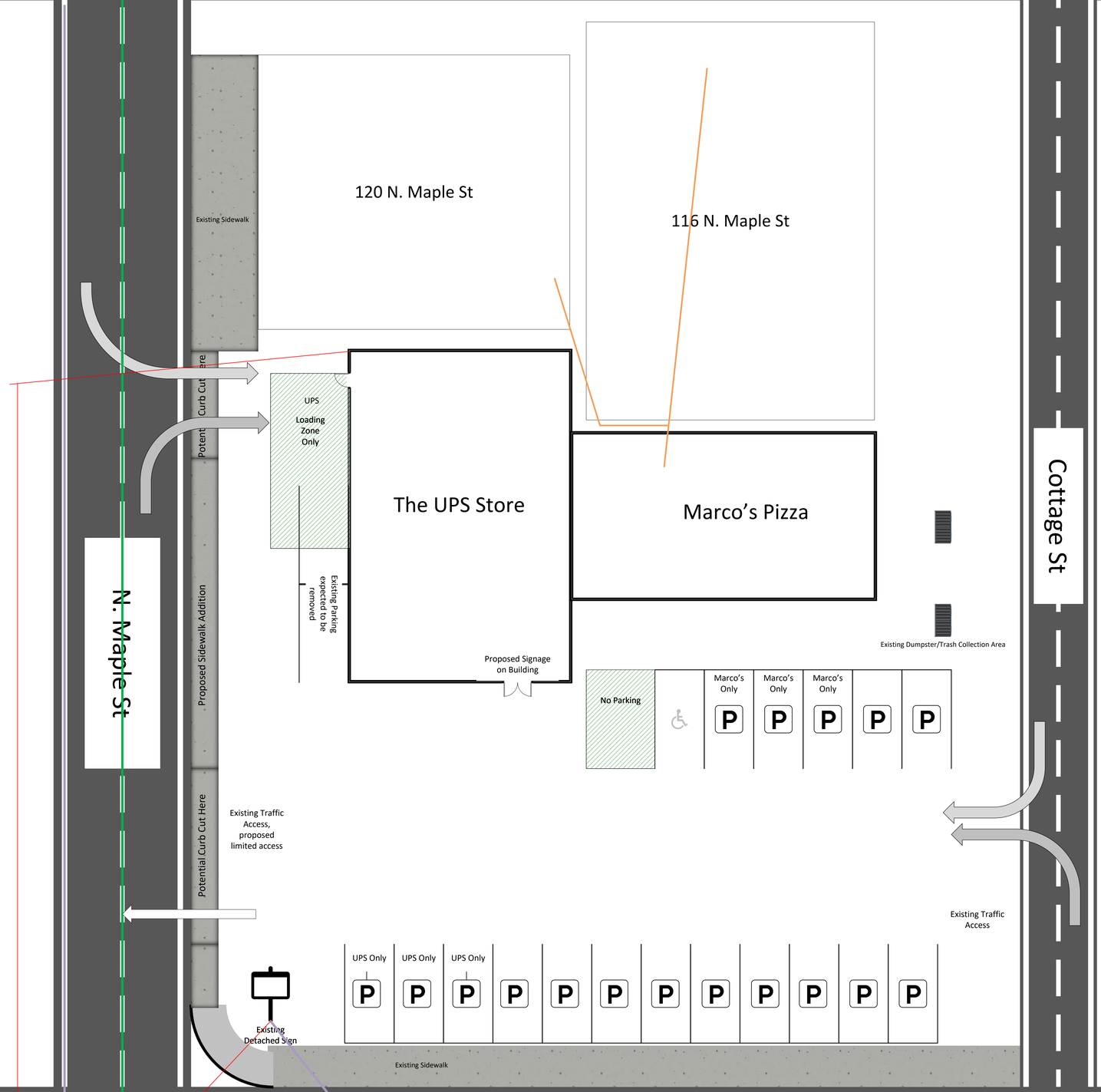
(f) Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community;

(g) Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes or odors;

(h) Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.

The answer to all of these questions is yes.





Existing
Sanitary System Lines

Existing Storm System
Lines

Existing Power Lines

Existing Fiber System
Lines

Scale: 1" = 10'

The UPS Store is the franchise retail division of UPS. The UPS Store offers three main categories of products and services to customers: (1) packaging and shipping, (2) mailbox and package receiving services, and (3) print/document and other related business services.

We believe this conforms to the city's intended vision for the zoning district, which has this year added a conditional use for retail sales and service. The UPS Store's are small businesses that we feel will mesh well into the character of the neighborhood while providing valuable services to residents and small businesses in the area. The UPS Stores do not handle hazardous materials and do not pose any risk to any neighboring uses.

We believe this location is well suited for customers to drive in from either N Cottage St. or N Maple St. City Staff has requested curb-cut sidewalk be installed along the property on N Maple St., which we agree with in order to protect pedestrians as more cars will be turning into the lot from that side. The property which includes Marco's Pizza will have a total of 18 parking spots, which satisfies the zoning code's requirement of 3 parking spots per 1,000 sq. ft. We are currently engaging with city staff to discuss the safest arrangement for traffic entry/exit. We believe that keeping one of the two accesses along N Maple St. may create a safer traffic flow.

We've observed UPS trucks delivering to this neighborhood and have seen them parking along the side entrance of our site. We believe that position is the best place for our deliveries and thus we have designated it as a loading zone only in our site drawings.

As we progress we will be applying for other permits including ones for exterior signage above the front door.

We appreciate your consideration and look forward to addressing any concerns the city has.

Regards,

Aditya Rengaswamy – Partner

Zachary Williams - Manager

Props 4 US LLC
116 N Maple St
Marysville, OH 43040

Bank One Trust Company NA
406 W 5th St
Marysville, OH 43040

Judith G Teets
116 S Maple St
Marysville, OH 43040

Engineering, Planning and Zoning
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September 5, 2023

To: City of Marysville
Planning Commission Members

From: Ashley Gaver
Planning and Development Manager

RE: Conditional Use Permit - Autowise

To hear a Conditional Use Application for a 'vehicle sales' use located at 490 N. Main St. (Parcel Number: 2900050280000).

Application: To hear an application for a Conditional Use request to permit a 'Vehicle Sales' within the Neighborhood Commercial District for property located at 490 N. Main Street (Parcel Number: 2900050280000).

The applicant will occupy the Autowise Service and Tire Center site and operate a Vehicle Sales business.

Applicant: Greg Scheiderer
19490 St. Route 4
Marysville, Ohio 43040

Owner: Greg Scheiderer
490 N Main Street
Marysville, Ohio 43040

Location: 490 N. Main Street (Parcel Number: 2900050280000)

Aerial (location is outlined in blue)



Uses in the Neighborhood Commercial District are as follows:

Permitted Uses for Neighborhood Commercial District (NCD)

- Artisan Studio
- Club
- Community Center
- Cultural Institution
- Funeral Home
- Institutional/Government Offices
- Medical or Dental Office or Clinic
- Meeting Facility
- Neighborhood Market

- Personal Services
- Professional office
- Public Safety Facility
- Religious, Places of Worship
- Restaurant (Sit Down)
- Retail Sales & Service
- School (K-12)
- Single-Family (attached)
- Specialty Food and/or Beverage Facility

Conditional Uses for Neighborhood Commercial District (NCD): (Permitted upon approval of a Conditional Use Permit by the Planning Commission)

- Bank or Financial Institution (w/ drive-thru, se supplemental regulations Chapter 1123.28)
- Child Care Day-Care Center
- Essential Public Services and Utilities
- General Retail (50+ Employees)
- Kennel
- Multi-Family
- Restaurant (w/ Drive-Thru) (See supplemental regulations under 1123.28)
- Senior Living, Independent Living
- Vehicle Fuel Sales
- Vehicle Sales, Rental and Lease (excluding body work)
- Vehicle Service and Repair Facility
- Veterinary Animal Hospital and/or Animal Clinic

Below are the applicant's responses to the questions from (a)-(h) of Section 1141.24 along with staff responses in green if warranted:

1141.24 GENERAL STANDARDS APPLICATION TO ALL CONDITIONAL USES.

(a) Is in fact a conditional use as established under the provisions of Chapter 1121 and appears in Chapter 1121 for the applicable zoning district or overlay;

Applicant Response: Yes.

(b) Will be harmonious with and in accordance with the general objectives, or with any specific objective of the City's Comprehensive Plan and/or the Planning and Zoning Ordinance;

Applicant Response: Yes, as no changes planned to the building footprint or the lot size in accordance with this request.

Staff Response: Per the Comprehensive plan, "Neighborhood commercial nodes can be appropriate in this district, scaled to accommodate the immediate neighborhood needs,

and not regional marketplace demands." The immediate neighborhood needs are currently being met due to the surrounding area already consisting of one used sales business, along with other service and repair facilities.

(c) Will be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area;

Applicant Response: Yes, with the existing building not being changed or modified post approval of this request, the design will remain harmonious and appropriate in appearance with the existing character of the general vicinity and will not change the essential character of the same area.

Staff Response: The current site shall come into compliance with the City's Property Maintenance Code per Part Thirteen Article II of the Zoning Code in relation to the principal building, accessory building and accessory structure (fence). The site shall also come into compliance with the City's Zoning Code Sections 1121.11, 1125.06 d) B), and 1127.

(d) Will not be hazardous or disturbing to existing or future neighboring uses;

Applicant Response: As we are only requesting to add a used vehicle sales area to the site, this Conditional Use request will not cause the location to be hazardous or disturbing to the existing or future neighboring uses.

(e) Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services;

Applicant Response: The location will continue to be served adequately by essential public facilities and services. No additional services will be required post approval.

(f) Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community;

Applicant Response: No additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.

(g) Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes or odors;

Applicant Response: This request, if approved, will not involve uses, activities, processes, materials, equipment or conditions of operation that would be detrimental to any persons, property or the general welfare by reason of excessive production of traffic,

noise, smoke, fumes or colors.

(h) Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.

Applicant Response: The operation of the location will remain unchanged and as such will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.

Staff Response: There shall be site improvements to improve the circulation and traffic flow in and out of the site.These improvements shall meet the City's standards.

ENGINEERING ANALYSIS

Engineering Comments:

1. Concrete sidewalks, a tree lawn area and curbing will be required along the entire frontage of the property.
2. Access management measures will be required to remove the continual curb-cut along the property. The engineering department will permit two (2) curb cuts along the frontage. The two (2) drive approaches will be required to meet the City's standard drawings for drive approaches. Coordination with the engineering department shall occur to determine the locations of these curb cuts.

PLANNING & ZONING ANALYSIS

Common Access Management:

1. The current site shows access to the rear of 490 N. Main Street from 410 N. Main Street. In order to utilize the rear portion of the property, the applicant shall create a common access agreement with the adjoining property to allow for the common access across two parcels.

Parking Requirements:

1. There shall be parking lot improvements to meet Section 1127.12 parking space requirements. The current use on site is Automotive Service and Repair which is intended to continue, along with the additional use of Used Vehicle Sales. There are currently 4 service bays being utilized and will remain active.

   The parking standards outlined below are required to be met in order to allow both uses to continue:

Building Standard	Service Bay Standard	Combined Standards
1 space per 300 SF of gross floor area	2 spaces for each service bay	GFA / 300 SF + (2 x each bay)
4,000 SF / 300 = 13.333 (rounds up to 14)	2 x 4 bays = 8	14 + 8 = **22 Parking Spaces Required**

* Parking Spaces shall be located on-site on the same parcel as the use.

Site Improvements:

1. There shall be streetscape improvements including two curb cuts, five foot (5-0"') sidewalk located one foot (1'-0") inside the Right-of-Way, and a minimum six foot (6'-0") tree lawn along N. Main Street.
2. There shall be upgrades/improvements to the accessory building that is currently located on site (i.e Protective Treatment). The accessory building shall comply with Section 1333.30 2.7 and 1333.30 4.2.
3. The vehicular use area shall be screened from a public street or private roadway with plant, mounding and/or fence material at least three (3) feet in height and a minimum opacity of eighty (80) percent at all times according to Section 1125.06 d) 1) B).
4. There shall be upgrades/improvements to the current fence on the site (i.e. painting, replacing broken boards). The fence can be included as part of the screening in the rear parking area to screen the view of parked cars from Pearse Drive. The fence shall be located on the parcel of the proposed use. The fence shall comply with Section 1333.30 2.7.
5. There shall be improvements to the existing building to be in compliance with the City's property maintenance code Section 1333.30 4.2 (i.e. repaint due to the chipping paint and rusting).

Staff Comments:

1. The applicant shall meet the Engineering Comments and work with Engineering Staff.
2. The applicant shall create a common access agreement with the adjoining property to allow common access to the rear of their property.
3. The applicant shall perform improvements to meet the Engineering standards of two curb cuts, sidewalk, and a tree lawn.
4. The applicant shall finish the exterior of the accessory building to comply with Section 1333.30 2.7 and 1333.30 4.2.
5. The applicant shall confirm the vehicular use area will be screened in compliance with Section 1125.06 d) B).
6. The applicant shall repair the fence to be in compliance with Section 1333.30 2.7 and be located on the parcel of the proposed use.
7. The applicant shall perform maintenance on the existing building to bring the building into compliance with the City's Property Maintenance Code Section 1333.30 4.2 (i.e. repaint due to the chipping paint and rusting).
8. Staff recommends that the existing canopy on site be removed to improve traffic

circulation on-site. The canopy also has maintenance concerns with paint missing, support posts rusting, and lighting fixtures rusting.

9. The applicant shall make sure that all of the City's Codified Ordinances are being met and no violations including property maintenance are present prior to applying for a Zoning Permit per Section 1145.02 e)

Staff Recommendation:

City Staff is **not supportive** of the conditional use request due to the Comprehensive Plan objectives already being satisfied in the surrounding area, as well as multiple Engineering and Planning requirements outlined within the staff report that are not in compliance with the City's Code.

If you have any questions about the aforementioned items, please contact Planning and Zoning Department at (937)645-7361 or (937)645-7328, or by email: agaver@marysvilleohio.org or jbeard@marysvilleohio.org.

Received (stamp):

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

PLANNING COMMISSION
REQUEST FOR CONDITIONAL USE

***** 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 City staff for completeness. Submittals found to be incomplete will be rejected and the application will not be placed on the Board 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 conditional use is being requested for shall not commence until approval is granted by the Planning Commission and all appropriate approved permits are obtained by the Division of Engineering and the Union County Building Department.**

Project Site Information *(Please print clearly)*

Project Street Address: 490 N Main St, Marysville, OH Property Zoning District: NCD

Company / Business Name: Autowise Service and Tire Center

An appeal is requested in the manner of the following (please describe in detail; attach a separate sheet if necessary):

Request for conditional use.
Vehicle sales

Owner of Property: Greg Scheiderer

Owner's Address (Street): 19490 St Rt 4

City, State and Zip Code: Marysville, OH 43040

Owner's Telephone Number: 937.243.0145

Applicant Information *(Please print clearly)*

Applicant: Greg Scheiderer ☒ Owner ☐ Agent ☐ Representative ☐ Other

Company: Autowise Service & Tire Center

Address (street): 490 N. Main St

City, State, and Zip Code: Marysville, OH 43040

Telephone Number: 937.243.0145

E-mail Address: Scheids@yahoo.com

Please contact the Division of Engineering prior to making your application submittal. Division of Engineering are 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
		One (1) copy of the Site Plan drawn at a suitable scale at 11 x 17 inches or 24 x 36 inches in size (unless staff grants an alternative size)
		One (1) copy of a written statement answering the facts and circumstances listed in Section 1141.24 of the Planning and Zoning Code. *The facts and circumstances can be found on page 4 of this application. Please be sure you answer all of the questions as these are the questions that the Board reviews when making a determination on the application*
		One (1) set 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 property. *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*
		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.
		SITE PLAN DRAWING: ***(Shall include the following information)***
		Location of all adjoining properties
		Lot size
		Location and setbacks of existing and proposed structures
		Location and setbacks of all existing and proposed off-street parking and loading areas
		Location of all existing and proposed traffic access and circulation areas
		Location of all existing and proposed open spaces
		Location of all existing and proposed landscape areas
		Location of all existing and proposed refuse and service areas
		Location of all existing and proposed utility lines
		Location and size of all existing and proposed signage

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

Applicant's Signature: Greg Schneiderer Date: 8/14/23

Owner's Signature: Greg Schneiderer Date: 8/14/23

FOR OFFICE USE ONLY

Paid (stamp): **Fee: $250** _____

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

_____ _____

City Staff Date

DECISION OF THE PLANNING COMMISSION

☐ Approved

☐ Disapproved

☐ Approved with conditions (provided below)

Specific Stipulated Conditions for Approval:

_____

_____

_____

_____ _____

Chairperson, Planning Commission Date

A conditional use permit shall be deemed to authorize only one particular conditional use and such permit shall automatically expire if, for any reason, the conditional use shall cease for more than two (2) years.

1141.23 APPLICATION FOR CONDITIONAL USE.
Applications for review by the Planning Commission for conditional uses:

(a) Shall be f led in accordance with the procedures in this Chapter 1141;

(b) Shall be f led with the City on forms provided by the City;

(c) Shall include all required supplemental information;

(d) Shall be submitted by the application deadline as established by the City;

(e) Shall be signed by the applicant and owner attesting to the truth and exactness of all information supplied on the application.

1141.24 GENERAL STANDARDS APPLICATION TO ALL CONDITIONAL USES.
The Planning Commission shall review the particular facts and circumstances of each proposed use in terms of the following standards and shall find adequate evidence showing that such use at the proposed location:

(a) Is in fact a conditional use as established under the provisions of Chapter 1121 and appears in Chapter 1121 for the applicable zoning district or overlay;

(b) Will be harmonious with and in accordance with the general objectives, or with any specific objective of the City's Comprehensive Plan and/or the Planning and Zoning Ordinance;

(c) Will be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area;

(d) Will not be hazardous or disturbing to existing or future neighboring uses;

(e) Will be served adequately by essential public facilities and services such as highways, streets, police and f re protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services;

(f) Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community;

(g) Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes or odors;

(h) Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.


Union County GIS
Auditor / Engineer
Find address or place
ELWOOD
PARIS
Marysville
50ft
40.241578 -83.366278 Degrees

City of Marysville
Division of Engineering
209 S Main Street
Marysville, Ohio 43040

August 14, 2023

To Whom It May Concern:

Autowise Service and Tire Center located at 490 North Main Street, Marysville, Ohio is submitting this letter is to be considered the written statement required under Section 1141.24 of the Planning and Zoning Code when submitting a Planning Commission Request for Conditional Use. We are requesting this Conditional Use to allow us to sell vehicles out of the existing building. There will be no changes to the building or lot associated with this request.

Per Section 1121.11 – Neighborhood Commercial District (NCD) of the Codified Ordinances of the city of Marysville, Ohio, Autowise Service and Tire Center is requesting a Conditional Use approval to be able to sell used vehicles from the existing location at 490 North Main Street, Marysville, Ohio. This commercial use is specifically listed under Subsection VI. Conditional Uses: Vehicle Sales, Rental and Lease (excluding body work).

To ensure harmony and be in accordance with the general objectives, there are no changes planned to the building footprint or the lot size in accordance with this request. The parcel consists of 130 feet of road frontage.

With the existing building not being changed or modified post approval of this request, the design will remain harmonious and appropriate in appearance with the existing character of the general vicinity and will not change the essential character of the same area.

As we are only requesting to add a used vehicle sales area to the site, this Conditional Use request will not cause the location to be hazardous or disturbing to the existing or future neighboring uses.

The location will continue to be served adequately by essential public facilities and services. No additional services will be required post approval.

There will be no additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.

This request, if approved, will not involve uses, activities, processes, materials, equipment or conditions of operation that would be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes or colors.
The operation of the location will remain unchanged and as such will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.

Please advise if any additional information is required. Thank you, in advance, for your time and consideration of this request.

Sincerely,

Greg Scheiderer

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

September 5, 2023

To: City of Marysville
Planning Commission Members

From: Ashley Gaver
Planning and Development Manager

RE: Planned Unit Development (PUD) Sketch Plan Review –Marysville East Section 1

Application: The applicant would like to develop the properties located at Parcels with ID numbers of 2800170320000, 2800170450010, 2800230571000, 2800210020000, 2800170450020 for a Planned Unit Development known as Marysville East Section 1.

Applicant: Rockford Development Investments (RDI)
Tom Hart
999 Polaris Parkway, Suite 200
Columbus, Ohio 43240

Owners:

Property A
Kevin G. Bennington Trustee & Etals
P.O. Box 357
Williamsport, Ohio 43164

Property B
Gary J. Lee (Life Estate)
17421 Waldo Road
Marysville, Ohio 43040

Property C
18530 LLC.
17421 Waldo Road
Marysville, Ohio 43040

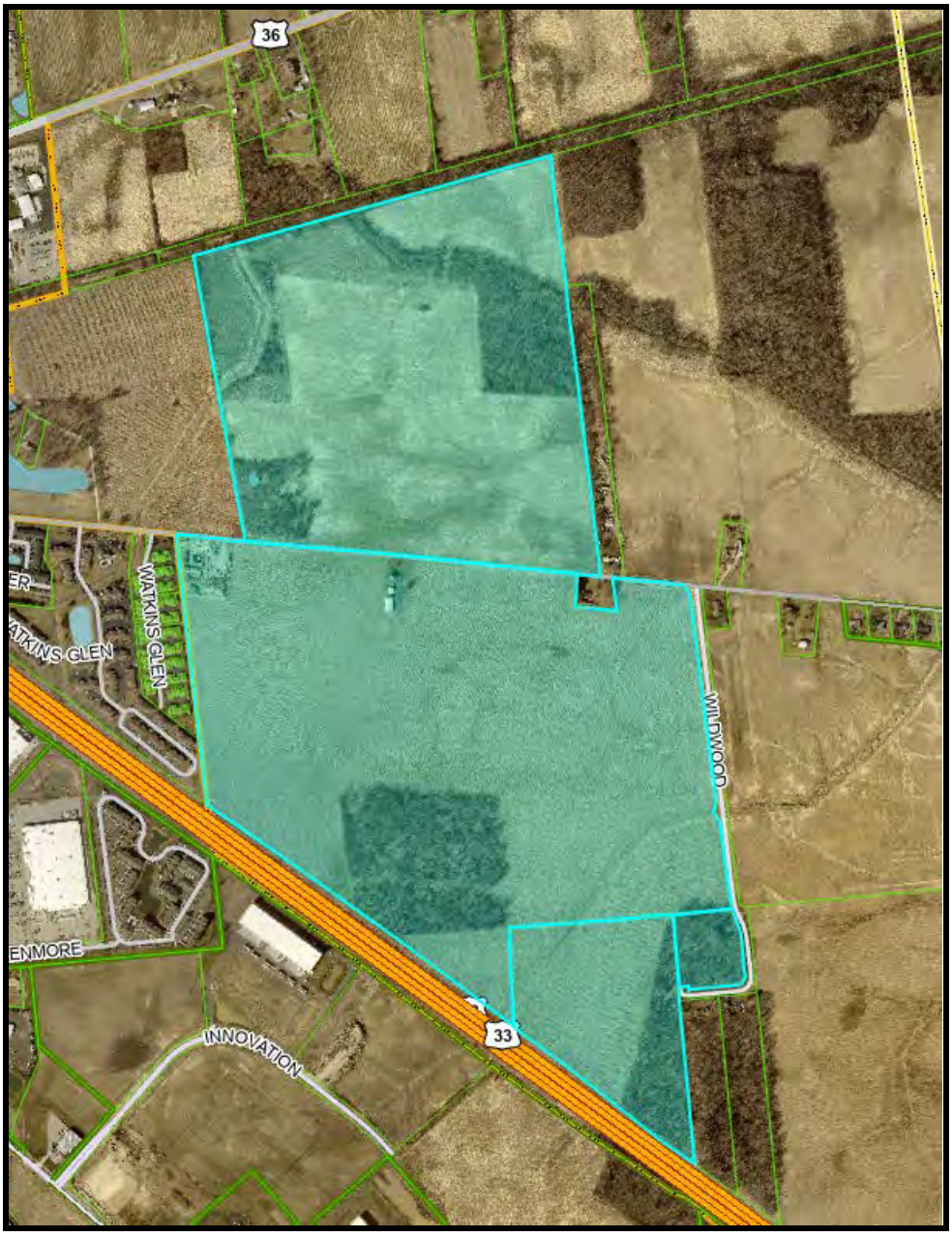
Property D
1833 Farms LLC.
17421 Waldo Road
Marysville, Ohio 43040

Property E
City of Marysville
209 S. Main Street
Marysville, Ohio 43040

Location: The applicant is requesting a zoning amendment to rezone +/- 336.865 acres located on the north and south side of Watkins Road to allow for mixed-used development as a Planned Unit Development (PUD). Existing property surrounding the subject property are as followed:

North: Farm / Residential District (U-1)
East: Farm / Residential District (U-1)
South: US Route 33 and Manufacturing / Innovation District (M/I)
West: Regional Mixed-Use District (RMU) and Farm / Residential District (U-1)

Aerial (location is in blue)



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 properties in multiple zoning districts. The districts that incorporate these properties are Manufacturing and Suburban Residential District.

On Page 60 of the Comprehensive Plan it states, future development in the Manufacturing District will be geared toward additional manufacturing and warehouse users. Where appropriate, development should be sited close to the high-speed fiber line and rail line to allow businesses and companies to fully capitalize on this existing infrastructure. Furthermore, manufacturing uses should be encouraged to develop green infrastructure on site to mitigate stormwater management. Supporting office uses are also appropriate here, along with research and development facilities. Finally, adjacent residential uses should be sufficiently buffered from manufacturing uses. Suggested uses in the Comprehensive plan for the Manufacturing District include Light to medium manufacturing, Advanced manufacturing, Research and development, and Offices.

On Page 54 of the Comprehensive Plan it states, 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 parcels are zoned as Farm / Residential District (U-1), which are currently undeveloped parcels of land. Main access points to the proposed site will be off of Watkins 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).

(Please see pages 16-18 of the application for the Applicant's Responses)

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 five (5) subareas on +/-336.865 acres consisting of a multi-family residential, innovation district, single family residential area, public common area and a public utility (lift station) area. The plan includes the following acreage per sub-area:

- Sub-Area A: Multi-Family incorporates 36.36 Acres with Density of 13.81 per acre
- Sub-Area B: Innovation District incorporates 251.31 Acres
- Sub-Area C: Single Family incorporates 14.17 Acres max Density of 4 units per acre
- Sub-Area D: Public Common Area incorporates 14.45 Acres
- Sub-Area E: Lift Station incorporates 1.14 Acres

Open Space

Exhibit 'Watkins Central-Preliminary Plan' outlines the proposed overall site data including open space for only the multi-family sub area. Open Space requirements are listed for each sub-area in the Preliminary Description of Zoning Requirements for Each Subarea beginning on page 20 of that application. Below is a summary:

- The development plan provides **+/- 14.45 acres** of public common area as a standalone subarea.
- The proposed common open space for the multi-family subarea is 11.20 acres (30.80%) which shall meet the minimum (10%) requirement for open space.
- The manufacturing/innovation district subarea has a standard that the common area shall be greater than five percent (5%).

- The Single-family subarea has a standard that the common area shall be greater than ten percent (10%).
- The subarea E shall incorporate the Regional Pump Station.

The Applicant shall confirm if the standard for Manufacturing/Innovation Subarea will be requesting 5% open space as the Zoning Code M/I zoning district requires each lot to have 10% open space.

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

Engineering Comments

1. An approved Traffic Impact Study (TIS) for the Marysville East Annexation(s) will be required prior to the development / annexation going to City Council for approval. The TIS shall look at the entire Marysville East area to determine what improvements will be necessary with the proposed development(s).
2. Please coordinate with the Union County Engineer's Office and the Ohio Department of Transportation to determine if they will require any off-site traffic improvements.
3. Right-of-way dedication along Watkins Road (width to be determined) and a utility easement (width to be determined) flanking the proposed right-of-way will be required.
4. A ten (10) foot wide shared use path will be required along Watkins Road.
5. A Phase I Environmental Assessment study for this site shall be provided to the City prior to City Council's vote.
6. Coordination with the City of Marysville's Fire Division will need to take place to ensure the Fire Division's safety requirements are met.
7. The following items will need to be addressed during the final engineering approval process:
    a. Utility Design / Alignment, including easements (water and wastewater)
    b. Stormwater Calculations (Stormwater Management Report), including drainage easements.
        i. All off-site drainage will need to be properly maintained / routed to provide an adequate outlet.
        ii. An adequate outlet shall be verified for all proposed ponds.
        iii. An existing field tile map / exhibit shall be provided during the engineering approval process.
        iv. Any detention/retention basins may need to comply with the guidelines included in the FAA Advisory Circular No. 150/5200-33C, Hazardous Wildlife Attractants on or near Airports depending on where they are located within the area to be annexed.
    c. Grading and Sediment and Erosion Control
    d. Roadway
        i. Intersection sight distance exhibits/drawings will be required.
    e. Environmental
        i. A Phase I Environmental Assessment study for this site will be required.
    f. Permits
    g. All Ohio EPA permits (NOI, PTIs, etc.) will be required prior to construction.

Planning and Zoning Sketch Plan Comments

1. The Applicant shall confirm if the standard for Manufacturing/Innovation Subarea will be requesting 5% open space as the Zoning Code M/I zoning district requires each lot to have 10% open space.
2. The applicant shall provide pond enhancements such as seating areas, and a mixture of deciduous shade trees, ornamental trees, evergreen trees, and shrub/ornamental grass planting beds around proposed ponds within the Multi-Family development.

Planning and Zoning Preliminary Development Plan Comments

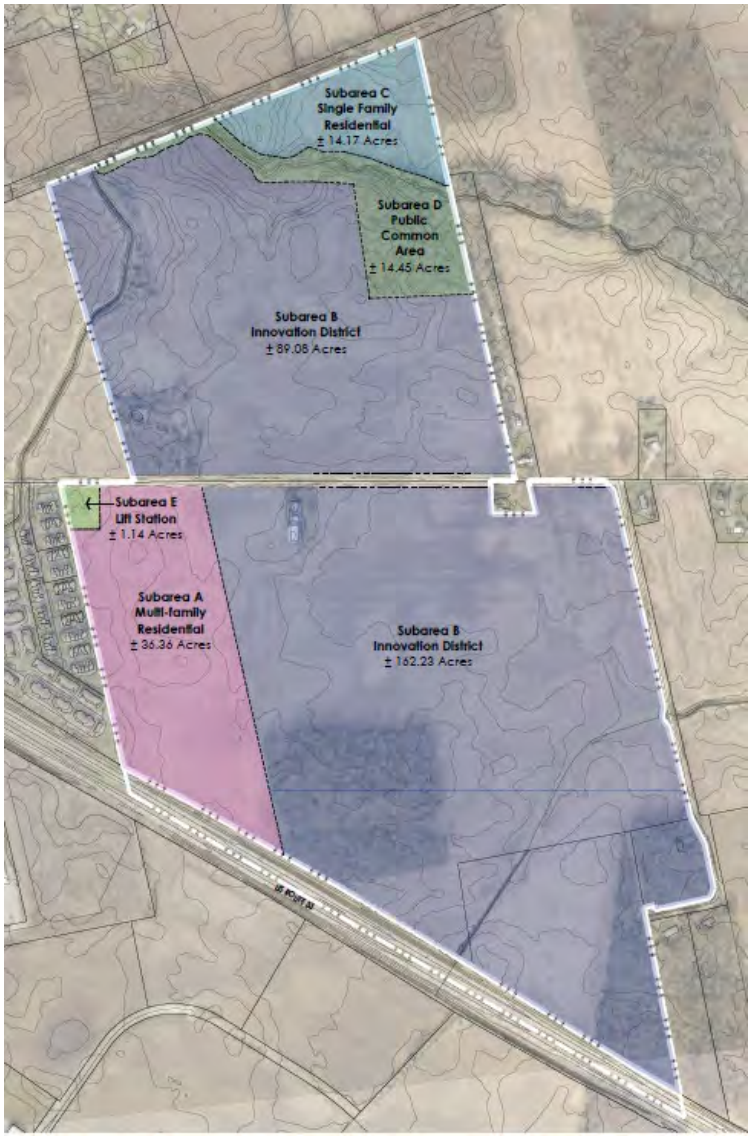
Staff performed a brief review of the submitted plans as it relates to the Development Plan Application standards, which will be the next step in the PUD process. ***The comments below are for preliminary discussion only and should not affect the Planning Commission's decision for the Sketch Plan Application.***

1. The applicant shall provide the proposed signage standards and provide sign details such as square footage display area, size, height, materials and illumination.
2. The applicant shall provide the proposed permitted materials for the buildings in each subarea.
3. The applicant shall include all parking counts for the Multi-Family site to confirm that the parking is in compliance with Section 1127.12.

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.

Marysville East Annexation #1

Marysville, Ohio



PUD Sketch Plan Submittal – August 15, 2023

Sketch Plan Document Index

1. PUD Sketch Plan Application
2. Adjacent Property Owner List
3. Adjacent Property Owner Mailing Labels
4. Rezoning Statement
5. Additional Information Requested
    a. Specific objectives section 1135.01
    b. Public services
    c. Comprehensive plan conformity
    d. Additional development standards
6. General Development Standards
7. Preliminary Description of Each Subarea
8. Regional Vicinity (Context) Map
9. Survey and Legal Description
10. Sketch Plan
11. Existing Conditions Map
12. Subarea Plan
13. Subarea A – Concept Plan
14. Sample Apartment and Townhome Elevations

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: 336.865 Acres on the north and south side of Watkins Road, Marysville, Ohio

Present Zoning District: Paris Township Res/Default/Ag

Present Use of the Land: Agriculture / Undeveloped

Proposed Zoning District: PUD

Proposed Use of the Land: Mixed Use

Owner of Property: See Landowner Page

Owner's Address (Street): See Landowner Page

City, State and Zip Code: See Landowner Page

Owner's Telephone Number: See Landowner Page

Applicant Information *(Please print clearly)*

Applicant: Tom Hart ☐ Owner ☒ Agent ☐ Representative ☐ Other

Company: Rockford Development Investments (RDI)

Address (street): 999 Polaris Parkway, Suite 200

City, State, and Zip Code: Columbus, Ohio 43240

Telephone Number: 614-441-5174

E-mail Address: tom@painterandassociates.com

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

Marysville East Annexation #1
Owner of Property Page

Property A
Owner of Property: Kevin G. Bennington Trustee & Etals
Parcel # 2800170320000
Owner's Address: PO Box 357, Williamsport, Ohio 43164

Property B
Owner of Property: Gary J. Lee (Life Estate)
Parcel #2800170450010
Owner's Address: 17421 Waldo Road, Marysville, Ohio 43040

Property C
Owner of Property: 18530 LLC
Parcel #2800230571000
Owner's Address: 17421 Waldo Road, Marysville, Ohio 43040

Property D
Owner of Property: 1833 Farms LLC
Parcel #2800210020000
Owner's Address: 17421 Waldo Road, Marysville, Ohio 43040

Property E
Owner of Property: City of Marysville
Parcel #2800170450020
Owner's Address: 209 S. Main Street, Marysville, Ohio 43040

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

Signature of Applicant: _____ Date: _____

Signature of Owner: _____ Date: 8/14/23

Signature of Owner: _____ Date: _____

Terry Emery, Marysville City Manager

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

Signature of Applicant: _____ Date: _____

Signature of Owner: _____, Successor Co-Trustee DuRoc Trust Date: 8/8/23

_____, Successor co-Trustee 8/8/23

FOR OFFICE USE ONLY

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

Kevin G Bennington Trust / DuRoc Trust

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

Signature of Applicant: _____ Date: _____

Signature of Owner: _____ Date: _____

Signature of Owner B: _____ Date: 8/15/23

Signature of Owner C: _____ Date: 8/15/23

Signature of Owner D: _____ Date: 8/15/23

B - Gary J Lee Life Estate

C - 18530 LLC – Ryan Lee

D - 1833 Farm LLC – Ryan Lee

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

Signature of Applicant: _____ Date: 8-15-23

Signature of Owner: _____ Date: _____

Thomas L. Hart

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

Signature of Applicant: _____ Date: _____

Signature of Owner: _____ Date: _____

Signature of Owner: _____ Date: _____

Signature of Owner: _____ Date: _____

Signature of Owner: _____ Date: _____

Signature of Owner: _____ Date: _____

FOR OFFICE 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

PROPERTIES ADJACENT TO MARYSVILLE EAST ANNEXATION #1

Parcel Number	Owner Name	Property Address	City/State/Zip	Tax Payer Name	Tax Payer Address	City/State/Zip	Acreage	Mailing Label
2800170330000	Dorothy G Cotton Trust	15760 Watkins Road	Marysville, Ohio 43040	Dorothy G Cotton Trust	145 Colemans Crossing 112	Marysville, Ohio 43040	52.1	X
2800170530000	Dorothy G Cotton Trust	US 33	Marysville, Ohio 43040	Dorothy G Cotton Trust	145 Colemans Crossing 112	Marysville, Ohio 43040	16.39	X
2800170310000	Cougar State Farms Limited Part	Watkins Road	Marysville, Ohio 43040	HERR	3160 Kingsmead Trace	Dublin, Ohio 43017	159.81	X
2800170350010	Steven R. Elliott	14802 Watkins Road	Marysville, Ohio 43040	Steven R. Elliott	14802 Watkins Road	Marysville, Ohio 43040	6.41	X
2800170460000	Lisa Sue Guenther	14821 Watkins Road	Marysville, Ohio 43040	Lisa Sue Guenther	14821 Watkins Road	Marysville, Ohio 43040	1.14	X
2800170370000	Karl R. & Merilyn V. Martin	14872 Watkins Road	Marysville, Ohio 43040	Karl R. & Merilyn V. Martin	14872 Watkins Road	Marysville, Ohio 43040	1.52	X
2800170440000	Jessica L. & Kynndall A. Ingram	15660 Wildwood Lane	Marysville, Ohio 43040	Jessica L. & Kynndall A. Ingram	15660 Wildwood Lane	Marysville, Ohio 43040	0.95	X
2800170430000	Janibo Farms, LLC	Watkins Road	Marysville, Ohio 43040	Janibo Farms, LLC	17421 Waldo Road	Marysville, Ohio 43040	68.29	X
2800210050000	18530 LLC	Watkins Road	Marysville, Ohio 43040	18530 LLC	17421 Waldo Road	Marysville, Ohio 43040	117.36	X
2800210040000	Frederick J. Durant	15190 Wildwood Lane	Marysville, Ohio 43040	Frederick J. Durant	15190 Wildwood Lane	Marysville, Ohio 43040	8.22	X
2800210030000	Joshua T. & Amy R. Codner	15150 Wildwood Lane	Marysville, Ohio 43040	Joshua T. & Amy R. Codner	15150 Wildwood Lane	Marysville, Ohio 43040	6.94	X
2900230510000	Watkins Glen Holdings LTD OLLC	Watkins Glen Blvd	Marysville, Ohio 43040	Watkins Glen Holdings LTD	1052 E. Maple Road	Birmingham, MI 48009	23.23	X
2900230503800	Stephanie M Girton	1108 Watkins Glen Court	Marysville, Ohio 43040	Stephanie M Girton	1108 Watkins Glen Court	Marysville, Ohio 43040	0	X
29002305037790	Chad Copley	1106 Watkins Glen Court	Marysville, Ohio 43040	Chad Copley	1106 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503780	Carmen Suaverdez	1104 Watkins Glen Court	Marysville, Ohio 43040	Carmen Suaverdez	1104 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503770	Barbara J. German	1102 Watkins Glen Court	Marysville, Ohio 43040	Barbara J. German	1102 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503760	Corbin Zane Costlow	1100 Watkins Glen Court	Marysville, Ohio 43040	Corbin Zane Costlow	1100 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503650	Linda S & Roger E Freeman	1098 Watkins Glen Court	Marysville, Ohio 43040	Linda S & Roger E Freeman	1098 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503640	Kimberly K Baxter	1096 Watkins Glen Court	Marysville, Ohio 43040	Kimberly K Baxter	1096 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503630	Austin B Costlow	1094 Watkins Glen Court	Marysville, Ohio 43040	Austin B Costlow	1094 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503620	Andrew S Terry	1092 Watkins Glen Court	Marysville, Ohio 43040	Andrew S Terry	1092 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503610	William Michael Jr	1090 Watkins Glen Court	Marysville, Ohio 43040	William Michael Jr	1090 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503600	Brenda J Cox	1088 Watkins Glen Court	Marysville, Ohio 43040	Brenda J Cox	1088 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503590	Sharon Carcone	1086 Watkins Glen Court	Marysville, Ohio 43040	Sharon Carcone	1086 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503580	Mathew A Post	1084 Watkins Glen Court	Marysville, Ohio 43040	Mathew A Post	1084 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503570	Jeffrey & Mary Ann Paliga	1082 Watkins Glen Court	Marysville, Ohio 43040	Jeffrey & Mary Ann Paliga	1082 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503560	Mei Y Ho & Si Y Hung	1080 Watkins Glen Court	Marysville, Ohio 43040	Mei Y Ho & Si Y Hung	2617 Nottingham Road	Columbus, Ohio 432211	0	X
2900230503550	Lyle F Herman	1078 Watkins Glen Court	Marysville, Ohio 43040	Lyle F Herman	1078 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503540	Michelle Brown	1076 Watkins Glen Court	Marysville, Ohio 43040	Michelle Brown	1076 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503530	Clarisse Cruz	1074 Watkins Glen Court	Marysville, Ohio 43040	Clarisse Cruz	1074 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503520	The Summit Housing Development Corporation	1072 Watkins Glen Court	Marysville, Ohio 43040	The Summit Housing Development Corporation	431 Broad Blvd	Cuyahoga Falls, Ohio 44221	0	X
2900230503510	Rose Mary Cassill	1070 Watkins Glen Court	Marysville, Ohio 43040	Rose Mary Cassill	1070 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503500	Susan S & Timothy A Gerwin	1068 Watkins Glen Court	Marysville, Ohio 43040	Susan S & Timothy A Gerwin	1068 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503490	Julia Walkowicz	1066 Watkins Glen Court	Marysville, Ohio 43040	Julia Walkowicz	1066 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503480	Timothy L & Teresa L McDonnell	1064 Watkins Glen Court	Marysville, Ohio 43040	Timothy L & Teresa L McDonnell	1064 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503470	Michael Galyk III	1062 Watkins Glen Court	Marysville, Ohio 43040	Michael Galyk III	1062 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503460	John Angrus & Beverley Reid Kincaid	1060 Watkins Glen Court	Marysville, Ohio 43040	John Angrus & Beverley Reid Kincaid Trustees	3983 Isaac Cir	Williamsburg, VA 23188	0	X
2900230503400	Rodney L & Lynda L Gillman Trustee	1058 Watkins Glen Court	Marysville, Ohio 43040	Rodney L & Lynda L Gillman Trustee	1058 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503390	Jacquelyn R Ward	1056 Watkins Glen Court	Marysville, Ohio 43040	Jacquelyn R Ward	1056 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503380	Cassandra H Garman	1054 Watkins Glen Court	Marysville, Ohio 43040	Cassandra H Garman	1054 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503370	Edward D Grimm	1052 Watkins Glen Court	Marysville, Ohio 43040	Edward D Grimm	1052 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503360	The Summit Housing Development Corporation	1050 Watkins Glen Court	Marysville, Ohio 43040	The Summit Housing Development Corporation	431 Broad Blvd	Cuyahoga Falls, Ohio 44221	0	X
2900230503350	Richard L & Virginia L Sparks	1048 Watkins Glen Court	Marysville, Ohio 43040	Richard L & Virginia L Sparks	1048 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503340	Beverly C Cameron	1046 Watkins Glen Court	Marysville, Ohio 43040	Beverly C Cameron	1046 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503330	Nicholas A Resser	1044 Watkins Glen Court	Marysville, Ohio 43040	Nicholas A Resser	1044 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503320	Ryan E & Kelly R Michelson	1042 Watkins Glen Court	Marysville, Ohio 43040	Nations Lending Corporation	4 Summit Park Dr 200	Independence, Ohio 44131	0	X
2900230503310	Ruben & Corazon Sunga	1040 Watkins Glen Court	Marysville, Ohio 43040	Ruben & Corazon Sunga	1040 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503300	Angela Jo & John F Miller	1038 Watkins Glen Court	Marysville, Ohio 43040	Angela Jo & John F Miller	1038 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503290	Linbin Babu & Royce Fernandes	1036 Watkins Glen Court	Marysville, Ohio 43040	Linbin Babu & Royce Fernandes	1036 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503280	Zachary Noah Myers	1034 Watkins Glen Court	Marysville, Ohio 43040	Zachary Noah Myers	1034 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503270	Gregory Lee Clark	1032 Watkins Glen Court	Marysville, Ohio 43040	Gregory Lee Clark	1032 Watkins Glen Court	Marysville, Ohio 43040	0	X

PROPERTIES ADJACENT TO MARYSVILLE EAST ANNEXATION #1

Parcel Number	Owner Name	Property Address	City/State/Zip	Tax Payer Name	Tax Payer Address	City/State/Zip	Acreage	Mailing Label
2900230503260	William M Schoby	1030 Watkins Glen Court	Marysville, Ohio 43040	William M Schoby	1030 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503150	Carl & Karen Coe	1028 Watkins Glen Court	Marysville, Ohio 43040	Carl & Karen Coe	111 Trellingwood Drive	Morrisville, NC 27560	0	X
2900230503140	Bruce D & Mary A Cooper	1026 Watkins Glen Court	Marysville, Ohio 43040	Bruce D & Mary A Cooper	1026 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503130	Joseph Ortega Ramos	1024 Watkins Glen Court	Marysville, Ohio 43040	Joseph Ortega Ramos	1024 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503120	Wilhite M Magunda	1022 Watkins Glen Court	Marysville, Ohio 43040	Wilhite M Magunda	1022 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503110	James P Karberg	1020 Watkins Glen Court	Marysville, Ohio 43040	James P Karberg	1020 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503100	Gordon T Kunkler Sr	1018 Watkins Glen Court	Marysville, Ohio 43040	Gordon T Kunkler Sr	1018 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503090	Zachary J Norman	1016 Watkins Glen Court	Marysville, Ohio 43040	Zachary J Norman	1016 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503080	Jamie M Schwierking	1014 Watkins Glen Court	Marysville, Ohio 43040	Jamie M Schwierking	1014 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503070	Brian R Bolden	1012 Watkins Glen Court	Marysville, Ohio 43040	Brian R Bolden	1012 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503060	Camilo A Guarin & Indraylis M Huertas	1010 Watkins Glen Court	Marysville, Ohio 43040	Camilo A Guarin & Indraylis M Huertas	1010 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503050	Christel J Wilson	1008 Watkins Glen Court	Marysville, Ohio 43040	Christel J Wilson	1008 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503040	Paige M Thompson	1006 Watkins Glen Court	Marysville, Ohio 43040	Partners United Finacial LLC	250 E Wilson Bridge Road 110	Worthington, Ohio 43085	0	X
2900230503030	Rocio Rodriguez Romero	1004 Watkins Glen Court	Marysville, Ohio 43040	Rocio Rodriguez Romero	1004 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503020	Steve E Neer	1002 Watkins Glen Court	Marysville, Ohio 43040	Steve E Neer	1002 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503010	Rita I Hellmann	1000 Watkins Glen Court	Marysville, Ohio 43040	The People's Savings Bank	10 Monument Sq, PO Box 589	Urbana, Ohio 43078	0	X
2900230503160	Kaylor & Kelly Jean Kenerly TTE	1011 Watkins Glen Court	Marysville, Ohio 43040	Kaylor & Kelly Jean Kenerly TTE	1011 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503170	Matthew Rentenberg	1013 Watkins Glen Court	Marysville, Ohio 43040	Matthew Rentenberg	1013 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503180	Paige M Adkins	1015 Watkins Glen Court	Marysville, Ohio 43040	Paige M Adkins	1015 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503190	Barry G Brown	1017 Watkins Glen Court	Marysville, Ohio 43040	Barry G Brown	1017 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503200	Craig Mohler	1019 Watkins Glen Court	Marysville, Ohio 43040	Craig Mohler	1019 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503750	Barbara J Evans	1099 Watkins Glen Court	Marysville, Ohio 43040	Barbara J Evans	1099 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503740	Donald Eugene & Kathleen Williams	1097 Watkins Glen Court	Marysville, Ohio 43040	Donald Eugene & Kathleen Williams	1097 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503730	Kailyn Garlinger	1095 Watkins Glen Court	Marysville, Ohio 43040	Kailyn Garlinger	1095 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503720	Samuel T Bartlett Jr	1093 Watkins Glen Court	Marysville, Ohio 43040	Samuel T Bartlett Jr	1093 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503710	Andrew M Alltop	1091 Watkins Glen Court	Marysville, Ohio 43040	Andrew M Alltop	1091 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503700	Beverly A Breece	1079 Watkins Glen Court	Marysville, Ohio 43040	Beverly A Breece	1079 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503690	Marvin & Connie Rizor	1077 Watkins Glen Court	Marysville, Ohio 43040	Marvin & Connie Rizor	1077 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503680	Abigail Porter	1075 Watkins Glen Court	Marysville, Ohio 43040	Abigail Porter	1075 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503670	Michael M & Ruth W Wekunda	1073 Watkins Glen Court	Marysville, Ohio 43040	Michael M & Ruth W Wekunda	1073 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503660	Matthew L Spicer	1071 Watkins Glen Court	Marysville, Ohio 43040	Matthew L Spicer	1071 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503450	Vicki S Keeran	1059 Watkins Glen Court	Marysville, Ohio 43040	Vicki S Keeran	1059 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503440	Richard C & Marcia J Mills	1057 Watkins Glen Court	Marysville, Ohio 43040	Richard C & Marcia J Mills	1057 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503430	Prakashbhai & Siddharth Patel	1055 Watkins Glen Court	Marysville, Ohio 43040	Prakashbhai & Siddharth Patel	1055 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503420	Donal F Wheeler Trustee	1053 Watkins Glen Court	Marysville, Ohio 43040	Donal F Wheeler Trustee	1053 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503410	Dorothy Weitzenecker	1051 Watkins Glen Court	Marysville, Ohio 43040	Dorothy Weitzenecker	1051 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503250	Timothy R Davis	1039 Watkins Glen Court	Marysville, Ohio 43040	Timothy R Davis	1039 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503240	Alyssa Allison & Marco Espinoza Nava	1037 Watkins Glen Court	Marysville, Ohio 43040	Alyssa Allison & Marco Espinoza Nava	1037 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503230	Domenico M Salvadore	1035 Watkins Glen Court	Marysville, Ohio 43040	Domenico M Salvadore	1035 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503220	Jordan A & Brianna R Long	1033 Watkins Glen Court	Marysville, Ohio 43040	Jordan A & Brianna R Long	1033 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503210	David K Diener	1031 Watkins Glen Court	Marysville, Ohio 43040	David K Diener	1031 Watkins Glen Court	Marysville, Ohio 43040	0	X

Dorothy G Cotton Trust
145 Colemans Crossing 112
Marysville, Ohio 43040

HERR
3160 Kingsmead Trace
Dublin, Ohio 43017

Steven R. Elliott
14802 Watkins Road
Marysville, Ohio 43040

Lisa Sue Guenther
14821 Watkins Road
Marysville, Ohio 43040

Karl R. & Merilyn V. Martin
14872 Watkins Road
Marysville, Ohio 43040

Jessica L. & Kynndall A. Ingram
15660 Wildwood Lane
Marysville, Ohio 43040

Janibo Farms, LLC
17421 Waldo Road
Marysville, Ohio 43040

18530 LLC
17421 Waldo Road
Marysville, Ohio 43040

Frederick J. Durant
15190 Wildwood Lane
Marysville, Ohio 43040

Joshua T. & Amy R. Codner
15150 Wildwood Lane
Marysville, Ohio 43040

Watkins Glen Holdings LTD
1052 E. Maple Road
Birmingham, MI 48009

Stephanie M Girton
1108 Watkins Glen Court
Marysville, Ohio 43040

Chad Copley
1106 Watkins Glen Court
Marysville, Ohio 43040

Carmen Suaverdez
1104 Watkins Glen Court
Marysville, Ohio 43040

Barbara J. German
1102 Watkins Glen Court
Marysville, Ohio 43040

Corbin Zane Costlow
1100 Watkins Glen Court
Marysville, Ohio 43040

Linda S & Roger E Freeman
1098 Watkins Glen Court
Marysville, Ohio 43040

Kimberly K Baxter
1096 Watkins Glen Court
Marysville, Ohio 43040

Austin B Costlow
1094 Watkins Glen Court
Marysville, Ohio 43040

Andrew S Terry
1092 Watkins Glen Court
Marysville, Ohio 43040

William Michael Jr
1090 Watkins Glen Court
Marysville, Ohio 43040

Brenda J Cox
1088 Watkins Glen Court
Marysville, Ohio 43040

Sharon Carcone
1086 Watkins Glen Court
Marysville, Ohio 43040

Mathew A Post
1084 Watkins Glen Court
Marysville, Ohio 43040

Jeffrey & Mary Ann Paliga
1082 Watkins Glen Court
Marysville, Ohio 43040

Mei Y Ho & Si Y Hung
2617 Nottingham Road
Columbus, Ohio 432211

Lyle F Herman
1078 Watkins Glen Court
Marysville, Ohio 43040

Michelle Brown
1076 Watkins Glen Court
Marysville, Ohio 43040

Clarisse Cruz
1074 Watkins Glen Court
Marysville, Ohio 43040

The Summit Housing
Development Corporation
431 Broad Blvd
Cuyahoga Falls, Ohio 44221

Rose Mary Cassill
1070 Watkins Glen Court
Marysville, Ohio 43040

The Summit Housing
Development Corporation
431 Broad Blvd
Cuyahoga Falls, Ohio 44221

William M Schoby
1030 Watkins Glen Court
Marysville, Ohio 43040

Susan S & Timothy A Gerwin
1068 Watkins Glen Court
Marysville, Ohio 43040

Richard L & Virginia L Sparks
1048 Watkins Glen Court
Marysville, Ohio 43040

Carl & Karen Coe
111 Trellingwood Drive
Morrisville, NC 27560

Julia Walkowicz
1066 Watkins Glen Court
Marysville, Ohio 43040

Beverly C Cameron
1046 Watkins Glen Court
Marysville, Ohio 43040

Bruce D & Mary A Cooper
1026 Watkins Glen Court
Marysville, Ohio 43040

Timothy L & Teresa L McDonnell
1064 Watkins Glen Court
Marysville, Ohio 43040

Nicholas A Resser
1044 Watkins Glen Court
Marysville, Ohio 43040

Joseph Ortega Ramos
1024 Watkins Glen Court
Marysville, Ohio 43040

Michael Galyk III
1062 Watkins Glen Court
Marysville, Ohio 43040

Nations Lending Corporation
4 Summit Park Dr 200
Independence, Ohio 44131

Wilhite M Magunda
1022 Watkins Glen Court
Marysville, Ohio 43040

John Angrus & Beverley Reid Kincaid
Trustees
3983 Isaac Cir
Williamsburg, VA 23188

Ruben & Corazon Sunga
1040 Watkins Glen Court
Marysville, Ohio 43040

James P Karberg
1020 Watkins Glen Court
Marysville, Ohio 43040

Rodney L & Lynda L Gillman Trustee
1058 Watkins Glen Court
Marysville, Ohio 43040

Angela Jo & John F Miller
1038 Watkins Glen Court
Marysville, Ohio 43040

Gordon T Kunkler Sr
1018 Watkins Glen Court
Marysville, Ohio 43040

Jacquelyn R Ward
1056 Watkins Glen Court
Marysville, Ohio 43040

Linbin Babu & Royce Fernandes
1036 Watkins Glen Court
Marysville, Ohio 43040

Zachary J Norman
1016 Watkins Glen Court
Marysville, Ohio 43040

Cassandra H Garman
1054 Watkins Glen Court
Marysville, Ohio 43040

Zachary Noah Myers
1034 Watkins Glen Court
Marysville, Ohio 43040

Jamie M Schwierking
1014 Watkins Glen Court
Marysville, Ohio 43040

Edward D Grimm
1052 Watkins Glen Court
Marysville, Ohio 43040

Gregory Lee Clark
1032 Watkins Glen Court
Marysville, Ohio 43040

Brian R Bolden
1012 Watkins Glen Court
Marysville, Ohio 43040

Camilo A Guarin &
Indraylis M Huertas
1010 Watkins Glen Court
Marysville, Ohio 43040

Christel J Wilson
1008 Watkins Glen Court
Marysville, Ohio 43040

Partners United Finacial LLC
250 E Wilson Bridge Road 110
Worthington, Ohio 43085

Rocio Rodriguez Romero
1004 Watkins Glen Court
Marysville, Ohio 43040

Steve E Neer
1002 Watkins Glen Court
Marysville, Ohio 43040

The People's Savings Bank
10 Monument Sq, PO Box 589
Urbana, Ohio 43078

Kaylor & Kelly Jean Kenerly TTE
1011 Watkins Glen Court
Marysville, Ohio 43040

Matthew Rentenberg
1013 Watkins Glen Court
Marysville, Ohio 43040

Paige M Adkins
1015 Watkins Glen Court
Marysville, Ohio 43040

Barry G Brown
1017 Watkins Glen Court
Marysville, Ohio 43040

Craig Mohler
1019 Watkins Glen Court
Marysville, Ohio 43040

Barbara J Evans
1099 Watkins Glen Court
Marysville, Ohio 43040

Donald Eugene & Kathleen Williams
1097 Watkins Glen Court
Marysville, Ohio 43040

Kailyn Garlinger
1095 Watkins Glen Court
Marysville, Ohio 43040

Samuel T Bartlett Jr
1093 Watkins Glen Court
Marysville, Ohio 43040

Andrew M Alltop
1091 Watkins Glen Court
Marysville, Ohio 43040

Beverly A Breece
1079 Watkins Glen Court
Marysville, Ohio 43040

Marvin & Connie Rizor
1077 Watkins Glen Court
Marysville, Ohio 43040

Abigail Porter
1075 Watkins Glen Court
Marysville, Ohio 43040

Michael M & Ruth W Wekunda
1073 Watkins Glen Court
Marysville, Ohio 43040

Matthew L Spicer
1071 Watkins Glen Court
Marysville, Ohio 43040

Vicki S Keeran
1059 Watkins Glen Court
Marysville, Ohio 43040

Richard C & Marcia J Mills
1057 Watkins Glen Court
Marysville, Ohio 43040

Prakashbhai & Siddharth Patel
1055 Watkins Glen Court
Marysville, Ohio 43040

Donal F Wheeler Trustee
1053 Watkins Glen Court
Marysville, Ohio 43040

Dorothy Weitzenecker
1051 Watkins Glen Court
Marysville, Ohio 43040

Timothy R Davis
1039 Watkins Glen Court
Marysville, Ohio 43040

Alyssa Allison & Marco Espinoza Nava
1037 Watkins Glen Court
Marysville, Ohio 43040

Domenico M Salvadore
1035 Watkins Glen Court
Marysville, Ohio 43040

Jordan A & Brianna R Long
1033 Watkins Glen Court
Marysville, Ohio 43040

David K Diener
1031 Watkins Glen Court
Marysville, Ohio 43040

REZONING STATEMENT

The east side of Marysville is poised for new development due to the investments in regional utility infrastructure that the City of Marysville has made over the last few years. The regional area on the east side of Marysville is generally bound by US 33 to the west, Mill Creek on the north and east, and Watkins Road/Scottslawn to the south.

This area consists of about 1,900 acres and has the distinct advantage of having a handful of large landowners that control approximately 75% of the available acreage. Most of this ground currently sits within Paris Township and will need to be annexed into Marysville over time. This collective size allows for the ground to be master planned on a large-scale basis.

The development of master-planned communities provides real opportunities to develop connective communities and protect and highlight the beauty of Mill Creek area and mature tree stands. These natural features will also serve to create a barrier between the industrial and residential components. In addition, larger master plans communities can be developed with unique financial tools to provide additional funding to the service providers such as the Marysville Schools, Marysville police, and fire.

From a design standpoint, higher-density developments will be proposed around the existing commercial core (US 33 and US 36) with the introduction of a variety of attached, multi-family, and single-family residential products as you move further away from the core. The industrial uses will be positioned to the south and will utilize Scottslawn as a primary access point to reduce truck traffic and congestion to the north and US 36.

Marysville East Annexation #1 is the first of 3 or 4 annexations that RDI and its partners will present to Union County and the City of Marysville over the next year or so. Each annexation will be rezoned under a Planned Unit Development (PUD) and will collectively consist of various mixed uses, which include a variety of residential, retail, commercial, industrial, and civic functions.

Marysville East Annexation #1 is approximately 351.26 acres located generally along Watkins Road on both the north and south side. The western boundary is The Crossing At Watkin Glen Condominium and the east side is bounded by Wildwood Lane. To the north the project's boundary is the abandoned Cotton Family railroad track line and to the south the property borders US 33. Marysville East Annexation #1 is the first of several annexations that will be presented to Marysville over the next year. Marysville East Annexation #1 is being rezoned to Planned Unit Development (PUD) under Chapter 1135 of the Codified Ordinances of Marysville as in effect December 23, 2020 (the "Codified Ordinances"). All references herein to Chapter or Section numbers refer to applicable Chapter or Section numbers of the Codified Ordinances. In implementing the mixed-use PUD, Applicant is proposing a wide range of products that will rely on various sections of underlying zoning designations.

Annexation #1 will consist of 5 subareas which include multi-family, single-family, industrial, public common area, and civic (regional pump station) developments. The total acreage of these 5 subareas is 336.87 acres. The difference between this figure and the total area being annexed (351.26 acres) is the acreage included in the US 33 right-of-way.

Marysville East Annexation #1 will have upgraded design standards that include common fencing and tree lines along major thoroughfares, standardized signage, and other identifiers that will create a unique gateway feel for the area. Over time, these design elements will be incorporated into the existing core development on the east side of US 33 and US 36.

Marysville East Annexation #1 will provide benefits to the overall Marysville community through the anticipated preservation of the natural areas, and extension of multi-purpose trails that connect the subareas to the natural areas. In addition, the development of the industrial park will add jobs and tax revenue to the schools, city, and county and the housing will provide employees and other residents the opportunity to reside in the area.

The development of Marysville East Annexation #1 will help facilitate and fund improvements to existing roads and the future construction of new roads. A traffic study and revised thoroughfare plan are currently being conducted with the assistance of the City Engineer and should be available shortly.

ADDITIONAL INFORMATION REQUESTED

A. Explain how the development meets the proposed and specific objectives set forth in Section 1135.01

1135.01(a) General Objective: A planned unit development 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.

1135.01 (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 are consistent with all applicable plans including but not limited to the Comprehensive Plan, Thoroughfare Plan, and the intent of the Ordinance.

The proposed PUD contains 5 subareas that include a mixture of uses that could not be zoned together through the standard zoning process. The Marysville comprehensive plan was used as a starting point and subareas were designed with the overall concepts in mind. For example, the major natural areas are protected and maintained, the industrial/innovation uses are aligned all the US 33 corridor with access primarily planned for Scottslawn, and the higher density residential is planned near the existing higher density residential uses and will serve as a buffer to the industrial park. The single-family development is buffered by the mature tree line and creek from the industrial uses. The blending of all these uses could not be achieved under a straight zoning district.

(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.

Marysville East Annexation #1 provides standard setbacks to natural areas that are larger than required by the Codified Ordinances and will protect sensitive environmental

areas on-site by preserving these areas as a separate subarea (public common areas). The large open space and tree preservation area in Annexation #1 consists of approximately 14.45 acres. This public space will be in ADDITION to the required common area of each developed subarea and will be commonly owned and managed through a newly created community authority. Trails will be added to these common areas that link to all the other subareas and this process will be expanded with the future annexation of other areas.

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

The development will promote the economical and efficient use of the land and infrastructure by providing a platform for the development of various mixed uses. The industrial/innovation areas will provide businesses with jobs and will generate income tax and real estate tax revenues to support services and infrastructure improvements. The residential development will provide areas for residents and workers to call home and live in close proximity to their employers. Higher density developments maximize the value of the utilities and other infrastructure and its location around the existing retail/commercial core provides a nice buffer for the transition to industrial to the south.

(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.

The protected common areas and project common areas combined will provide for recreational activities and the ability to enjoy the natural beauty of the site and surrounding areas in Marysville through the multi-purpose trails and parks. The industrial development will create much higher property values than the current CAUV ground and will help energize the region for many years.

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

Compatibility between proposed land uses within and around the PUD are provided through the planned transition of high-density developments around the existing core commercial development as well as increased setbacks and landscape buffers within the PUD Development Standards along mixed uses. The newly created multi-family subarea will help to buffer the existing multi-family development from the industrial / innovation area and the natural features and creek to the north will buffer the single-family development from the industrial/innovation area.

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

The large open space of approximately 14.45 acres will preserve existing natural features, with trails and connectivity added to and from each subarea. This preservation area will be in addition to the common area and trails that will be included in each subarea. Private recreation facilities (pool, fitness, dog parks) will be added to the multi-family subarea.

(7) To provide a maximum choice of business and living environments by allowing for

a variety of housing, building types, and imaginative architectural design.

The integration of the industrial / innovation district will provide opportunities for employers to be positioned within the area and the multi-family and single-family options will provide housing options to the employees and other existing or future residents of Marysville. The unique design of the multi-family community incorporates both three-story walk-up units with a townhome product that gives future residents a choice of products within the same project. Amenities with this multi-family project will be top of the market with the pool, fitness, dog parks, and trails throughout and linked to other common areas within the overall PUD.

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

The PUD will provide a mix of complementary residential and industrial / innovation uses and establish priorities for high-quality and innovative development and appropriate buffers and transitions between existing and proposed uses.

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

By providing the PUD Development Standards and going through the appropriate Exterior/Landscape Plan review and approval process with the Design Review Board for each contemplated development within Marysville East Annexation #1, it will develop in an orderly, coordinated, and comprehensive manner that is consistent with accepted land planning, landscape architecture practices, and engineering principles.

B. Explain how the proposed development impacts public services and facilities, including but not limited to schools, water, sewer, and traffic.

Public Services:

- The proposed PUD will be annexed into the Marysville City limits and with the annexation process, a Marysville service letter will be provided to warrant that all utilities and services are available and that the City is willing to take on the responsibility of servicing this area. We will be working with all service providers, which include schools, fire, police, City Engineer, traffic, parks/recreation, and City Council to put together a unique financial package that will help provide funds for these purposes.

Water:

- There is an existing 12" water main located along the north side of Watkins Road at the corner of the regional sewer pump station parcel (hydrant #1145). The initial service for the rest of the Marysville East Annexation #1 ground will be serviced by this line. In addition, Marysville just opened a new $50m+ water treatment plant in 2023, which will provide capacity for all the growth projected for the east side of Marysville and beyond.

- The engineering of other water laterals will be discussed during the engineering phase of each project with the City Engineer.

Sanitary Sewers:

- A regional pump station is currently begin constructed along Watkins Road by the City of Marysville and is part of this PUD. The pump station property is currently in Paris Township and it was agreed to include it as part of this first annexation and PUD filing. The regional station has capacity for the entire east side of Marysville and will include a 36" gravity lateral that will run to the north to US 36. The extension of sewer laterals to service the individual parcels included in this PUD will be worked out with the City Engineer as the projects move forward.

Other Utilities:

- Electric service for this site already exists and our engineer is working to acquire service letters from the area provider which will be included in the development plan.

- Gas service for the site is available from URE and the line is located down the west side of the Kevin Bennington property, which is included with this submission.

- Time Warner Cable has facilities adjacent to the project site and can provide service to the development.

Traffic:

- A traffic study and regional thoroughfare plan update is currently underway with the assistance and direction of the City Engineer. This document will help identify the needed roadway infrastructure needed for the industrial/innovation park as well as improvements to Watkins Road and the intersections of US 36/Watkin Road and Watkins Road/Scottslawn. The developer, City, and Engineer will work together on a unique set of financial tools to determine the future funding of these improvements.

C. Explain how the proposed development conforms to the Marysville Comprehensive Plan.

The proposed PUD utilized the existing Marysville Comprehensive Plan as the basis for its development. Both the PUD and Comp Plan anticipated industrial/innovation uses along the US 33 corridor with most of the access to this area coming from Scottslawn. The PUD utilizes the multi-family development to buffer the existing residents to the north and the creek and natural tree line to buffer the single-family development from the industrial/innovation uses. The Comp Plan promotes the protection of common areas and the connection of the community to these areas, which is being accomplished with the proposed trail system. The Comp Plan also promotes mixed residential housing types which is being provided and two types, apartments, and townhomes, are intermixed among themselves providing for diversification of products within the same development.

D. Additional Development Standards.

Marysville East Annexation #1 will have upgraded design standards that include common fencing and tree lines along major thoroughfares, standardized signage, and other identifiers that will create a unique gateway feel for the area. Over time, these design elements will be incorporated into the existing core development on the east side of US 33 and US 36. More details regarding signage, landscaping, buffers, setbacks, and other design features will be provided with the development plan application.

GENERAL DEVELOPMENT STANDARDS

Marysville East Annexation #1 will be developed with 5 subareas providing for a mixed-use community. The project will be developed in accordance with the Marysville East Annexation #1 Rezoning Statement, and the Codified Ordinances of the City of Marysville as in effect December 23, 2020 (the "Codified Ordinances"), unless noted otherwise in these PUD Development Standards to be provided. Where conflicts occur between the Codified Ordinances and these PUD Development Standards, these PUD Development Standards shall control over the Codified Ordinances.

MARYSVILLE EAST ANNEXATION #1 PUD OVERALL DESIGN GOALS

All development within Marysville East Annexation #1 will strive to achieve the following goals:

- Well-balanced connection and transition of various property uses throughout the PUD, which will be achieved with a trail system, roadway network, setbacks, landscape buffers and the protection of key natural features.
- The design elements, fencing, signage and other identifiers will create a unique area that will serve as the gateway for the overall east-side development.
- Provide interconnectivity through internal vehicular and pedestrian connections, connections to adjacent neighborhoods and businesses and connections to open space, parks, and activity centers.

PRELIMINARY DESCRIPTION OF ZONING REQUIREMENTS FOR EACH SUBAREA

Subarea A – Multi-Family Residential

The multi-family residential subarea A (approximately 36.36 acres) will consist of both townhomes and 3-story walk-up residential units with a shared clubhouse and pool areas. The townhomes and apartment buildings will be intermixed among each other to provide a unique community feel.

The 2-story townhomes will feature 4- and 6-unit buildings with attached 1- or 2-car garages. The townhomes will provide 2- or 3-bedroom options. The 3-story walk-up apartments will feature 6 24-unit buildings which will provide 1- and 2-bedroom flats with surface parking and/or detached private garages.

The common area within the development is anticipated to greatly exceed the required level under a straight zoning district and will include ponds with fountains and trails, dog parks, and a community center. Additional trails will be added to the site to get to the regional trail network that will be developed with the surrounding properties.

The architectural style and design of these products will complement each other while at the same time providing a diversification of products. See the attachment for the initial designs of the apartments, townhomes, and clubhouse.

In implementing this subarea, the applicant will rely on the underlying Suburban Commercial District (SCD) zoning designation and requirements contained in Section 1121.08, except to the extent variance and divergences are identified below and in the upcoming Development Plan

application.

List of Permitted Uses

- Single Family Attached
- Multi-Family
- Commercial Recreation (indoor) – Clubhouse with pool and fitness
- Garage Detached

Lots Size, Common Area, or Coverage Ratio

- Lot sizes and setbacks will adhere to the requirements of the SCD zoning district
- Common area will be greater than the recommended 10%
    - In addition, this PUD has a "public common area" subarea which will provide additional acreage that will increase the overall common area % for the entire PUD
- 70% including accessory structures

Density

- The combined overall density for both residential products will be 14 units per acre

Subarea B – Manufacturing/Innovation District

The Manufacturing/Innovation District (approximately 251.31 acres) is generally located to the north/northeast of and adjacent to US Route 33, extending northward through Watkins Road to the old railroad tracks generally running east-west. This subarea is a very important part of this PUD and will be the first part of the development of Innovation Park II. This industrial/manufacturing area will set the stage for future business development within the Marysville area and will lead to new employers, employees, and residents. In addition, this area is a future economic engine for future increases in tax revenues across the board for the Schools, City, and County.

In implementing this subarea, the applicant will rely on the underlying Manufacturing/Innovation District (M/I) and Light Manufacturing District (LMD) zoning designation and requirements contained in Section 1121.13 and 1121.14 respectively, except to the extent variance and divergences are identified below and in the upcoming Development Plan application.

List of Permitted Uses

- Artisan Workshop
- Commercial and Industrial Equipment and Machinery Sales, Rental, Leasing
- Commercial Printing and Publishing
- Contractor Offices
- Essential Public Services and Utilities – includes electrical substations
- Essential Private Services and Utilities – includes water or material storage tanks, generator yards, chillers, and other exterior equipment reasonably necessary for the operation of a permitted use
- Laboratory Research Facility
- Manufacturing, General
- Professional Offices
- School, College or University, Vocation and Technical, Trade or Business
- Warehousing, Private/Public
- Wholesale and Distribution

- Recycling Center
- Warehousing, Personal Storage/Mini
- Data Processing/Call Center
- Data Center
- Ground Passenger Dispatch Facility
- Light Manufacturing
- Wireless Telecommunications Antenna, Facility, and/or Tower
- Electric charging stations

Lots Size, Common Area, or Coverage Ratio

- Due to the potential for an extremely wide type of product in this subarea, lot sizes and setbacks may vary greatly and a development plan to define these is not available at this time. More detail will be provided during the development plan process.
- Maximum building height – 85'
- Accessory structures shall not be limited to those listed in applicable provisions of the Code, but also shall include accessory buildings that customarily accompany the primary use on a property, as approved as part of an exterior plan application or DRB application.
- Common area will be greater than the recommended 5%
    - In addition, this PUD has a "public common area" subarea which will provide additional acreage that will increase the overall common area % for the entire PUD
- There is no maximum lot coverage for this subarea as long as all setbacks are satisfied.

Density

- The combined overall density for this subarea will be bound by the setbacks and common area requirements of the development.

Subarea C – Single-Family Residential

Subarea C (approximately 14.17 acres) is a beautiful piece of ground nestled between two wood-lined creeks. The subarea is being zoned for future development as a single-family detached product. Access to this area and utility extensions will be a few years down the road and the pod will likely have to connect to the parcel to the west to be developed properly.

The common area within the development is anticipated to greatly exceed the required level under a straight zoning district. Additional trails will be added to the site to get to the regional trail network that will be developed with the surrounding properties.

In implementing this subarea, the applicant will rely on the underlying Suburban Residential District (SRD) zoning designation and requirements contained in Section 1121.07, except to the extent variance and divergences are identified below and in the upcoming Development Plan application.

List of Permitted Uses

- Single Family Detached

Lots Size, Common Area, or Coverage Ratio

- Lot sizes and setbacks will adhere to the requirements of the SRD zoning district and no less than 55'
- Setbacks: Front 25', Side - 5'; Rear – 20'

- Common area will be greater than the recommended 10%
    - In addition, this PUD has a "public common area" subarea which will provide additional acreage that will increase the overall common area % for the entire PUD
- 40% including accessory structures

Density

- Maximum density of 4 units per acre

Subarea D – Public Common Area

The natural features in this public common area subarea (approximately 14.45 acres) will be reserved, protected, and developed as part of the network of parks and trail systems that will provide recreational opportunities and promote connectivity throughout the area. The ground in this subarea, while public, will be owned, managed, and maintained by a future community authority board which will use funds from future residents and business to perform these duties.

In implementing this subarea, the applicant will rely on the underlying Open Space District (OSD) zoning designation and requirements contained in Section 1121.17, except to the extent variance and divergences are identified below and in the upcoming Development Plan application.

List of Permitted Uses

- Park
- Community Garden
- Commercial Recreation (outdoor)
- Essential Public Services and Utilities
- Necessary Roadway Crossings

Subarea E – Civic (Regional Pump Station)

This subarea is currently under construction for the development of a regional sewer pump station by the City of Marysville. The current 1.14-acre parcel is zoned in Paris Township and is being incorporated into this PUD to bring the ground into Marysville as part of the annexation process.

Due to its proximity to the existing and future residential developments, landscape buffer requirements will be set forth in the development plan process of this application.

In implementing this subarea, the applicant will rely on the underlying Government and Institutional District (GOV) zoning designation and requirements contained in Section 1121.16, except to the extent variance and divergences are identified below and in the upcoming Development Plan application.

List of Permitted Uses

- Essential Public Services and Utilities

GENERAL DEVELOPMENT STANDARDS FOR ARCHITECTURE, ACCESS AND PARKING, LANDSCAPING, SIGNAGE, AND LIGHTING

These items for each subarea will be provided in detail with the next step of the zoning process, the development plan application. Standards for the Marysville East development as a whole will also be provided and will include fencing, landscape buffers, roadway landscaping, and other features.



WATKINS CENTRAL - REGIONAL CONTEXT MAP

CITY OF MARYSVILLE, UNION COUNTY, OHIO

EXHIBIT A

0 500 1,500 N

08.15.2023

G2 PLANNING + DESIGN

ROCKFORD DEVELOPMENT INVESTMENTS

ANNEXATION PLAT

STATE OF OHIO, COUNTY OF UNION, TOWNSHIP OF PARIS,
VIRGINIA MILITARY SURVEY NUMBERS 2254 & 3350.

NORTH

SCALE IN FEET
0 300 600

MAP # 103-00-00-036.000
PID: 2800170310000

COUGAR STATE FARMS
LIMITED PARTNERSHIP
159.81 ACRES
D.B. 339, PG. 59

MAP # 103-00-00-045.000
PID: 2800170440000
JESSICA L & KYNNDALL A. INGRAM
0.952 ACRES
IN: 202207200006959

N 85°02'58" E 49.54'

MAP # 103-00-00-044.000
PID: 2800170430000
JANIBO FARMS, LLC
68.29 ACRES
IN: 202106010007351

WILDWOOD LANE

S 05°42'02" E 519.75'

MAP # 103-00-00-042.000
PID: 2800210050000
18530 LLC
117.36 ACRES
IN: 202301200000443

S 06°17'00" E 2079.42'

MAP # 103-00-00-041.000
PID: 2800210040000
FREDERICK J. DURANT
8.22 ACRES
IN: 201706300005406

S 85°02'58" W 502.43'

MAP # 103-00-00-038.000
PID: 2800170350010

STEVEN R ELLIOTT
6.48 ACRES
IN: 202007230007287

S 83°45'21" E 570.27'

MAP # 103-00-00-039.000
PID: 2800210020000
1833 FARMS LLC
6.00 ACRES
IN: 202302060000856

MAP # 102-00-00-040.000
PID: 2800210030000
JOSHUA T. & AMY R. CODNER
6.942 ACRES ~ O.R. 691, PG 051

S 05°03'57" E 1354.63'

N 06°45'01" W 208.92'

PARIS TOWNSHIP
MARYSVILLE CORP. LINE (ORD 41-91)

N 53°16'07" W 104.36'

N 69°37'00" W 78.16'

S 05°28'21" E 2727.92'

S 83°44'48" E 265.00'

N 83°45'21" W 140.80'

MAP # 102-00-00-011.000
PID: 2800170460000

LISA SUE GUENTHER
1.14 ACRES
IN: 202109010011713

S 05°04'46" W 203.57'

345.174 ACRES (BY SURVEY)

MAP # 102-00-00-055.002
PID: 2800230571000

18530 LLC
27.60 ACRES
IN: 202301200000444

MAP # 102-00-00-055.000
PID: 2900230570000
CITY OF MARYSVILLE
113.932 ACRES
IN: 201611040009147

N 55°33'33" W 625.50'

N 74°51'16" E 2402.47'

N 53°16'07" W 795.91'

MAP # 102-00-00-010.000
PID: 2800170320000

KEVIN G BENNINGTON TRUSTEE,
ETALS OF THE DUROC TRUST
117.70 ACRES (BY DEED)
IN: 201512310010706

MAP # 102-00-00-012.000
PID: 2800170450010

GARY J LEE
173.635 ACRES
IN: 201709270008017 & 201709270008015

COUNTY ROAD 104 (WATKINS ROAD) (66' R/W WIDTH)

VMS 3350
296.563 AC.
VMS 2254
48.611 AC.

STATE ROUTE 33
(R/W WIDTH VARIES)

N 52°07'39" W 1004.29'

N 53°16'07" W 1234.39'

MAP # 102-00-00-056.000
PID: 2900230580000
CITY OF MARYSVILLE
60.274 ACRES
IN: 201611040009148

PARIS TOWNSHIP
MARYSVILLE CORP. LINE (ORD 41-91)

MAP # 102-00-00-056.001
PID: 2900230580020

SOUTHGATE COMPANY LIMITED
PARTNERSHIP
16.673 ACRES
IN: 202010130011024

MAP # 102-00-00-001.000
PID: 2800170530000

DOROTHY G COTTON
16.39 ACRES
O.R.V. 174, PG. 109

N 09°30'07" W 1864.86'

S 83°45'21" E 453.92'

MAP # 102-00-00-017.001
PID: 2800170450070

CITY OF MARYSVILLE
1.1410 ACRES
IN: 202211100010502

PARIS TOWNSHIP

N 06°13'06" W 2079.33'

MARYSVILLE CORP. LINE (ORD 41-91)

THE CROSSINGS AT
WATKINS GLEN
CONDOMINIUM

POINT OF BEGINNING

C/L

MAP # 102-00-00-008.000
PID: 2800170330000

DOROTHY G COTTON
52.10 ACRES
O.R.V. 174, PG. 109

MAP # 102-00-00-013.000
PID: 2900230510000
WATKINS GLEN APARTMENTS

WATKINS GLEN HOLDINGS LTD, LLC
23.227 ACRES
O.R.V. 251, PAGE 211

MAP # 102-00-00-014.000
PID: 2900230291170
COLEMANS CROSSING

KENMOREPLACE LLC
18.76 ACRES
IN: 202004300004004

R/W

PARIS TOWNSHIP
MARYSVILLE CORP. LINE (ORD 41-91)

BASIS OF BEARINGS

THE BEARINGS SHOWN ON THIS SURVEY ARE BASED ON THE BEARING OF NORTH 83°45'21" WEST AS DETERMINED FOR THE CENTERLINE OF COUNTY ROAD 104 (WATKINS ROAD) BASED ON FIELD OBSERVATIONS PERFORMED IN SEPTEMBER, 2022 AND BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83 (NSRS 2011 ADJUSTMENT). SAID BEARING WAS ESTABLISHED BY STATIC AND RTK GPS OBSERVATIONS CALCULATED USING NATIONAL GEODETIC SURVEY, OPUS-S SERVICE PERFORMED ON SEPTEMBER, 27 OF THE YEAR 2022.

PERTINENT DOCUMENTS:

DEEDS OF RECORD ON FILE AT THE UNION COUNTY RECORDER'S OFFICE, EXISTING CEC SURVEYS, SURVEYS OF RECORD & TAX MAPS ON FILE AT UNION COUNTY.

NOTE:

AREA TO BE ANNEXED HAS 5,921.94 FEET CONTIGUITY WITH THE EXISTING CORPORATION LINE OF THE CITY OF MARYSVILLE, HAVING A TOTAL PERIMETER OF 19,265.45 FEET THAT CONTAINS 30.74% CONTIGUITY WITH EXISTING CORPORATION LINES OF THE CITY OF MARYSVILLE.

CERTIFICATION:

THIS ANNEXATION PLAT IS A GENERAL DESCRIPTION OF THE LOCATION OF PROPERTY TO BE ANNEXED AND IS NOT A BOUNDARY SURVEY AS DEFINED IN THE O.A.C. CHAPTER 4733.37.

JEREMY L. VAN OSTRAN DATE
PROFESSIONAL LAND SURVEYOR NO. 8283

REVISION RECORD

NO	DATE	DESCRIPTION

Civil & Environmental Consultants, Inc.
250 W. Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085
614-540-6633 · 888-598-6808
www.cecinc.com

PARIS TOWNSHIP
UNION COUNTY, OHIO

ANNEXATION PLAT

DATE:	AUGUST 2023
DWG SCALE:	1" = 300'
PROJECT NO:	325-925
DRAWN BY:	BTB
CHECKED BY:	JLV
APPROVED BY:	JLV

DRAWING NO.: ANNEX

SHEET 1 OF 1

P:\325-001\325-9251 - Survey\Dwg\325925ANP-SV01-ANNEX.dwg[2] LS:(8/1/2023 - Assembly) - LP: 8/1/2023 3:05 PM

DESCRIPTION OF 351.258 ACRES

Situated in the State of Ohio, County of Union, Township of Paris, Virginia Military Survey Nos. 2254 and 3350, being all of a 173.635 acre tract of land as conveyed to Gary J. Lee, for and during his natural life, remainder to Ryan J. Lee and Gregory J. Lee in Instrument Numbers 201709270008015 and 201709270008017, all of a 117.70 acre tract of land as conveyed to Kevin G. Bennington Trustee, etals of the Duroc Truct in Instrument Number 201512310010706, all of that 27.60 acre tract of land as conveyed to 18530 LLC in Instrument Number 202301200000444, all of that 6.00 acre tract as conveyed to 1833 Farms LLC in Instrument Number 202302060000856,and part of the right-of-way of State Route 33, all references to records being on file in the Office of the Recorder, Union County, Ohio, said 351.258 acre tract being more fully described herein;

BEGINNING at a point on the southerly limited access right-of-way of State Route 33 and the easterly line of the City of Marysville as incorporated in Ordinance 41-91, also being the northwesterly corner of that 16.673 acre tract as conveyed to Southgate Company Limited Partnership in Instrument Number 202010130011024, also being the northeasterly corner of that 18.76 acre tract as conveyed to Kenmore Place LLC in Instrument Number 202004300004004;

Thence along the easterly line of said corporation limit, crossing State Route 33, along the easterly lines of Watkins Glen Apartments and The Crossings at Watkins Glen Condominium, **North 06°13'06" West** a distance of **2079.33 feet** to a point in the centerline of Watkins Road (C.R. 104, 60’ r/w);

Thence along said centerline, **South 83°45'21" East** a distance of **453.92 feet** to the southwesterly corner of said 117.70 acre tract, and the southeasterly corner of that 52.10 acre tract as conveyed to Dorothy G. Cotton in Official Record 174, Page 109;

Thence along the westerly line of said 117.70 acre tract and the easterly line of said 52.10 acre tract, **North 09°30'07" West** a distance of **1864.86 feet** to a point on the southerly line of that 16.39 acre tract as conveyed to Dorothy G. Cotton in Official Record 174, Page 109;

Thence along the northerly line of said 117.70 acre tract and the southerly line of said 16.39 acre tract, **North 74°51'16" East** a distance of **2402.47 feet** to a point on the westerly line of that 159.81 acre tract conveyed to Cougar State Farms Limited Partnership in Deed Book 339, Page 59;

Thence along the easterly line of said 117.70 acre tract, the westerly line of said 159.81 acre tract, and the westerly line of that 6.41 acre tract as conveyed to Steven R. Elliott in Instrument Number 202007230007287, **South 05°28'21" East** a distance of **2727.92 feet** to a point in the centerline of said Watkins Road and on the northerly line of that 1.14 acre tract conveyed to Lisa Sue Guenther in Instrument Number 202109010011713;

Thence along the centerline of said Watkins Road and the northerly line of said 1.14 acre tract, **North 83°45'21" West** a distance of **140.80 feet** to a point;

Thence along the westerly, southerly, and easterly lines of said 1.14 acre tract the following three (3) courses and distances:

South 05°04'46" West a distance of **203.57 feet** to a point;

South 83°44'48" East a distance of **265.00 feet** to a point;

250 W. Old Wilson Bridge Road, Suite 250 | Worthington, OH 43085 | p: 614-540-6633 f: 614-540-6638 | www.cecinc.com

North 06°45'01" West a distance of **208.92 feet** to a point in the centerline of said Watkins Road;

Thence along the centerline of said Watkins Road, **South 83°45'21" East** a distance of **570.27 feet** to a point at the northeasterly corner of said 173.635 acre tract;

Thence leaving said centerline and along the easterly line of said 173.635 acre tract and the easterly right-of-way line of Wildwood Lane, the westerly line of that 0.952 acre tract as conveyed to Jessica L. & Kynndall A. Ingram in Instrument Number 202207200006959, and the westerly line of that 68.29 acre tract as conveyed to Janibo Farms, LLC in Instrument Number 202106010007351, **South 06°17'00" East** a distance of **2079.42 feet** to a point on the southerly line of VMS 3350 and the northerly line of VMS 2254;

Thence along the northerly line of said 6.00 acre tract, **North 85°02'58" East** a distance of **49.54 feet** to a point at the northeasterly corner of said 6.00 acre tract and the northwesterly corner of that 117.36 acre tract conveyed to 18530 LLC in Instrument Number 202301200000443;

Thence along the easterly line of said 6.00 acre tract, the west line of said 117.36 acre tract, **South 05°42'02" East**, a distance of **519.75 feet** to a point at the northeasterly corner of that 8.22 acre tract as conveyed to Frederick J. Durant in Instrument Number 201706300005406;

Thence along the northerly line of said 8.22 acre tract and the northerly line of that 6.942 acre tract as conveyed to Joshua T. and Amy R. Codner in Official Record 691, Page 051, **South 85°02'58" West** a distance of **502.43 feet** to a point at the southwesterly corner of said 6.00 acre tract and the northwesterly corner of said 6.942 acre tract;

Thence along the westerly line of said 6.942 acre tract and across State Route 33, **South 05°14'31" East** a distance of **1354.63 feet** to a point on the southerly limited access right-of-way of State Route 33;

Thence along said southerly limited access right-of-way line the following six (6) courses and distances:

North 53°16'07" West a distance of **104.36 feet** to a point;

North 69°37'00" West a distance of **78.16 feet** to a point;

North 55°33'33" West a distance of **625.50 feet** to a point;

North 53°16'07" West a distance of **795.91 feet** to a point;

North 52°07'39" West a distance of **1004.29 feet** to a point;

North 53°16'07" West a distance of **1234.39 feet** to the **Point of Beginning**, containing **351.258 acres**, which 296.563 acres lies within Virginia Military Survey Number 3350 and 48.611 acres lies in Virginia Military Survey Number 2254.

The bearing of North 83°45'21" West as determined for the centerline of Watkins Road based on field observations performed in September, 2022 and based on the Ohio State Plane Coordinate System, North Zone, NAD83 (NSRS 2011 adjustment). Said bearing was established by Static and RTK GPS Observations, calculated using National Geodetic Survey, OPUS-S service performed on September, 27 of the year 2022.

The above description is based on deeds of record and available existing surveys, the aforementioned description is not intended to be used for the transfer of real property. The acreages and distances shown are intended for annexation purposes only.

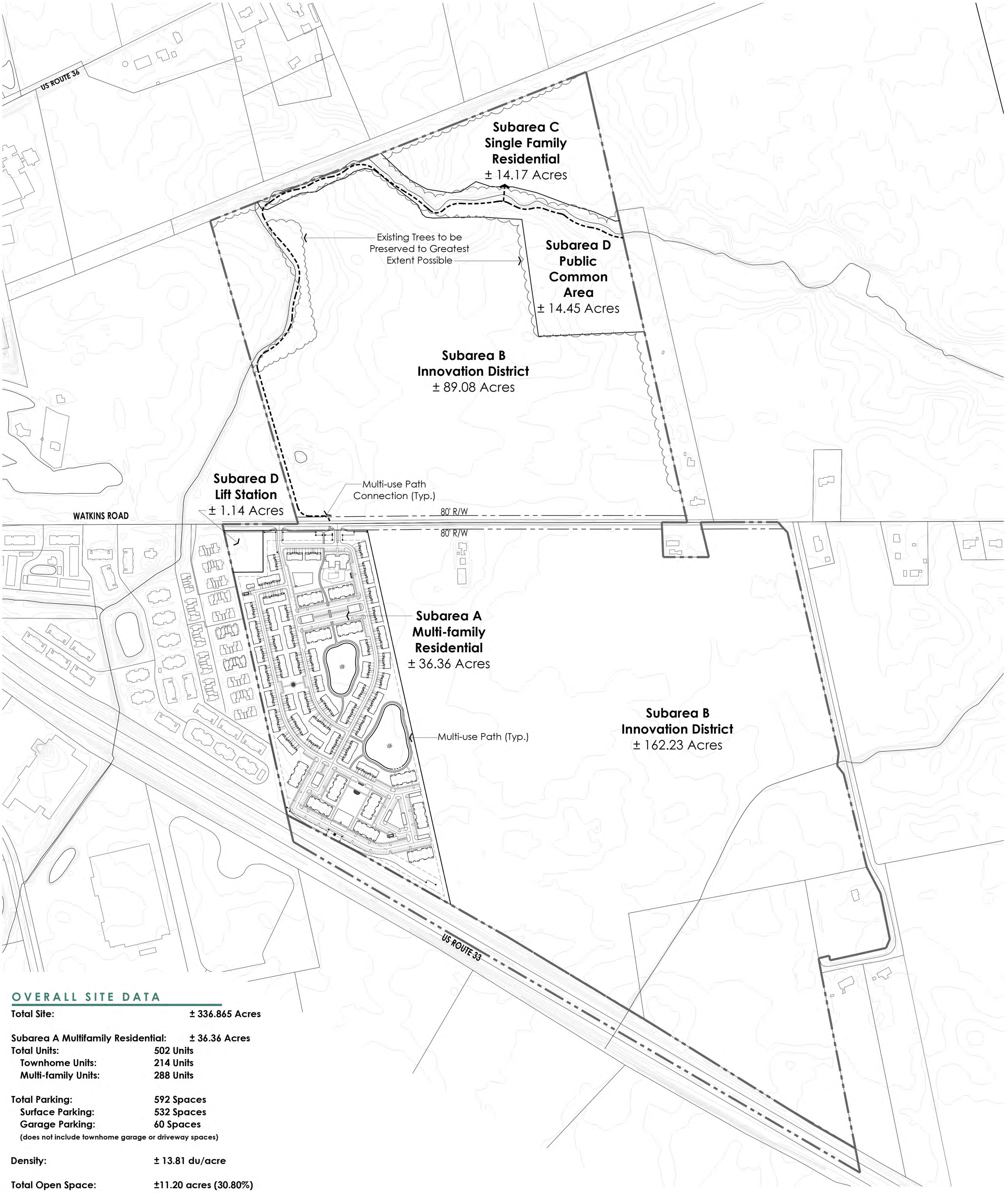
Area to be annexed has 5,921.94 feet contiguity with the existing corporation line of the City of Marysville, having a total perimeter of 19,265.45 feet that contains 30.74% contiguity with existing corporation lines of the City of Marysville.

The above description is a general description of the location of the property to be annexed. The survey was performed in September of 2022.

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

6/02/2023

Jeremy L. Van Ostran, P.S. Date
Registered Surveyor No. 8283



OVERALL SITE DATA

Total Site:	**± 336.865 Acres**
Subarea A Multifamily Residential:	**± 36.36 Acres**
Total Units:	**502 Units**
Townhome Units:	**214 Units**
Multi-family Units:	**288 Units**
Total Parking:	**592 Spaces**
Surface Parking:	**532 Spaces**
Garage Parking:	**60 Spaces**
(does not include townhome garage or driveway spaces)	
Density:	**± 13.81 du/acre**
Total Open Space:	**±11.20 acres (30.80%)**
Subarea B Innovation District:	**± 251.31 Acres**
Subarea C Single Family Residential:	**± 14.17 Acres**
Subarea D Public Common Area	**± 14.45 Acres**
Subarea E Lift Station:	**± 1.14 Acres**
US 33 Acreage:	**± 11.93 Acres**

NOTE: THE DEVELOPMENT PLAN AS DEPICTED IS CONCEPTUAL IN NATURE. FINAL LAYOUT AND DENSITY MAY VARY BASED UPON DESIGN AND ENGINEERING PROVIDED THAT FINAL LAYOUT SHALL MEET ALL REQUIREMENTS SPECIFIED HEREIN.

WATKINS CENTRAL - PRELIMINARY PLAN

CITY OF MARYSVILLE, UNION COUNTY, OHIO

EXHIBIT D

0 200 600 N

08.15.2023

G2 PLANNING + DESIGN

ROCKFORD DEVELOPMENT INVESTMENTS



ZONING KEY

- PLANNED UNIT DEVELOPMENT (PUD)
- REGIONAL MIXED USE DISTRICT (RMU)
- MANUFACTURING / INNOVATION DISTRICT (M/I)
- FARM / RESIDENTIAL DISTRICT (U-1) PARIS TOWNSHIP

WATKINS CENTRAL - EXISTING CONDITIONS

CITY OF MARYSVILLE, UNION COUNTY, OHIO

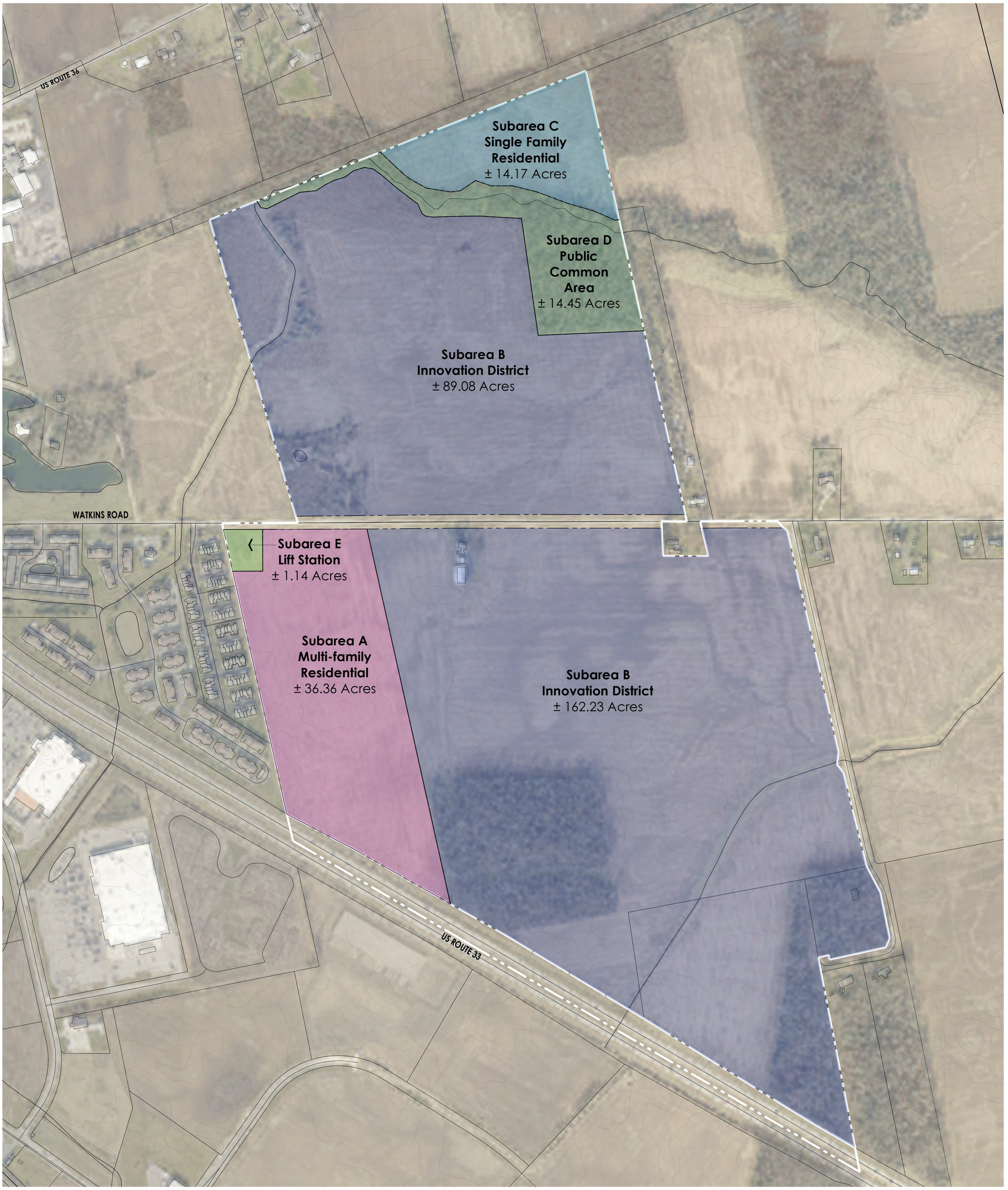
EXHIBIT B

0 200 600 N

08.15.2023

G2 PLANNING + DESIGN

ROCKFORD DEVELOPMENT INVESTMENTS



SUBAREA DATA

Total Site:	**± 336.865 Acres**
Subarea A Multifamily Residential:	**± 36.36 Acres**
Subarea B Innovation District:	**± 251.31 Acres**
Subarea C Single Family Residential:	**± 14.17 Acres**
Subarea D Public Common Area	**± 14.45 Acres**
Subarea E Lift Station:	**± 1.14 Acres**
US 33 Acreage:	**± 11.93 Acres**

WATKINS CENTRAL - SUBAREA PLAN

CITY OF MARYSVILLE, UNION COUNTY, OHIO

EXHIBIT C

0 200 600 N

08.15.2023

G2 PLANNING + DESIGN

ROCKFORD DEVELOPMENT INVESTMENTS



SITE DATA

Total Acreage:	± 36.36 acres
Total Units:	502 Units
Townhome Units:	214 Units
Multi-family Units:	288 Units
Total Parking:	592 Spaces
Surface Parking:	532 Spaces
Garage Parking:	60 Spaces
(does not include townhome garage or driveway spaces)	
Density:	± 13.81 du/acre
Total Open Space:	±11.20 acres (30.80%)

WATKINS CENTRAL - SUBAREA A ENLARGEMENT PLAN

CITY OF MARYSVILLE, UNION COUNTY, OHIO

EXHIBIT D1

0 60 180 N

08.15.2023

G2 PLANNING + DESIGN

ROCKFORD DEVELOPMENT INVESTMENTS



ROCKFORD HOMES

Marysville Apartments

Marysville, Ohio

2023-08-09

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Clubhouse - Front Elevation

3/32" = 1'-0"



Clubhouse - Rear Elevation

3/32" = 1'-0"

ROCKFORD HOMES

Marysville Apartments

Marysville, Ohio

2023-08-09

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Clubhouse - Left Elevation

3/32" = 1'-0"



Clubhouse - Right Elevation

3/32" = 1'-0"

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Marysville, Ohio

2023-08-09

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ROCKFORD HOMES

Marysville Apartments

Marysville, Ohio

2023-08-09

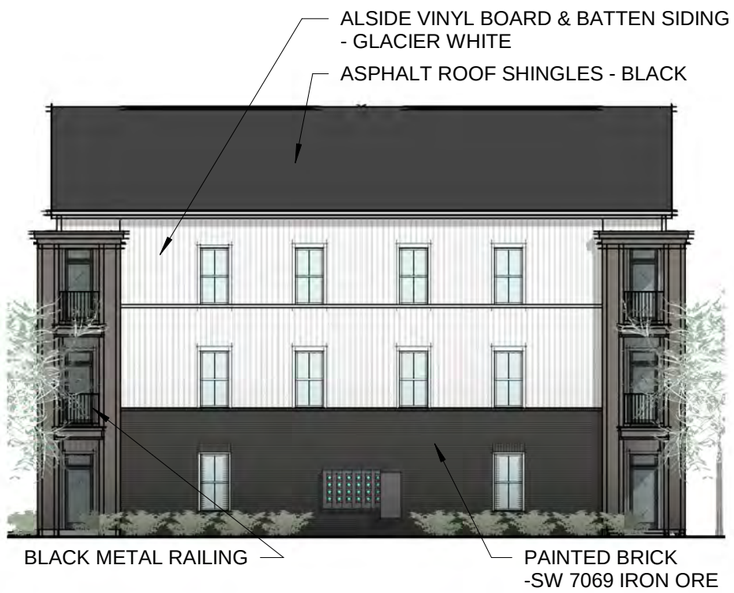
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Garden Bldg A Front Elevation

1/16" = 1'-0"



Garden Bldg A Right Side Elevation

1/16" = 1'-0"



Garden Bldg A Rear Elevation

1/16" = 1'-0"



Garden Bldg A Left Side Elevation

1/16" = 1'-0"

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Marysville, Ohio

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ROCKFORD HOMES

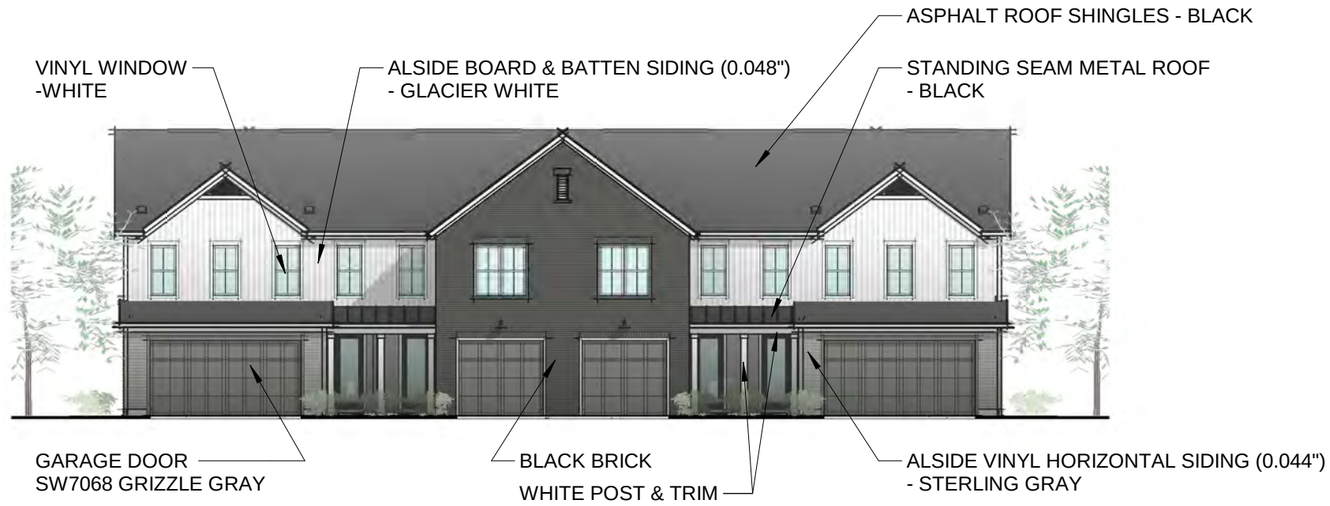
Marysville Apartments

Marysville, Ohio

2023-08-09

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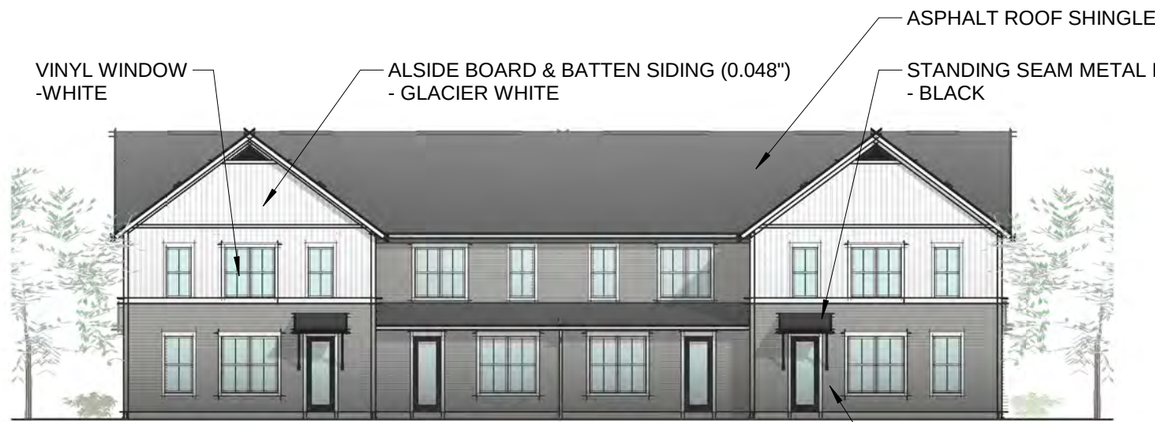
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Bldg D - 4 Unit TH Front Elevation

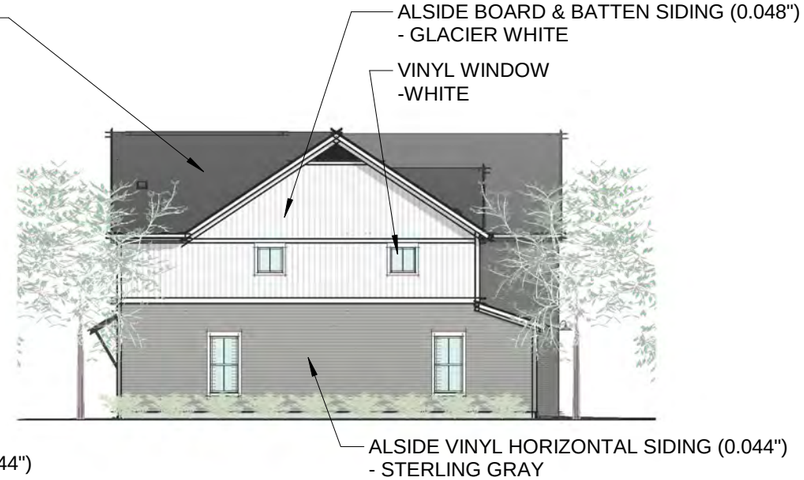
1/16" = 1'-0"

BUILDING D - 4 UNIT TOWNHOME INFO	
Building Height:	29'-6"
Living Area:	5,920 sf
Garage Area:	1,376 sf
Number of Units:	4
Number of Bedrooms:	10



Bldg D - 4 Unit TH Rear Elevation

1/16" = 1'-0"



Bldg D - 4 Unit TH Typ. Side Elevation

1/16" = 1'-0"

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ROCKFORD HOMES

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BUILDING C - 6 UNIT TOWNHOME INFO

Building Height:	29'-6"
Living Area:	8,456 sf
Garage Area:	1,902 sf
Number of Units:	6
Number of Bedrooms:	14

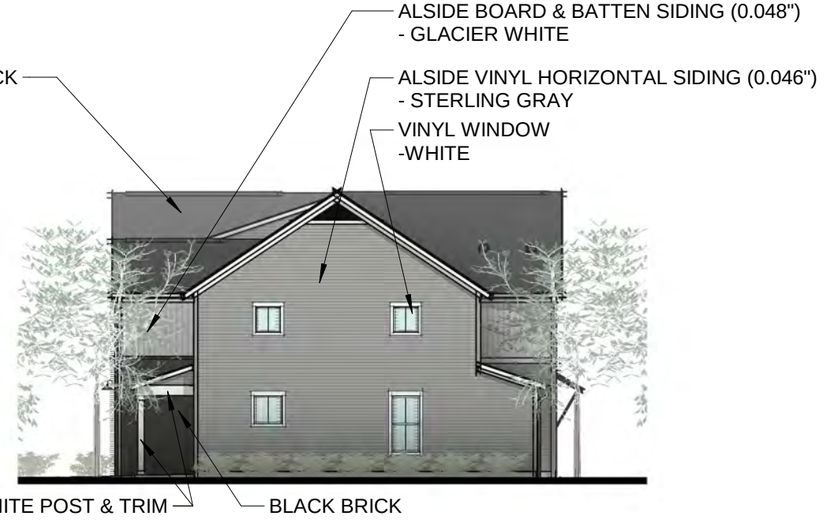
Building C - 6 Unit TH Front Elevation

1/16" = 1'-0"



Building C - 6 Unit TH Rear Elevation

1/16" = 1'-0"



Building C - 6 Unit TH Typ. Side Elevation

1/16" = 1'-0"

ROCKFORD HOMES

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Marysville, Ohio

2023-08-09

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Mail Typ. Side Elevation

1/8" = 1'-0"

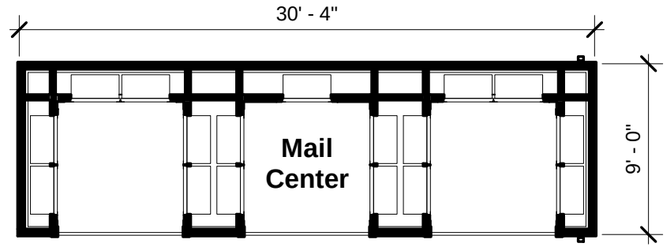


Mail Front Elevation

1/8" = 1'-0"



Mail 3D View



Mail Floor Plan

1/8" = 1'-0"

MAIL CENTER INFO	
Building Height:	13'-0"
Building Area:	786 sf

ROCKFORD HOMES

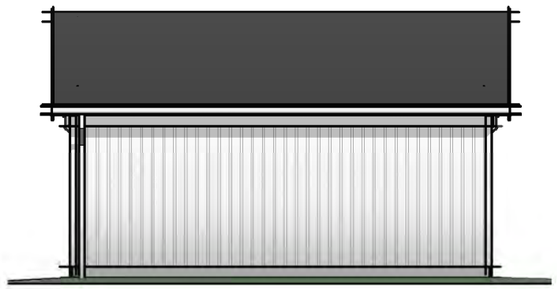
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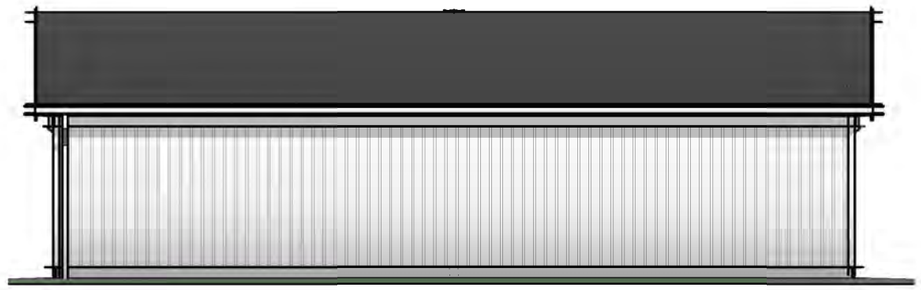
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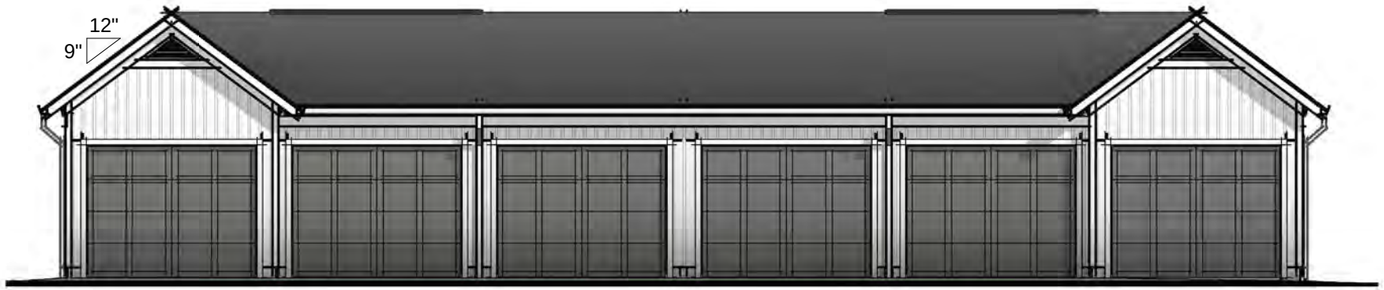
6 Garage Typ. Side Elevation

1/8" = 1'-0"



12 Garage Typ. Side Elevation

1/8" = 1'-0"



Garage Building Typical Front Elevation

1/8" = 1'-0"

ROCKFORD HOMES

Marysville Apartments

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