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 October 3, 2023 at 6:30 p.m., in the Council Chambers on the second floor located at 209 S. Main Street, Marysville, Ohio 43040.

NEW BUSINESS:

1. To hear an application for a Planned Unit Development (PUD) Sketch Plan application for a development known as Marysville East Section 2 located at Parcels with ID numbers of 2800170430000, 2800210050000, 1100120010000.

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, October 3, 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:

September 5, 2023 Regular Meeting Minutes

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

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

REPORT OF ADMINISTRATION:

NEW BUSINESS:

1. To hear an application for a Planned Unit Development (PUD) Sketch Plan application for a development known as Marysville East Section 2 located at Parcels with ID numbers of 2800170430000, 2800210050000, 1100120010000.

DISCUSSION ITEMS:

1. 2024 Planning Commission Meeting Schedule

COMMENTS OF INDIVIDUAL BOARD MEMBERS:

Chad Wolniewicz

Lesley Verbus

Matthew Fisher

Michael Nickoson

Scott Hunter

Robert Stillion

Bret Ingle

ADJOURNMENT:

Time Out: _____

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PLANNING COMMISSION MEETING MINUTES
September 5, 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, Bret Ingle, Scott Hunter, Matthew Fisher and Lesley Verbus. Robert Stillion excused.

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

ADDITIONAL PERSONS PRESENT: Kathy Young, Amy Potter-Grimm, Zachary Williams, Bart Barok, Brett Tossey, Allison Paden Green-Tossey, Jessica Ingram, Kynndall Ingram and Ryan Lee.

APPROVAL OF MINUTES: Commissioner Hunter moved to approve the August 1, 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. The swearing in statement was made my Chairman Nickoson.

CITIZEN COMMENTS: None.

REPORT OF ADMINISTRATION: None.

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):** Zachary Williams said he works for the applicants looking to open this store. They understand the feedback from City Staff, which does not recommend our business in this location. The lease with the landlord does not allow us to withdraw our application. Since the Staff Report has been received, the landlord is open to making the recommended improvements to the site. However, plans are not complete yet and therefore, we are asking to table this application until next month.

   Citizens: None.

Commissioner Wolniewicz moved to table the application to the October 3, 2023 Planning Commission Meeting and the question put, stood:

Ms. Verbus YES; Mr. Wolniewicz YES; Mr. Hunter YES; Mr. Ingle YES; Mr. Fisher YES; Mr. Nickoson YES.

Vote 6-0; Motion carried.

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

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:** Bart Barok provided a presentation as shown in Exhibit A. He said he is representing Rockford Development Investments. This is the first of a few different annexations that will be brought forward and it will be considered a master plan community. Council has approved a pre-annexation agreement. For a high-level summary, this will be Innovation Park number two. It will be a mixed-use community with single family, multi-family, parks, common area, retail, manufacturing, warehousing and innovation. The annexation process requires increments of 500 acres or less which is why there are separate annexation applications. There were many questions from the Commissioners regarding the application. Chairman Nickoson asked if he has spoken to the Marysville Schools. Mr. Barok responded that he has had a few meetings with the Schools. There will be a number of financial options brought forward as a part of this process. There will be a Community Authority which will allow additional taxes to those living and/or working in the Community Authority area. These taxes will pay for public infrastructure costs. There is a Community Authority in Jerome Village which is one of the three reasons why it has been so successful; one, Nationwide's money, two the Dublin school system and three, the Community Authority. We fully understand this project will not be successful without the Schools, which is why we will ensure the Schools are made whole through various means, including Payment in Lieu of Taxes (PILOT) programs, as well. Commissioner Wolniewicz asked has how far it is anticipated that the innovation part will expand on Watkins Road. Mr. Barok responded that it is expected to expand by about 300 more acres, which is a part of annexation number two. Commissioner Hunter expressed his concern that the townhomes would be along the highway and that there would not be a buffer between the Innovation Part and the Multi-Family part of the PUD. This does not seem to meet the Comprehensive Plan, specifically the Future Land Use Map, outlined in the Plan. Bart Barok responded that Kenmore Place, on the other side of the highway, is along the highway and provides the buffer between Meijer and Innovation Park. Commissioner Hunter expressed concern with the buffers as it relates to set back requirements as well. Planner Gaver said this is something we could write in; the buffer could vary based on if the buffer is for residential to residential or residential to industrial. Residential to industrial could have a larger buffer. Commissioner Hunter made it clear that he wants to ensure the buffers in place are appropriate, and that the townhomes are not considered the buffer. Commissioner Fisher pointed out that the height of the buildings in Sub Area B exceeds the height that would be permitted in the districts that allow manufacturing within the City. He asked Mr. Barok to explain why. Mr. Barok responded that this is a part of the give and take that comes with a PUD. We exceed green space requirements that would otherwise be required, we are not asking for any variances and we are asking to permit building heights to be higher.

Citizen Comments: Amy Potter-Grimm said that she is in favor of development in Marysville. She does have concerns with this development though, as there are so many unknowns, we do not know who the industrial is going to be, or what the residential development will look like. The Comprehensive Plan, depending on the situation, seems to be used as a "guide" in some situations and as the "rule" in other situations. Also, if the Comprehensive Plan needs updated, it would be nice if it were updated prior to so many acres being annexed. Then, we will not need wish we would have done things differently down the road. Planner Gaver said an update to the Comprehensive Plan has been discussed and will likely occur in the next couple of years.

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

Mr. Hunter NO*; Mr. Ingle YES; Mr. Fisher YES; Mr. Nickoson YES;
Ms. Verbus YES; Mr. Wolniewicz YES.

*Mr. Hunter cited the Comprehensive Plan, stating he doesn't like the idea of using buildings as a buffer to the highway because it seems inconsistent with the Plan. Also, the Plan doesn't show anything like these townhomes, however, he does not think that front facing garages will increase walkability and therefore, he would rather see garages in the back of the townhomes. Page 15 of the Comprehensive Plan does show townhomes; however, they do not look like the image that has been provided.

DISCUSSION ITEMS: None.

COMMENTS OF INDIVIDUAL BOARD MEMBERS:

Commissioner Wolniewicz said we do need more industrial and he does think this is the correct location for future development to occur along the corridor.

Commissioner Verbus said she agrees, as we grow in terms in industrial, this is the ideal location.

Commissioner Fisher also agrees and said he likes that this product is unique, it hasn't been seen elsewhere.

Commissioner Hunter said he agrees more industrial is needed. His only concern is Sub Area A.

Commissioner Ingle said he is looking forward to additional information regarding this project.

Chairman Nickoson said he enjoys seeing people attend the Planning Commission Meetings other than just the applicants.

ADJOURN: There being no further business to bring before the Commission, Commissioner Hunter moved to adjourn the meeting. Affirmative voice vote in favor was unanimous. The meeting adjourned at 7:51 p.m.

EXHIBIT A

Marysville East Annexation #1
Sketch Plan

September 2023



WATKINS CENTRAL - REGIONAL CONTEXT MAP

CITY OF MARYSVILLE, UNION COUNTY, OHIO

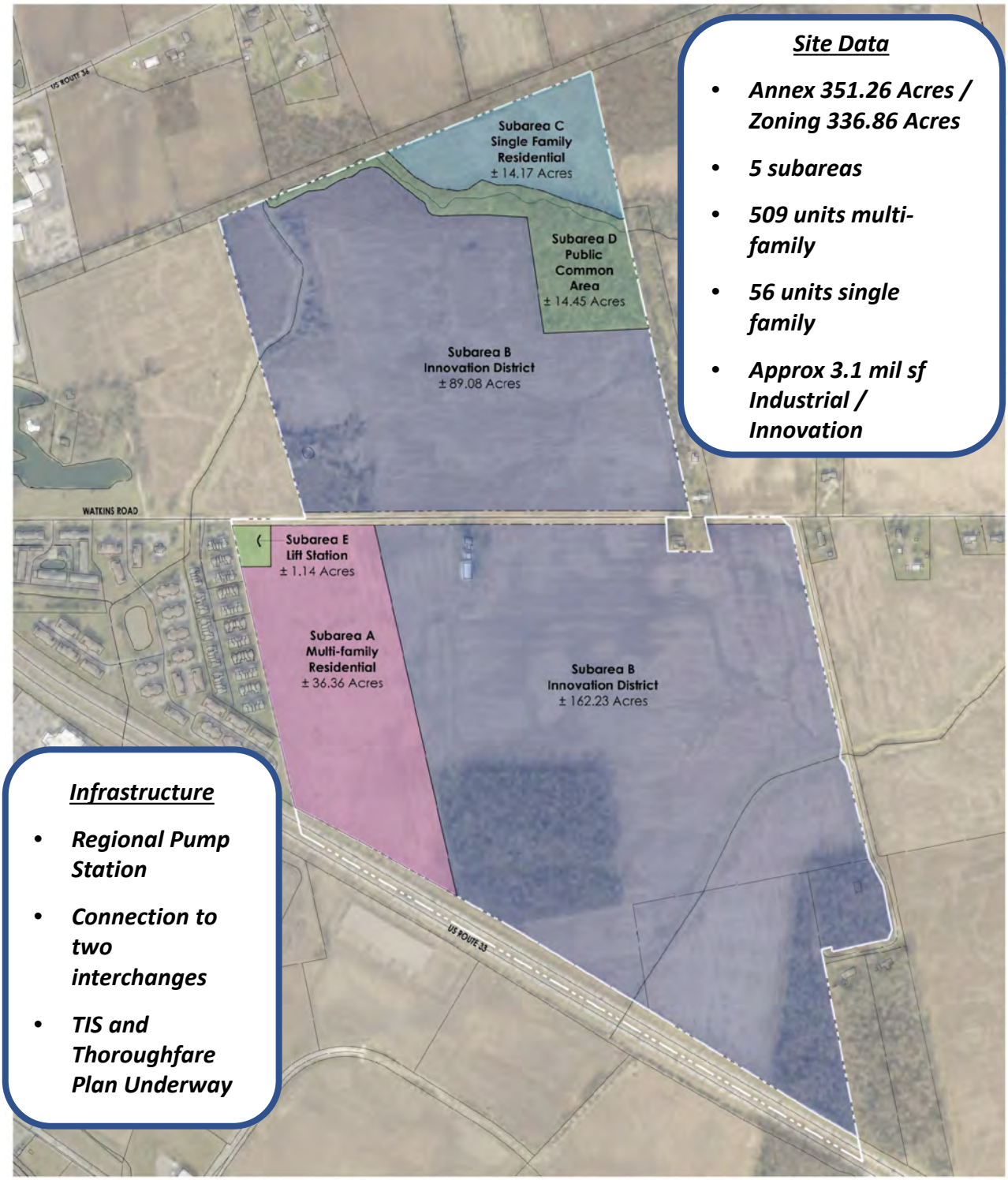
EXHIBIT A

0 500 1,000 N

08.15.2023

G2 PLANNING + DESIGN

ROCKFORD DEVELOPMENT PARTNERS



Site Data

- ***Annex 351.26 Acres / Zoning 336.86 Acres***
- ***5 subareas***
- ***509 units multi-family***
- ***56 units single family***
- ***Approx 3.1 mil sf Industrial / Innovation***

Infrastructure

- ***Regional Pump Station***
- ***Connection to two interchanges***
- ***TIS and Thoroughfare Plan Underway***

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

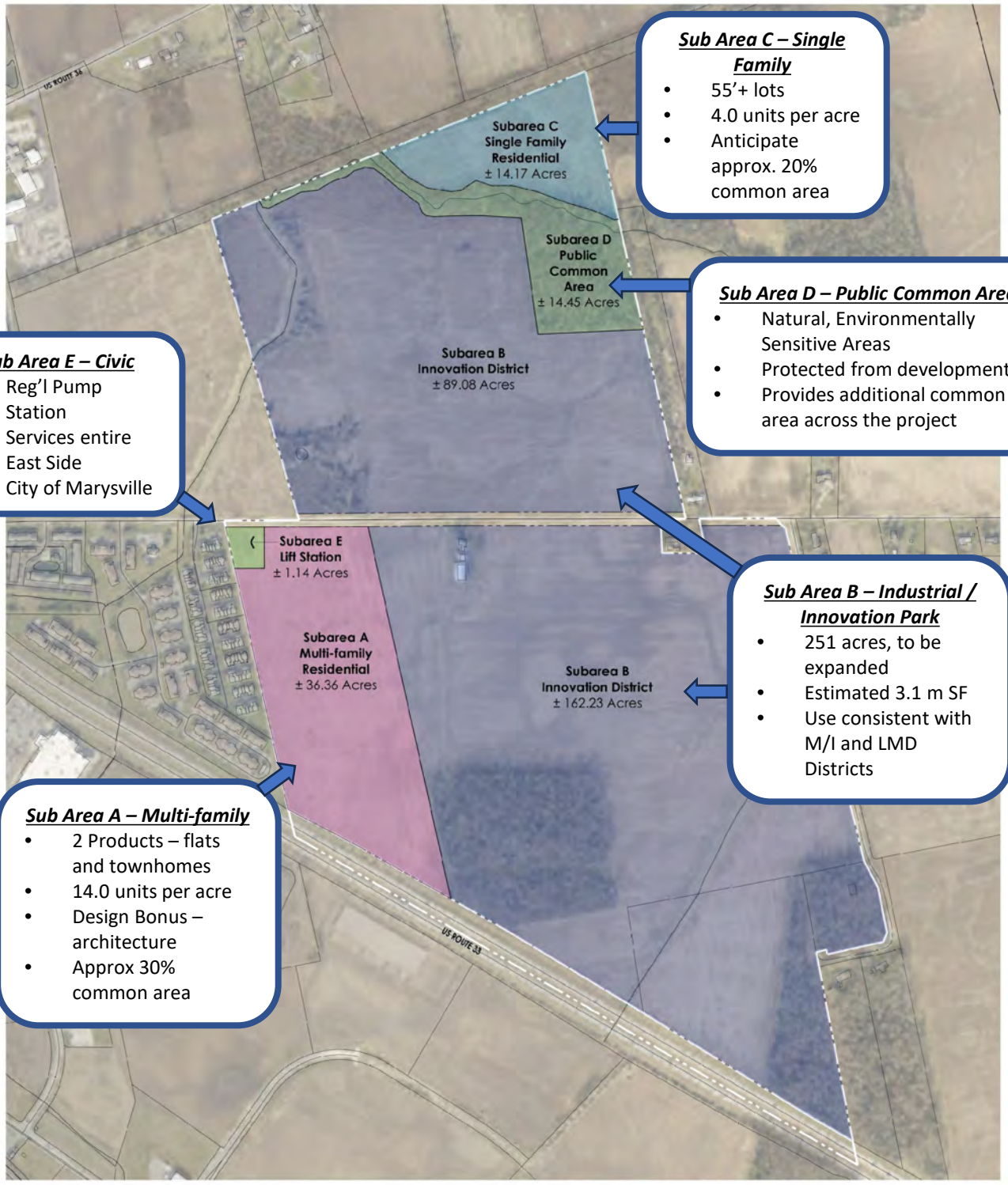
EXHIBIT C

0 200 400 N

08.15.2023

G2 PLANNING + DESIGN

ROCKFORD DEVELOPMENT PARTNERS



Sub Area C – Single Family

- 55'+ lots
- 4.0 units per acre
- Anticipate approx. 20% common area

Sub Area D – Public Common Area

- Natural, Environmentally Sensitive Areas
- Protected from development
- Provides additional common area across the project

Sub Area E – Civic

- Reg'l Pump Station
- Services entire East Side
- City of Marysville

Sub Area B – Industrial / Innovation Park

- 251 acres, to be expanded
- Estimated 3.1 m SF
- Use consistent with M/I and LMD Districts

Sub Area A – Multi-family

- 2 Products – flats and townhomes
- 14.0 units per acre
- Design Bonus – architecture
- Approx 30% common area

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

0 200 400 N

08.15.2023

G2 PLANNING + DESIGN

ROCKFORD



Multi- Family Site

- ***Products intermixed across site***
- ***14.0 units per acre***
- ***Higher architectural standards to meet Bonus Density***
- ***High-end amenities***

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 **EXHIBIT D1**

CITY OF MARYSVILLE, UNION COUNTY, OHIO

06.15.2021

Specific Objectives for PUD
Section 1035.01

*(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.***

- PUD contains 5 subareas and a mixture of uses that could not be zoned together through the standard zoning process. First of 3 or 4 annexations that are master planned together.
- Marysville comprehensive plan was used as a starting point and subareas were designed with the overall concepts in mind.
- Industrial/innovation uses are aligned along US 33 corridor with access primarily planned from Scottslawn.
- 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.

*(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**.*

- The major natural areas are protected and maintained.
- Preservation of open space is a priority with 28.45 acres of residential development maintained, 43.7% of total residential area preserved, and/or enhanced with additional landscaped plantings and amenities to be enjoyed by all residents.
- The detention areas will include multi-purpose trails and benches and are included in the common area figure.

Specific Objectives for PUD
Section 1035.01

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

- Mixed-use nature of the development will provide a platform for job growth, residential housing alternatives, and a new basis to generate additional revenues for the City, County, and Schools.
- The development will utilize the newly constructed pump station and will immediately begin to provide ROI to the City.
- TIS and Thoroughfare plan revisions are underway and being discussed to ensure that the proper roadway network is accounted for.

(*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.*

- Clubhouse, pool, dog parks (2), and trail system provide valued amenities for multi-family development.
- Public common area provides natural beauty which will be accessible from all residential pods through trail network.
- Trail system will provide future connections for other areas.

Specific Objectives for PUD
Section 1035.01

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

- The property is bordered:
  - To the north: higher-density multi-family products which we propose to develop the same multi-family types to use as a buffer to the Innovation Park.
  - To the south by agricultural areas which will become the next expansion of the Innovation Park with Annexation #2.
  - To the east by a natural wooded barrier and stream as well as an abandoned railroad line that will serve in the future as a multi-purpose trail connector.

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

- The residential developments, with the addition of the public common area, will provide a combined common area which is 4x the min amount in Marysville code.
- Clubhouse, pool, and fitness area provided to multi-family subarea.
- Multiple dog parks and walking trails throughout the development.

Specific Objectives for PUD
Section 1035.01

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

- Utilizing natural buffers between uses and protects the most sensitive areas.
- Multi-family development has great architectural features on buildings and intermixes the two different products to create a diverse community while providing upgraded amenities.

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

The community consists of five distinct subareas.

- Subareas A and C – will provide much-needed housing alternatives for existing/future residents and workers.
- Subarea B – will begin the assemblage of the next Innovation Park within Marysville and will provide an area for future economic growth.
- Subarea D - a public common area for all Marysville residents to enjoy and the beginning of a much larger trail and park network
- Subarea E – regional infrastructure

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

- This assemblage of land is being developed according to the Marysville comp plan and is being master planned with other parcels to create a well-connected mixed-use development.

Questions?

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October 3, 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 2

Application: The applicant would like to develop the properties located at Parcels with ID numbers of 2800170430000, 2800210050000, 1100120010000 for a Planned Unit Development known as Marysville East Section 2.

Applicant: Rockford Development Investments (RDI)
Bart A. Barok
999 Polaris Parkway, Suite 200
Columbus, Ohio 43240

Owners: **Property A**
Janibo Farms, LLC
17421 Waldo Road,
Marysville, Ohio 43040

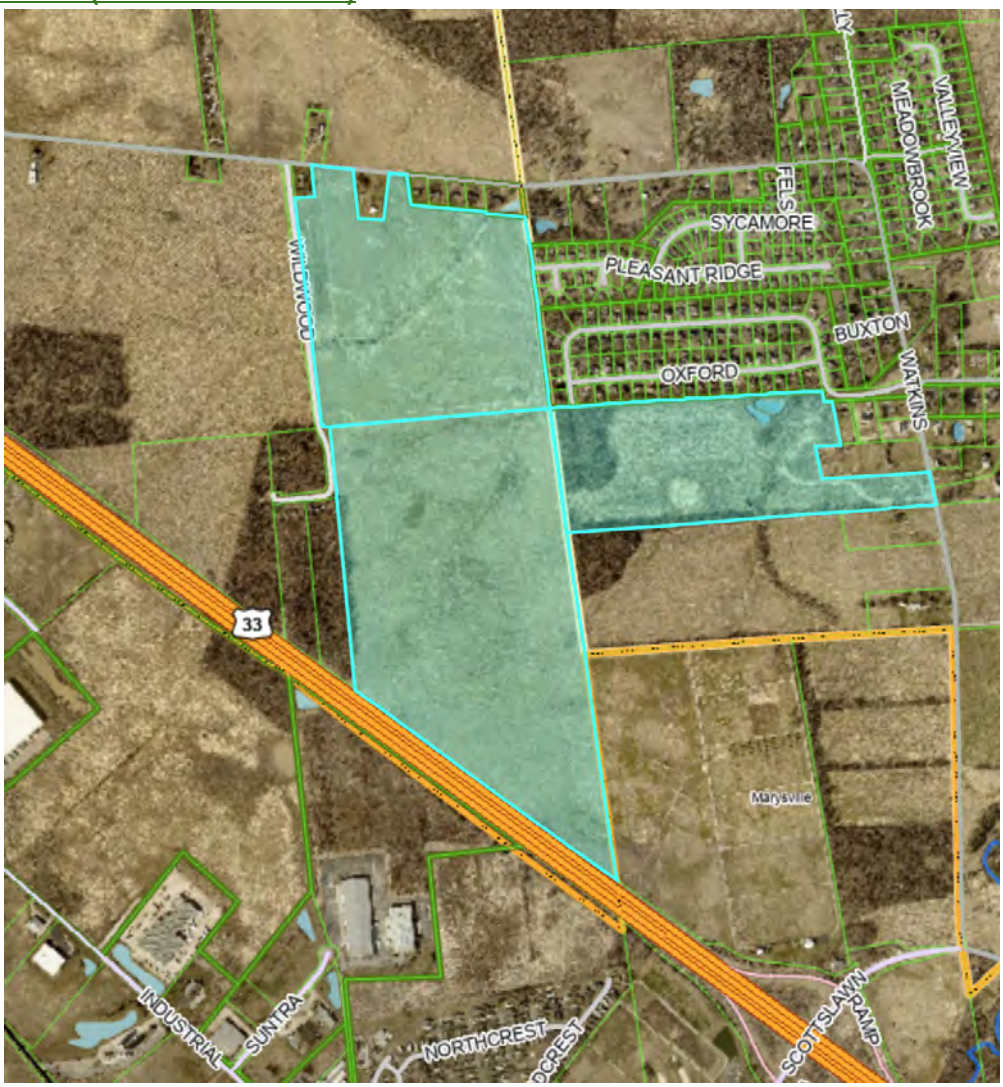
Property B
18530 LLC
17421 Waldo Road
Marysville, Ohio 43040

Property C
Gary J. Lee, Gregory J. Lee, and Ryan J. Lee (Watkins Road Development Company, LLC)
17421 Waldo Road
Marysville, Ohio 43040

Location: The applicant is requesting a zoning amendment to rezone +/- 237.30 acres located on the west 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: Farm / Residential District (U-1) (Part of Marysville East Section 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 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 12-15 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 one (1) subarea on +/- 237.30 acres consisting of an innovation district. The plan includes the following acreage per sub-area:

- Sub-Area B: Innovation District incorporates +/- 237.30 Acres

Open Space

Exhibit 'Watkins East-Subarea Plan' outlines the proposed overall site data but does not show designated open space. Open Space requirements are listed for each sub-area in the Preliminary Description of Zoning Requirements for Each Subarea beginning on page 16 of this application. Below is a summary:

- The manufacturing/innovation district subarea text states that the common area shall be greater than five percent (5%).

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

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 explore reducing the proposed building height standard of 85'.

Planning and Zoning Preliminary Development Plan Comments

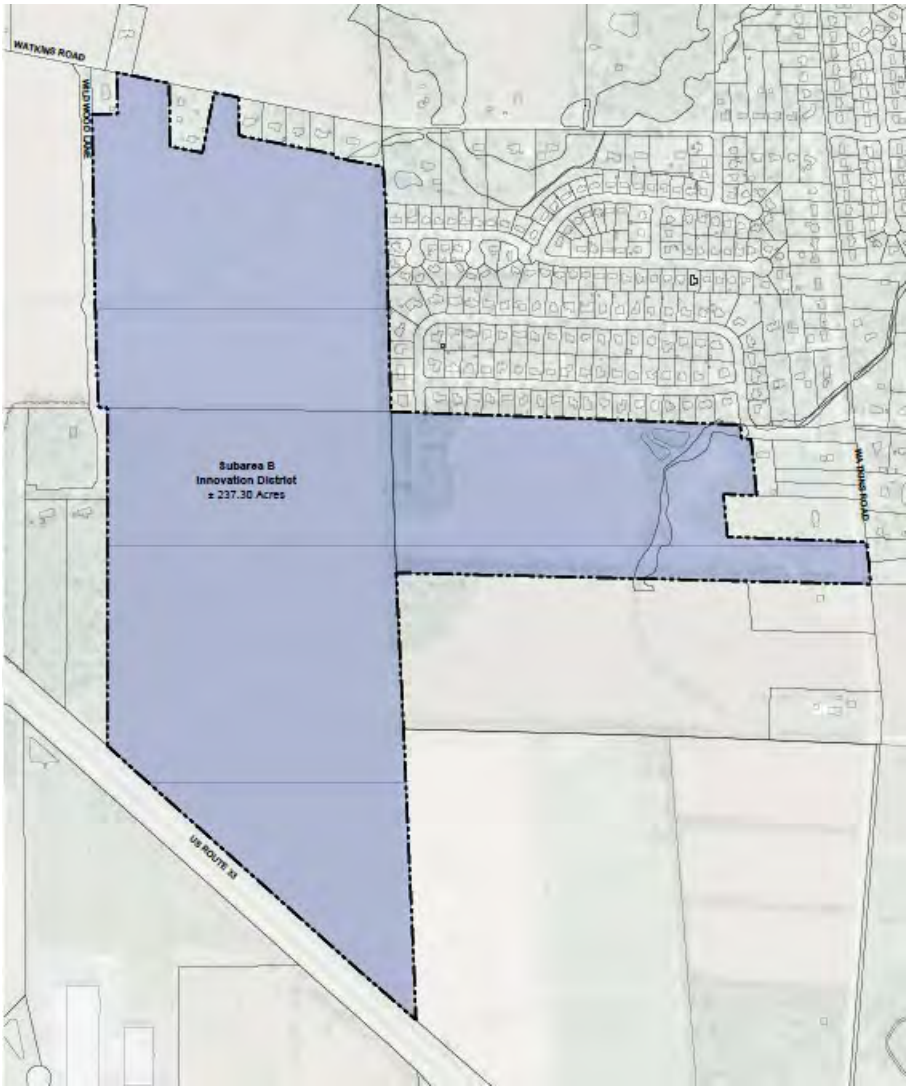
Staff performed a brief review of the submitted plans as it relates to the Development Plan Application standards, which will be the next step in the PUD process. ***The comments below are for preliminary discussion only and should not affect the Planning Commission's decision for the Sketch Plan Application.***

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 the subarea.

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 #2

Marysville, Ohio



PUD Sketch Plan Submittal – September 12, 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. Existing Conditions Map
11. Subarea Plan

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: 237.3 Acres on the south and west side of Watkins Road, Marysville, Ohio

Present Zoning District: Paris / Dover Twp Res/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: Bart A. Barok ☐ 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: 614-286-2055

E-mail Address: bartbarok@gmail.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 #2
Owner of Property Page

Property A
Owner of Property: Janibo Farms, LLC
Parcel # 2800170430000
Owner's Address: 17421 Waldo Road, Marysville, Ohio 43040

Property B
Owner of Property: 18530 LLC
Parcel #2800210050000
Owner's Address: 17421 Waldo Road, Marysville, Ohio 43040

Property C
Owner of Property: Gary J. Lee, Gregory J. Lee, and Ryan J. Lee (a.k.a. Watkins Road Development Company, LLC)
Parcel #1100120010000
Owner's Address: 17421 Waldo Road, Marysville, Ohio 43040

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

Signature of Applicant: _____ Date: 9-12-23

Signature of Owner: A Junibo Farms, LLC by _____ Date: 9/12/23

Signature of Owner: B 1B530, LLC by _____ Date: 9/12/23

Signature of Owner: C Watkins Road Development Co. by _____ Date: 9/12/23

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 #2

Parcel Number	Owner Name	Property Address	City/State/Zip	Tax Payer Name	Tax Payer Address	City/State/Zip	Acreage	Mailing Label
2800210040000	Frederick J. Durant	15190 Wildwood Lane	Marysville, Ohio 43040	Frederick J. Durant	15190 Wildwood Lane	Marysville, Ohio 43040	8.220	X
2800210020000	1833 Farms LLC	15301 Wildwood Lane	Marysville, Ohio 43040	1833 Farms LLC	17421 Waldo Road	Marysville, Ohio 43040	6.000	X
2800170430000	Janibo Farms, LLC	Watkins Road	Marysville, Ohio 43040	Janibo Farms, LLC	17421 Waldo Road	Marysville, Ohio 43040	68.290	X
1100160750000	Keith H. & Deba A. Mohler	14360 Hinton Mill Road	Marysville, Ohio 43040	Keith H. & Deba A. Mohler	14360 Hinton Mill Road	Marysville, Ohio 43040	0.458	X
1100161120000	Wade Sumter & Erin Sumter	14293 Oxford Drive	Marysville, Ohio 43040	Wade Sumter & Erin Sumter	14293 Oxford Drive	Marysville, Ohio 43040	0.455	X
1100161130000	Caradna D & Jonathan T. Miller	14273 Oxford Drive	Marysville, Ohio 43040	Caradna D & Jonathan T. Miller	14273 Oxford Drive	Birmingham, MI 48009	0.377	X
1100161140000	Ryan M. & Stephanie R. Hohman	14253 Oxford Drive	Marysville, Ohio 43040	Ryan M. & Stephanie R. Hohman	14253 Oxford Drive	Marysville, Ohio 43040	0.379	X
1100161150000	Raymond F. & Lucy A. Merrill	14233 Oxford Drive	Marysville, Ohio 43040	Raymond F. & Lucy A. Merrill	14233 Oxford Drive	Marysville, Ohio 43040	0.379	X
1100161160000	Kara L Brown & Tamara J. Miller	14213 Oxford Drive	Marysville, Ohio 43040	Kara L Brown & Tamara J. Miller	14213 Oxford Drive	Marysville, Ohio 43040	0.379	X
1100161170000	Derrick C. & Nicole R. Wolf	14193 Oxford Drive	Marysville, Ohio 43040	Derrick C. & Nicole R. Wolf	14193 Oxford Drive	Marysville, Ohio 43040	0.379	X
1100161180000	Michele C. Brunswick	14183 Oxford Drive	Marysville, Ohio 43040	Michele C. Brunswick	14183 Oxford Drive	Marysville, Ohio 43040	0.379	X
110016119000	Timothy Carvour	14173 Oxford Drive	Marysville, Ohio 43040	Timothy Carvour	14173 Oxford Drive	Marysville, Ohio 43040	0.379	X
1100161200000	Paul & Chirstine Sandstorm	14153 Oxford Drive	Marysville, Ohio 43040	Paul & Chirstine Sandstorm	14153 Oxford Drive	Marysville, Ohio 43040	0.379	X
1100161210000	Viengphonh Sphapmixay	14133 Oxford Drive	Marysville, Ohio 43040	Viengphonh Sphapmixay	14133 Oxford Drive	Marysville, Ohio 43040	0.379	X
1100161220000	Mark R. & Whitney L. Willoughby	14113 Oxford Drive	Marysville, Ohio 43040	Mark R. & Whitney L. Willoughby	14113 Oxford Drive	Marysville, Ohio 43040	0.379	X
1100161230000	Jobeth M. Kugel	14093 Oxford Drive	Marysville, Ohio 43040	Jobeth M. Kugel	14093 Oxford Drive	Marysville, Ohio 43040	0.379	X
1100161240000	Alan K. & Amber S. Swayne	14073 Oxford Drive	Marysville, Ohio 43040	Alan K. & Amber S. Swayne	14073 Oxford Drive	Marysville, Ohio 43040	0.379	X
1100161250000	David L. & Taylor A. Yoder	14053 Oxford Drive	Marysville, Ohio 43040	David L. & Taylor A. Yoder	14053 Oxford Drive	Marysville, Ohio 43040	0.379	X
1100161260000	Douglas Matthews & Eley Chelsa	14033 Oxford Drive	Marysville, Ohio 43040	Douglas Matthews & Eley Chelsa	14033 Oxford Drive	Marysville, Ohio 43040	0.379	X
1100161270000	Charles S. & Marcia A. Easton	14013 Oxford Drive	Marysville, Ohio 43040	Charles S. & Marcia A. Easton	14013 Oxford Drive	Marysville, Ohio 43040	0.379	X
1100161280000	Elizabeth Jacoby	13993 Oxford Drive	Marysville, Ohio 43040	Elizabeth Jacoby	13993 Oxford Drive	Marysville, Ohio 43040	0.415	X
1100161290000	Merrill L. Reed	13983 Oxford Drive	Marysville, Ohio 43040	Merrill L. Reed	13983 Oxford Drive	Marysville, Ohio 43040	0.518	X
1100120010100	Stacy W. & Pamela M. Craig	13821 Hinton Mill Road	Marysville, Ohio 43040	Stacy W. & Pamela M. Craig	13821 Hinton Mill Road	Marysville, Ohio 43040	1.000	X
1100120019000	Thomas A. & Annalise Romine	13771 Watkins Road	Marysville, Ohio 43040	Thomas A. & Annalise Romine	13771 Watkins Road	Marysville, Ohio 43040	5.000	X
1100120010120	Michael James Totterdale	13660 Watkins Road	Marysville, Ohio 43040	Michael James Totterdale	13660 Watkins Road	Marysville, Ohio 43040	2.000	X
1100120010110	Steven Hice & Emily Hice	13630 Watkins Road	Marysville, Ohio 43040	Steven Hice & Emily Hice	13630 Watkins Road	Marysville, Ohio 43040	14.070	X

1100120230000	Barbara A. & Scott C. Akers	Watkins Road	Marysville, Ohio 43040	Barbara Akers	215 Evening Tide Way	Willis, Texas 77318	33.700	X
1100120020020	William C. & Desiy P. Schmitter	13625 Watkins Road	Marysville, Ohio 43040	William C. & Desiy P. Schmitter	13625 Watkins Road	Marysville, Ohio 43040	5.130	X
1100120020010	Steven T. & Suzanne Schmitter	Watkins Road	Marysville, Ohio 43040	Steven T. Schmitter	13619 Watkins Road	Marysville, Ohio 43040	53.706	X
2900300170000	Hyponex Corporation	13900 Scottslawn Road	Marysville, Ohio 43040	Hyponex Corp Attn: Tax Department	14111 Scottslawn Road	Marysville, Ohio 43040	90.010	X

Frederick J. Durant
15190 Wildwood Lane
Marysville, Ohio 43040

1833 Farms LLC
17421 Waldo Road
Marysville, Ohio 43040

Janibo Farms LLC
17421 Waldo Road
Marysville, Ohio 43040

Keith H. & Deba A. Mohler
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Marysville, Ohio 43040

Derrick & Nicole Wolf
14193 Oxford Drive
Marysville, Ohio 43040

Michele C. Brunswick
14183 Oxford Drive
Marysville, Ohio 43040

Timothy Carvour
14173 Oxford Drive
Marysville, Ohio 43040

Paul & Christine Sandstorm
14153 Oxford Drive
Marysville, Ohio 43040

Viengphonh Sphapmixay
14133 Oxford Drive
Marysville, Ohio 43040

Mark & Whitney Willoughby
14113 Oxford Drive
Marysville, Ohio 43040

Jobeth M. Kugel
14103 Oxford Drive
Marysville, Ohio 43040

Alan & Amber Swayne
14073 Oxford Drive
Marysville, Ohio 43040

David & Taylor Yoder
14053 Oxford Drive
Marysville, Ohio 43040

Douglas & Eley Chelsa
14033 Oxford Drive
Marysville, Ohio 43040

Charles & Marcia Easton
14013 Oxford Drive
Marysville, Ohio 43040

Elizabeth Jacoby
13993 Oxford Drive
Marysville, Ohio 43040

Merrill L. Reed
13983 Oxford Drive
Marysville, Ohio 43040

Stacy & Pamela Craig
13821 Hinton Mill Road
Marysville, Ohio 43040

Thomas & Annalise Romine
13771 Watkins Road
Marysville, Ohio 43040

Michael Totterdale
13660 Watkins Road
Marysville, Ohio 43040

Steven & Emily Hice
13630 Watkins Road
Marysville, Ohio 43040

Barbara Akers
215 Evening Tide Way
Willis, Texas 77318

William & Desiy Schmitter
13625 Watkins Road
Marysville, Ohio 43040

Steven T. Schmitter
13619 Watkins Road
Marysville, Ohio 43040

Hyponex Corporation
Attn Tax Department
14111 Scottslawn Road
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 (a portion in Dover Township as well) 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 #2 is the second 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 #2 is approximately 237.3 acres located generally along Watkins Road with touchpoints on both the south and west sides. The western boundary is Wildwood Lane and the east side is bounded by Watkins Road. To the north the project's boundary is Watkins Road and to the south the property borders US 33. Marysville East Annexation #2 is the second of several annexations that will be presented to Marysville over the next year. Marysville East Annexation #2 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 #2 will consist of one subarea, an expansion of Annexation #1 subarea B, which consists of an industrial / innovation development. The total acreage of this subarea is 237.3 acres. The difference between this figure and the total area being annexed (254.804 acres) is the acreage included in the US 33 right-of-way.

Marysville East Annexation #2 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 #2 will provide benefits to Marysville in that the development of the industrial park will add jobs and tax revenue to the schools, city, and county.

The development of Marysville East Annexation #2 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 Annexations #1 and #2 PUDs contain 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.

The proposed Annexations #1 and #2 PUDs provide 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) 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 in Annexation #1 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.

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

The large open space of approximately 14.45 acres in Annexation #1 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. Annexation #2 is simply an expansion of the Industrial park created in subarea B.

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

The combination of the subareas in Annexations #1 and #2 provides both business and residential components. An 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.

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

The PUD presented in Annexations #1 and #2 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.

(7) 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 and #2, 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 and #2 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 within Annexations #1 and #2 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 Annexations #1 and #2 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 Annexations #1 and #2 will be developed with 5 subareas providing for a mixed-use community. The project will be developed in accordance with the Marysville East Annexations #1 and #2 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 and #2 PUD OVERALL DESIGN GOALS

All development within Marysville East Annexations #1 and #2 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 B – Manufacturing/Innovation District

The Manufacturing/Innovation District created with Annexation #1 consisted of 251.36 acres and this subarea is being expanded to include approximately 237.3 acres in additional contiguous ground included in Annexation #2. The entire subarea created within Annexations #1 and #2 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 ultimately be 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.

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.

US ROUTE 36

PARIS TWP.

DOVER TWP.

TOMBSTONE CREEK

← TO UPTOWN MARYSVILLE

COLEMAN'S CROSSING

WATKINS ROAD

SITE
± 237.30 ACRES

WATKINS ROAD

US ROUTE 33

MARYSVILLE AIRPORT

INDUSTRIAL PARKWAY

RAILWAY

WATKINS EAST - REGIONAL CONTEXT MAP

CITY OF MARYSVILLE, UNION COUNTY, OHIO

EXHIBIT A

0 500 1,500 N

09.12.2023

G2 PLANNING + DESIGN

ROCKFORD DEVELOPMENT INVESTMENTS

ANNEXATION PLAT

STATE OF OHIO, COUNTY OF UNION, TOWNSHIPS OF PARIS AND DOVER,
VIRGINIA MILITARY SURVEY NUMBERS 2254, 3350 & 9028.



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 5,319.74 FEET CONTIGUITY WITH THE EXISTING CORPORATION LINE OF THE CITY OF MARYSVILLE, HAVING A TOTAL PERIMETER OF 22,649.27 FEET THAT CONTAINS 23.49% CONTIGUITY WITH EXISTING CORPORATION LINES OF THE CITY OF MARYSVILLE.

ACREAGE BREAKDOWN:

AREA IN V.M.S. 2254 = 133.360 AC.
AREA IN V.M.S. 3350 = 69.697 AC.
AREA IN V.M.S. 9028 = 51.747 AC.
TOTAL AREA = 254.804 AC.

AREA IN PARIS TOWNSHIP = 203.057 AC.
AREA IN DOVER TOWNSHIP = 51.747 AC.
TOTAL AREA = 254.804 AC.

1. MAP # 103-05-01-005.000
PID: 2800170420000
MARY L. & DAVID WILSON
0.71 ACRE (LOT 5)
O.R.V. 937, PAGE 336

2. MAP # 103-05-01-004.000
PID: 2800170410000
JACOB D. McLAUGHLIN
0.71 ACRE (LOT 4)
O.R.V. 1009, PAGE 1014

3. MAP # 103-05-01-003.000
PID: 2800170400000
EDMUND B. & JEAN M. LIDDLE
0.71 ACRE (LOT 3)
O.R.V. 870, PAGE 617

4. MAP # 103-05-01-002.000
PID: 2800170390000
JAMES F. & JOAN H. ROBINSON
0.71 ACRE (LOT 2)
IN: 202306130004072

5. MAP # 103-05-01-001.000
PID: 2800170380000
JOSHUA A. HONAKER
& ASHLEY LYNN CUMMONS HONAKER
1.67 ACRES (LOT 1)
IN: 201611030009125

6. MAP # 103-06-03-035.000
PID: 1100163210000
JOBY R. JEFFREY
(LOT 70)
IN: 201805100003570

7. MAP # 103-06-01-068.000
PID: 1100163200000
WILLIAM L. & AMY L. PARRETT
(LOT 69)
O.R.V. 659, PAGE 366

8. MAP # 103-06-01-067.000
PID: 1100163190000
MOLLY A. COOL
(LOT 68)
O.R.V. 890, PAGE 413

9. MAP # 103-06-01-066.000
PID: 1100163180000
RICHARD N. BYMATER
(LOT 67)
D.B. 255, PAGE 589

10. MAP # 103-06-04-032.000
PID: 1100160700000
KENNETH A. MOON
(LOT 25)
IN: 202012110013791

11. MAP # 103-06-04-033.000
PID: 1100160710000
MARIAH & TYLER BAILEY
(LOT 26)
IN: 202108180011121

12. MAP # 103-06-04-034.000
PID: 1100160720000
JAMES & MARY MELISSA CUNNINGHAM
(LOT 27)
D.B. 303, PAGE 321

13. MAP # 103-06-04-035.000
PID: 1100160730000
LYNN D. & SUSAN L. CLARRIDGE
(LOT 28)
D.B. 342, PAGE 152

14. MAP # 103-06-04-036.000
PID: 1100160740000
LYNN D. & SUSAN L. CLARRIDGE
(LOT 29)
D.B. 307, PAGE 645

15. MAP # 103-06-04-037.000
PID: 1100160750000
KEITH H. & DEBA A. MOHLER
(LOT 30)
D.B. 68, PAGE 756

16. MAP # 103-06-06-018.000
PID: 1100161120000
WADE & ERIN POWELL-SUMTER
(LOT 67)
IN: 202106250008498

17. MAP # 103-06-06-017.000
PID: 1100161130000
CARANDA D. & JONATHAN T. MILLER
(LOT 68)
IN: 201802020000934

18. MAP # 103-06-06-016.000
PID: 1100161140000
RYAN M. & STEPHANIE R. HOHMAN
(LOT 69)
IN: 202203240003003

19. MAP # 103-06-06-015.000
PID: 1100161150000
RAYMOND F. & LUCY A. MERRILL
(LOT 70)
D.B. 312, PAGE 721

20. MAP # 103-06-06-014.000
PID: 1100161160000
KARA L. BROWN & TAMARA J. MILLER
(LOT 71)
O.R.V. 937, PAGE 938

21. MAP # 103-06-06-013.000
PID: 1100161170000
DERRICK C. & NICOLE R. WOLF
(LOT 72)
O.R.V. 1038, PAGE 243

22. MAP # 103-06-06-012.000
PID: 1100161180000
MICHELE C. BRUNSWICK
(LOT 73)
IN: 201903090001696

23. MAP # 103-06-06-011.000
PID: 1100161190000
TIMOTHY CARVOUR
(LOT 74)
O.R.V. 468, PAGE 255

24. MAP # 103-06-06-010.000
PID: 1100161200000
PAUL & CHRISTINE SANDSTROM
(LOT 75)
D.B. 247, PAGE 180

25. MAP # 103-06-06-009.000
PID: 1100161210000
VIENGPHONH SPHAPMIXAY
(LOT 76)
O.R.V. 996, PAGE 91

26. MAP # 103-06-06-008.000
PID: 1100161220000
MARK R. & WHITNEY L. WILLOUGHBY
(LOT 77)
D.B. 342, PAGE 642

27. MAP # 103-06-06-007.000
PID: 1100161230000
JOBETH M. KUGEL
(LOT 78)
IN: 202101120000420

28. MAP # 103-06-06-006.000
PID: 1100161240000
ALAN K. JR. & AMBER S. SWAYNE
(LOT 79)
IN: 201705010003522

29. MAP # 103-06-06-005.000
PID: 1100161250000
DAVID L & TAYLOR A. YODER
(LOT 80)
IN: 202211230010905

30. MAP # 103-06-06-004.000
PID: 1100161260000
DOUGLAS MATTHEWS & CHELSA ELEY
(LOT 81)
IN: 201612060010088

31. MAP # 103-06-06-003.000
PID: 1100161270000
CHARLES S. & MARCIA A. EASTON
(LOT 82)
D.B. 297, PAGE 575

32. MAP # 103-06-06-002.000
PID: 1100161280000
ELIZABETH JACOBY
(LOT 83)
O.R.V. 485, PAGE 844

33. MAP # 103-06-06-001.000
PID: 1100161290000
MERRILL L. REED
(LOT 84)
IN: 201808140006527

34. MAP # 103-00-00-048.000
PID: 1100120010100
STACY W. & PAMELA M. CRAIG
1.00 ACRE
D.B. 334, PAGE 77

35. MAP # 103-00-00-052.000
PID: 1100120019000
THOMAS A. & ANNALISE ROMINE
5.00 ACRES
D.B. 326, PAGE 4

36. MAP # 103-00-00-053.002
PID: 1100120010120
MICHAEL JAMES TOTTERDALE
2.00 ACRES
O.R.V. 919, PAGE 347

37. MAP # 103-00-00-053.001
PID: 1100120010110
STEVEN & EMILY HICE
14.07 ACRES
IN: 201904030002247

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
AND DOVER TOWNSHIP
UNION COUNTY, OHIO

ANNEXATION PLAT

DATE:	AUGUST 2023
DRAWN BY:	KAS
CHECKED BY:	JLV
DWG SCALE:	1" = 300'
PROJECT NO:	325-926
APPROVED BY:	DRAFT

DRAWING NO.: ANNEX

SHEET 1 OF 1

P:\220-0001\325-926\1-Survey\Dwg\325926-SI01-ANNEX 254.804 AC.dwg[LAYOUT1] (5/8/2023 - kasmith) - LF: 8/3/2023 2:54 PM

DESCRIPTION OF 254.804 ACRES

Situated in the State of Ohio, County of Union, Townships of Paris and Dover, Virginia Military Survey Numbers 2254, 3350 and 9028, being all of a 51.654 acre tract of land described in deed to Gary J. Lee, Gregory J. Lee and Ryan J. Lee of record in Instrument Number 202305160003325, being all of a 68.29 acre tract of land described in deed to Janibo Farms, LLC of record in Instrument Number 202303080001593, being all of a 117.36 acre tract of land described in deed to 18530 LLC of record in Instrument Number 202301200000443, and being 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 254.804 acre tract being more fully described herein;

BEGINNING at a point on the southerly limited access right-of-way of State Route 33, being on a northerly line of the City of Marysville as incorporated in Ordinance 41-91, being on a southerly line of Paris Township, being at the northwest corner of Lot 4 of Marysville Industrial Park of record in Plat Book 4, Page 131 being a 48.04 acre tract of land as described in deed to Nissin International Transport of record in Deed Book 315, Page 681, and being at the northeast corner of a 113.932 acre tract of land described in deed to City of Marysville of record in Instrument Number 201611040009147;

Thence **North 05°03'57" West**, a distance of **276.34** feet, across said State Route 33, to a point on the northerly limited access right-of-way line of said State Route 33, being at the southeast corner of a 27.60 acre tract of land described in deed to 18530 LLC of record in Instrument Number 202301200000444, and being at the southwest corner of a 6.94 acre tract of land described in deed to Joshua T. & Amy R. Codner of record in Official Record Volume 691, Page 51;

Thence **South 53°51'35" East**, a distance of **680.66** feet, with the northerly limited access right-of-way line of said State Route 33, with the south line of said 6.94 acre tract, and with the south line of a 8.22 acre tract of land described in deed to Frederick J. Durant of record in Instrument Number 201706300005406, to a point at the southeast corner of said 8.22 acre tract, and being at the southwest corner of said 117.36 acre tract;

Thence **North 05°27'16" West**, a distance of **2045.04** feet, with the west line of said 117.36 acre tract, with the east line of said 8.22 acre tract, with the east right-of-way line of Wildwood Lane, and with the east line of a 6.00 acre tract of land described in deed to 1833 Farms LLC of record in Instrument Number 202302060000856, to a point at the northwest corner of said 117.36 acre tract, being at the northeast corner of said 6.00 acre tract, being on the south line of said 68.29 acre tract, being on the north line of Virginia Military Survey Number 2254, and being on the south line of Virginia Military Survey Number 3350;

Thence **South 85°29'29" West**, a distance of **51.09** feet, with the south line of said 68.29 acre tract, with the north line of said 6.00 acre tract, with the east right-of-way line of said Wildwood Lane, with the north line of said Virginia Military Survey Number 2254, and with the south line of said Virginia Military Survey Number 3350, to a point at the southwest corner of said 68.29 acre tract, and being at the southeast corner of a 173.63 acre tract of land described in deed 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;

Thence **North 06°17'00" West**, a distance of **1794.82** feet, with the west line of said 68.29 acre tract, with the east right-of-way line of said Wildwood Lane, and with the east line of said 173.63 acre tract, to a point at a northwest corner said 68.29 acre tract, and being at the southwest corner of a 0.952 acre tract of land described in deed to Jessica L. & Kynndall A. Ingram of record in Instrument Number 202207200006959;

Thence with the exterior boundary of said 68.29 acre tract and said 0.952 acre tract, the following two (2) courses:

1. **North 83°48'56" East**, a distance of **159.06** feet, to a point;

2. **North 06°15'04" West**, a distance of **249.90** feet, to a point in the centerline of County Road 104 (Watkins Road);

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

Thence **South 83°30'52" East**, a distance of **324.18** feet, with the north line of said 68.29 acre tract, and with the centerline of said County Road 104, to a point at the northwest corner of a 2.08 acre tract of land described in deed to Paul Henning of record in Deed Book 308, Page 274;

Thence with the exterior boundary of said 68.29 acre tract and said 2.08 acre tract, the following three (3) courses:

1. **South 05°44'50" East**, a distance of **382.27** feet, to a point;

2. **South 83°44'31" East**, a distance of **201.27** feet, to a point;

3. **North 06°01'28" East**, a distance of **374.04** feet, to a point in the centerline of said County Road 104 (Watkins Road);

Thence **South 83°41'55" East**, a distance of **147.76** feet, with the north line of said 68.29 acre tract, and with the centerline of said County Road 104, to a point at the northwest corner of Lot 5 of Marmax Subdivision of record in Plat Book 3, Page 360;

Thence with the exterior boundary of said 68.29 acre tract and said Marmax Subdivision, the following four (4) courses:

1. **South 06°34'58" East**, a distance of **232.25** feet, to a point;

2. **South 83°59'15" East**, a distance of **593.32** feet, to a point;

3. **South 07°32'17" East**, a distance of **18.88** feet, to a point;

4. **South 84°04'32" East**, a distance of **299.81** feet, to a point at the northeast corner of said 68.29 acre tract, being at the southeast corner of Lot 1 of said Marmax Subdivision, being on the west line of a 3.84 acre tract of land described in deed to Mark D. & Rebecca A. Clarridge of record in Deed Book 13, Page 648, being on the east line of Paris Township, being on the west line of Dover Township, being on the east line of Virginia Military Survey Number 3350, and being on the west line of Virginia Military Survey Number 5135;

Thence **South 06°37'06" East**, a distance of **1488.16** feet, with the east line of said 68.29 acre tract, with the west line of said 3.84 acre tract, with the west line of Pleasant Ridge Subdivision Phase 3 of record in Plat Book 4, Page 149, with the west line of Buxton Meadows Subdivision of record in Plat Book 4, Page 76, with the east line of Paris Township, with the west line of Dover Township, with the east line of Virginia Military Survey Number 3350, and with the west line of Virginia Military Survey Number 5135, to a point at the southeast corner of said 68.29 acre tract, being at the southwest corner of Lot 30 of said Buxton Meadows Subdivision, being at the northwest corner of said 51.654 acre tract, being at the northeast corner of said 117.36 acre tract, and being at a common corner of Virginia Military Survey Numbers 3350, 5135, 9028 and 2254;

Thence **North 87°01'18" East**, a distance of **2135.92** feet, with the north line of said 51.654 acre tract, with the south line of said Buxton Meadows Subdivision, with the south line of said Virginia Military Survey Number 5135, and with the north line of said Virginia Military Survey Number 9028, to a point at the southeast corner of Lot 84 of said Buxton Meadows Subdivision;

Thence with the exterior boundary of said 51.654 acre tract and said Buxton Meadows Subdivision, the following two (2) courses:

1. **South 10°31'11" East**, a distance of **82.67** feet, to a point;

2. **North 87°11'35" East**, a distance of **58.59** feet, to a point at the northwest corner of a 1.00 acre tract of land described in deed to Stacy W. & Pamela M. Craig of record in Deed Book 334, Page 77;

Thence **South 10°46'10" East**, a distance of **345.03** feet, with the east line of said 51.654 acre tract, and with the west line of said 1.00 acre tract, to a point at the southwest corner of said 1.00 acre tract, and being on the north line of a 5.00 acre tract of land described in deed to Thomas A. & Annalise Romine of record in Deed Book 326, Page 4;

Thence with the exterior boundary of said 51.654 acre tract and said 5.00 acre tract, the following three (3) courses:

1. **South 86°53'06" West**, a distance of **202.68** feet, to a point;

2. **South 10°45'54" East**, a distance of **260.92** feet, to a point;

3. **North 87°00'21" East**, a distance of **845.45** feet, to a point in the centerline of said County Road 104 (Watkins Road);

Thence **South 10°51'28" East**, a distance of **256.54** feet, with the east line of said 51.654 acre tract, and with the centerline of said County Road 104, to a point at the southeast corner of said 51.654 acre tract, and being at the northeast corner of a 5.13 acre tract of land described in deed to William Corwin Schmitter & Deisy Passos Schmitter of record in Instrument Number 201708300007184;

Thence **South 86°05'31" West**, a distance of **2886.78** feet, with the south line of said 51.654 acre tract, with the north line of said 5.13 acre tract, and with the north line of a 53.71 acre tract of land described in deed to Steven T. & Suzanne Schmitter of record in Instrument Number 201506090004392, to a point at the southwest corner of said 51.654 acre tract, being at the northwest corner of said 53.71 acre tract, being on the east line of said 117.36 acre tract, being on the east line of Paris Township, being on the west line of Dover Township, being on the east line of Virginia Military Survey Number 2254, and being on the west line of Virginia Military Survey Number 9028;

Thence **South 08°18'04" East**, a distance of **936.11** feet, with the east line of said 117.36 acre tract, with the west line of said 53.71 acre tract, with the east line of Paris Township, with the west line of Dover Township, with the east line of Virginia Military Survey Number 2254, and with the west line of Virginia Military Survey Number 9028, to a point at the southwest corner of said 53.71 acre tract, being at the northwest corner of a 90.01 acre tract of land described in deed to Hyponex Corporation of record in Instrument Number 201610110008275, and being at a common corner of said Paris Township, said Dover Township, and said Marysville Corporation Line;

Thence **South 07°21'20" East**, a distance of **2094.68** feet, with the east line of said 117.36 acre tract, with the west line of said 90.01 acre tract, with the east line of Paris Township, with a west line of said Marysville Corporation Line, with the east line of Virginia Military Survey Number 2254, and with the west line of Virginia Military Survey Number 9028, and crossing said State Route 33, to a point on the southerly limited access right-of-way line of said State Route 33, being at the northwest corner of a 31.00 acre tract of land described in deed to The Scotts Company LLC of record in Deed Book 225, Page 734, and being at a northeasterly corner of a 91.21 acre tract of land described in deed to UMH OH Hillcrest LLC of record in Instrument Number 201701230000634;

Thence **North 53°16'00" West**, a distance of **967.40** feet, with the southerly limited access right-of-way line of said State Route 33, with a northerly line of said 91.21 acre tract, with a southerly line of said Paris Township, and with a northerly line of said City of Marysville Corporation Line, to a point at a northerly corner of said 91.21 acre tract, and being at a northeasterly corner of said 48.04 acre tract;

Thence with the southerly limited access right-of-way line of said State Route 33, with the northerly line of said 48.04 acre tract, with a southerly line of said Paris Township, and with a northerly line of said City of Marysville Corporation Line, the following two (2) courses:

1. **North 53°10'53" West**, a distance of **1570.48** feet, to a point;

2. **North 53°16'07" West**, a distance of **687.18** feet, to the **POINT OF BEGINNING**, containing **254.804** acres, which 133.360 acres lies within Virginia Military Survey Number 2254, which 69.697 acres lies within Virginia Military Survey Number 3350, which 51.747 acres lies within Virginia Military Survey Number 9028, and which 203.057 acres lies within Paris Township, which 51.747 acres lies within Dover Township.

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.

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 5,319.74 feet contiguity with the existing corporation line of the City of Marysville, having a total perimeter of 22,649.27 feet that contains 23.49% 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.

_____

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

WATKINS ROAD

WILDWOOD LANE

ZONING: U-1
(PARIS TOWNSHIP)

RIDGE LINE (TYP.)

EXISTING DITCH

FLOW DIRECTION
(TYP.)

ZONING: R-1
(DOVER TOWNSHIP)

ZONING: U-1
(PARIS TOWNSHIP)

EXISTING TREES
(TYP.)

SITE: ± 237.30 ACRES
EXISTING ZONING: U-1(PARIS) & R-1(DOVER)
PROPOSED ZONING: PUD

PARIS TOWNSHIP
DOVER TOWNSHIP

EXISTING POND

RIDGE DIRECTION
(TYP.)

WATKINS ROAD

ZONING: R-1
(DOVER TOWNSHIP)

US ROUTE 33

ZONING: LIGHT MANUFACTURING
(CITY OF MARYSVILLE)

ZONING: REGIONAL MIXED-USE
(CITY OF MARYSVILLE)

ZONING: U-1
(DOVER TWP)

ZONING KEY

- REGIONAL MIXED USE DISTRICT (RMU)
- MANUFACTURING / INNOVATION DISTRICT (M/I)
- FARM / RESIDENTIAL DISTRICT (U-1) PARIS TOWNSHIP
- FARM / RESIDENTIAL DISTRICT (U-1) DOVER TOWNSHIP
- RESIDENTIAL DISTRICT (R-1) DOVER TOWNSHIP

WATKINS EAST - EXISTING CONDITIONS

CITY OF MARYSVILLE, UNION COUNTY, OHIO

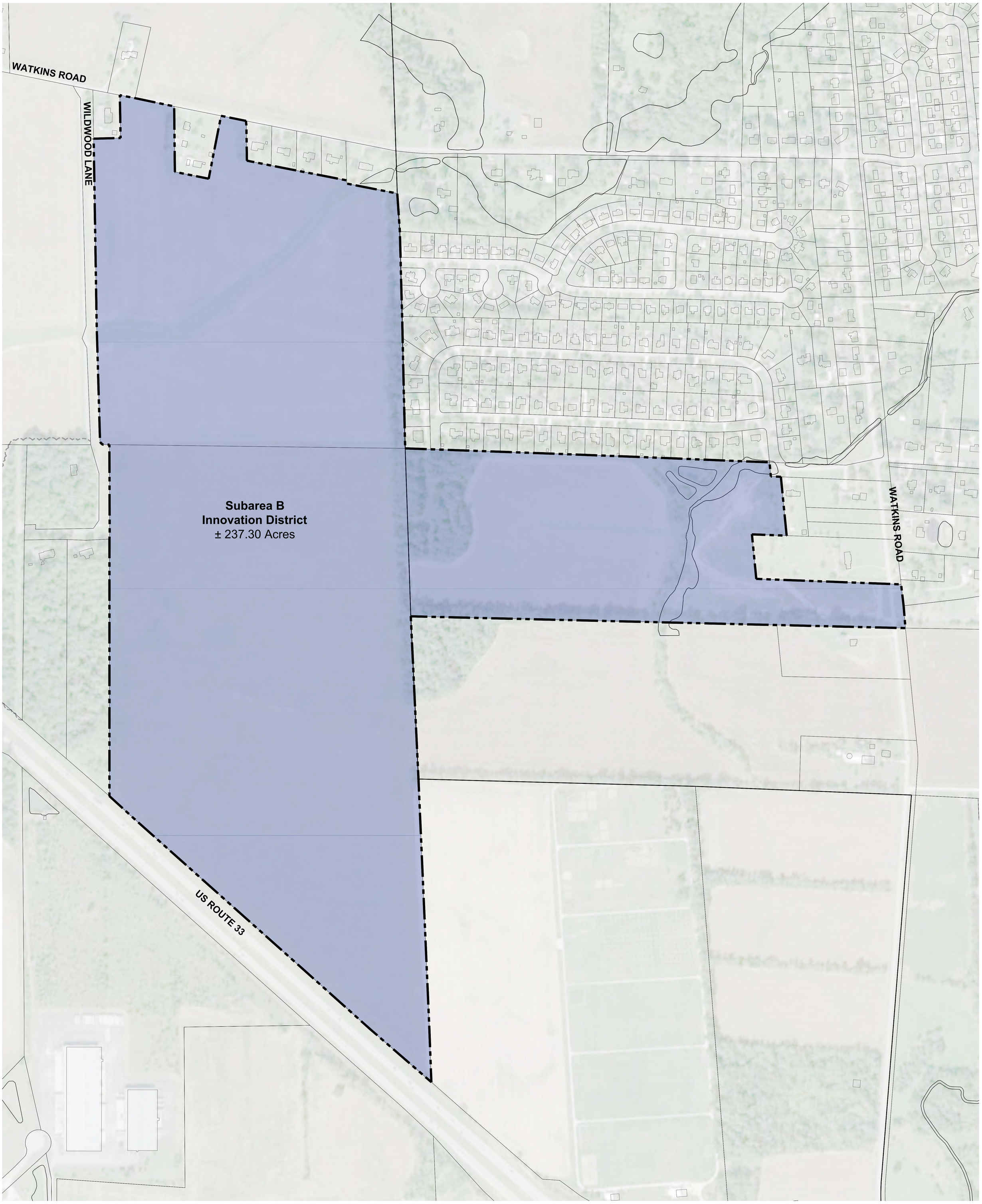
EXHIBIT B

0 200 600 N

09.12.2023

G2 PLANNING + DESIGN

ROCKFORD DEVELOPMENT INVESTMENTS



SUBAREA DATA

Total Site:	**± 237.30 Acres**
Subarea B Innovation District:	**± 237.30 Acres**

WATKINS EAST - SUBAREA PLAN

CITY OF MARYSVILLE, UNION COUNTY, OHIO

EXHIBIT C

0 200 600 N

09.12.2023

G2 PLANNING + DESIGN

ROCKFORD DEVELOPMENT INVESTMENTS

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

2024
Planning Commission
Meeting Schedule and Application Submission Deadline

(Applications due 21 days prior to the meeting date)

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

APPLICATION DEADLINE	MEETING DATE
December 12, 2023	January 2, 2024
January 16, 2024	February 6, 2024
February 13, 2024	March 5, 2024
March 12, 2024	April 2, 2024
April 16, 2024	May 7, 2024
May 14, 2024	June 4, 2024
June 11, 2024	July 2, 2024
July 16, 2024	August 6, 2024
August 13, 2024	September 3, 2024
September 10, 2024	October 1, 2024
October 15, 2024	November 5, 2024
November 12, 2024	December 3, 2024
December 17, 2024	January 7, 2025

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