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 December 20, 2023 at 6:00 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) Development 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, December 20, 2023 6:00 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:

November 7, 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) Development Plan application for a development known as Marysville East Section 2 located at Parcels with ID numbers of (2800170430000, 2800210050000, 1100120010000).

DISCUSSION ITEMS:

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
November 7, 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, Matthew Fisher, Lesley Verbus, Robert Stillion and Bret Ingle. Scott Hunter excused.

CITY ADMINISTRATION PRESENT: *City Engineer* Kyle Hoyng, *Planning and Development Manager* Ashley Gaver and *Planning Officer* Jeff Beard.

ADDITIONAL PERSONS PRESENT: Bob Bailey, Keith Mohler, LuAnn Reed, John Card, Bill Mohler, Dave Cook, Randy Lyons, Steve Thicker, Jon Buchanan, Chad Burkley, Fred Durant, Doug Jenkins, Kathy Young, Emily Hice and Jenny Adkins.

APPROVAL OF MINUTES: Commissioner Fisher moved to approve the October 3, 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:

1. **City Thoroughfare Plan:** Engineer Hoyng introduced Eric Lowry regarding the updated Thoroughfare Plan. He explained this does not require Planning Commissions approval, but they wanted to present this information to the Commission so that they are informed. It will be brought to Council on November 13, 2023 to provide an initial explanation to them. Then, we will look for adoption later in December by Council in the form of a One Reading Resolution. Further, he stated that the last update was completed in 2011. We try to update every it eight to ten years. Tonight, we will review what a Thoroughfare Plan is, discuss its relationship with the Comprehensive Plan and review findings and recommendations. Mr. Lowry provided the presentation of the Thoroughfare Plan as shown in Exhibit A.

OLD BUSINESS:

1. **To hear a Conditional Use Application for a retail, sales and service use located at 332 W. 5th St. (Parcel Number: 2900070590000):** Bill Mohler with Highland Ventures spoke representing the applicant. He explained that items of concern from previous meetings have been addressed in the form of a response letter which was sent to City Staff and to the Commission as shown in Exhibit B. Our goal is to get a new business in our vacant building since no one rents movies anymore. UPS is a brand that we are excited to have in the building.

   Commissioners: Commissioner Wolniewicz asked how packages will be picked up. Mr. Mohler responded that packages are picked up by delivery trucks, not large tractor trailers. They will be able to back into the back of the parking lot to pick up packages.

   Citizens: None.

   Commissioner Wolniewicz moved to approve the Conditional Use application and the question put, stood:

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

   Vote 6-0; Motion carried.

NEW BUSINESS:

1. **To hear an application for a Final Plat for Skybrook Section 2 Part 1 (Suburban Residential District) located along State Route 4 - U.S. Route 36 & Philip Herre Road (Parcel Number 2900180490010):** John Buchanan spoke representing CESO, who is the engineer and surveyor for the development. He spoke to the Final Plat as it was provided in the meeting packet. Further, he spoke to their responses that were sent to the City and to the Commission as shown in Exhibit C.

   Commissioners: Commissioner Ingle asked if each plat is one building. Mr. Buchanan responded that yes, each plat is one building and the lot line in the middle is the shared common wall between the two units.

   Citizens: Kathy Young stated she is still asking for a street to come out on the side road, even if it is for future use. She said she knows her recommendation is onto a township road and the City does not have control, but eventually it will be annexed and this is an issue. Also, she said she does not like having multiple cul-de-sacs. Chairman Nickoson said our hands are tired and we cannot create a road where Ms. Young is recommending.

   Commissioner Stillion moved to approve the Final Plat and the question put, stood:

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

   Vote 6-0; Motion carried.

2. **To hear an application for a Final Plat for Skybrook Section 2 Part 2 (Suburban Residential District) located along State Route 4 - U.S. Route 36 & Philip Herre Road (Parcel Number 2900180490010):** Mr.

Buchanan spoke to the Final Plat as it was provided in the meeting packet. Further, he spoke to their responses that were sent to the City and the Commission as shown in Exhibit D. He explained that Section 2 Part 2 is about half of the size of the first section.

Commissioners: None.

Citizens: Kathy Young said she has the same opinion regarding for Section 2 Part 2 as she does for Section 2 Part 1.

Commissioner Stillion moved to approve the Final Plat, Commissioner Stillion seconded and the question put, stood:

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

Vote 6-0; Motion carried.

3. **To hear an application for a Final Plat for Darby Run Section 1 (Planned Unit Development) located between State Route 38 & State Route 736. (Parcel Number: 2900300440000):** Chad Buckley with E. P. Ferris and Associates, Inc. explained the Final Plat and spoke to the responses to remarks from the City that they sent to the City and to the Commission as shown in Exhibit E.

   Commissioners: Commissioner Wolniewicz asked if the City has any concerns based on the responses they were sent. City Staff responded they did not have any concerns. Commissioner Ingle asked for a map to review both Sections as shown in Exhibit E.

   Citizens: Jenny Adkins asked where the stream is located in the design and asked for more information regarding the open space. Mr. Buckley explained where the stream is located as shown in Exhibit E. The stream will not be touched as a part of the development and it will meet EPA standards. The ponds and basins will meet the requirements of the Marysville Code and will remain dry most of the time.

   Commissioner Wolniewicz moved to approve the Final Plat, Commissioner Stillion seconded and the question put, stood:

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

   Vote 6-0; Motion carried.

4. **To hear an application for a Final Plat for Darby Run Section 2 (Planned Unit Development) located between State Route 38 & State Route 736. (Parcel Number: 2900300440000):** Mr. Buckley said this is for Section 2 of the development and he has the same comments as he did for Section 1.

   Commissioners: None.

   Citizens: None.

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

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

Vote 6-0; Motion carried.

5. **To hear an application for a Final Plat for The Oaks Phase 2 (Planned Unit Development) located between State Route 38 & State Route 736. (Parcel Number: 2900300440000):** Chad Buckley of E. P. Ferris and Associates, Inc. said this is for the Oaks Phase 2 which falls under the same development plan as Darby Run. He explained the Final Plat and spoke to the responses to remarks from the City that they sent to the City and to the Commission as shown in Exhibit F.

   Commissioners: Commissioner Wolniewicz asked if the drainage issues have been addressed. Mr. Buckley responded yes, and he reviewed in detail the work that has been done.

   Citizens: None.

   Commissioner Wolniewicz moved to approve the Final Plat, Commissioner Verbus seconded and the question put, stood:

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

   Vote 6-0; Motion carried.

6. **To hear an application for a Planned Unit Development (PUD), Development Plan application for a development known as Marysville East Section 1 located at Parcels with ID numbers of 2800170320000, 2800170450010, 2800230571000, 2800210020000, 2800170450020:** Planner Gaver said City Staff are recommending approval of the Development Plan. Engineer Hoyng added that the City has been working to plan for development on the east side of Marysville for three to four years, with the most recent project being a $15 million pump station which was approved by City Council. City Council and Administration have also focused on sanitation and water capabilities so that this area is ready for development. Lastly, we have worked with Mr. Barok regarding the Thoroughfare Plan to accommodate traffic based on this development. Next, Mr. Barok provided a presentation as shown in Exhibit G. During his presentation, he made clear that these items in this plan are to develop over 20 to 30 years, that this is long term planning.

   Commissioners: Commissioner Verbus asked for the reason to not permit nurseries. Mr. Barok responded that nurseries are not the target for this innovation district. We are not looking for warehouses. We also took out car dealerships, hardware stores, etc., because we also do not want retail, that is what Colemans Crossing is for. Chairman Nickoson said he does not like the reduction from our Code minimums when it comes to setback requirements in the residential subareas. Mr. Barok responded that we are talking about two and one-half feet on each side of the house and stated that those in the millennial generation do not like side yards. Further, he said, these are minimums and once the developer comes in, the setbacks could be larger. Additionally, everyone knows how costly new housing is. Expanding the setbacks increases the

piping, sidewalks, curbing, etc. This price increase per home would be about $5,000 to $6,000 as a result. While this is not major, it does add up. Commissioner Ingle said the setbacks may not be seem to be an issue for this annexation, but if we approve the smaller setbacks now, we are setting a precedence for the next annexation.

Citizens: *Citizen comments were noted and answers were provided once all Citizen Comments were heard.*

Kathy Young asked if the forest area will be demolished or retained.

Doug Jenkins said that PUDs are not mentioned in Comprehensive Plan. The agenda tonight mostly heard PUDs. He asked if PUDs are used to simplify zoning or to allow developers more ability to do what they want. Further, he asked how PUDs are monitored and controlled. Also, he asked why the City needs another Innovation Park if we already have one. We don't need to expand the Park into existing residential areas. From what he can see, the Comprehensive Plan is not being used as a guide for development.

Emily Hise also asked why innovation is expanding across US 33 and questioned why the expansion has to go into residential areas. She also asked why under a Conditional Use an Extended Stay Hotel would be allowed. Regarding the mounding, she asked if it is possible to get higher mounding to be used as buffers. She said she is a millennial, bought acreage and likes her side yard. The millennials that do like side yards not buy townhomes and condos.

Jenny Adkins asked for more specific information regarding tree mitigation and preservation. If they are taken out, will they be replaced with trees that are native and appropriate to this region. In the common areas of the single family subarea, will that actually be parks or will it be detention ponds. Further, she said the side yard is important to her an she is a millennial. From what she can see, the multi-use trials are hugging the waterways. She asked what the plans are in terms of set-backs given there will likely be increased flooding. Regarding the mounding's, she said she doesn't necessarily think they need to be higher, but she said often times, the trees that are planted on the mounding's do not survive and over time, they do not look good. She also asked how current landowners will be protected from light pollution. If Watkins and Route 36 are widened, how will that affect the landowners that touch portions of the road. Then she asked what the needs is for expanding the innovation district and she inquired who the companies are that want to locate here. Lastly, she asked who the consultant was for the wetlands and hydrologic studies and if there are losses, how will these areas be accounted for.

Next Mr. Barok responded to the questions that were asked. Parts of the forests will be retained and parts will be demolished based on the development of the area. We will follow the City Code in areas that we do not define. Manager Gaver said that needs to be noted as at least one condition for this development. Regarding PUDs, each is different. The purpose is for a mixed use or for a master planned area. We are not writing a lot of new text when it comes to zoning. In many places, we refer to the Code and list any expectations that are being asked for. Manager Gaver added that PUDs have always been in the Zoning Code and they are located throughout our City. The Comprehensive Plan shows land use planning. Mr. Barok said his group did an overall master plan of the area that is being reviewed for these three annexations. The Comprehensive Plan identifies areas for growth and shows where water and sewer are available. The Comprehensive Plan does not look at property lines and is meant to serve as a high level guide. If you don't master plan, each parcel will be developer driven and there will not be diversification of development in the area. After tonight's meeting, it is not a free for all. Mounding's, fences, etc. will all still

need to be defined through the process. The current Innovation Park is down to its final 200 acres. There are lots of companies looking to locate around Columbus. Marysville is perfectly located to meet the needs. Regarding the Extended Stay Hotel, he said he agrees and that is why it is listed as a Conditional Use. The trees will be native and we will work with the City arborist. If the mounds are planted higher than six feet, it becomes difficult to plant trees. In the common areas there will be some will be detention ponds, but they will have fountains and will look nice. The public areas will be available for all residents, whether they live in Marysville or in the Township. The traffic study is being completed now. Data collection is ending and then we will begin analyzing. We know Watkins Road will need to be widened. There will be improvements made Watkins and Route 36. More information regarding this will be forthcoming. Regarding the stormwater process, once we sell individual lots and buildings are built, that will determine where detention ponds will go and where the water will run. When we discuss manufacturing, it is light manufacturing, there will not be smoke stacks. For the light itself, we will do photometric plans and will follow the City's Code. PUDs go through the same zoning process as any other development. Inspections are completed and code enforcement continues to review the property and follow-up if there are issues with the property. The engineering company we are working with is Kimberly Hoyng. Lastly, Mr. Barok said given there have been so many comments regarding the setbacks, we can adjust to make those minimums the same as the Code. We will still do the 20% common area as well. Lastly, he said his contact information is in the packet. Residents can feel free to call him. He would be happy to sit down with them to hear their concerns.

Commissioner Verbus moved to approve the PUD with the following conditions: The applicant shall revise the tree replacement section to include language stating that any trees not located within the tree removal locations as shown in the exhibits of the development plan shall follow the City's Tree Replacement Code Requirements and the applicant shall revise Subarea C, side yard setbacks, from five feet (5'-0") to seven feet and six inches (7'-6") and the question put, stood:

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

Vote 6-0; Motion carried.

DISCUSSION ITEMS: None.

COMMENTS OF INDIVIDUAL COMMISSION MEMBERS:

Commissioner Ingle said the UPS store will be a great addition to Marysville. It is needed and is exciting.

Commissioner Wolniewicz had no further comments for the evening.

Commissioner Fisher had no further comments for the evening.

Commissioner Stillion had no further comments for the evening.

Commissioner Verbus had no further comments for the evening.

Chairman Nickoson thanked everyone for their participation during the meeting.

ADJOURN: There being no further business to bring before the Commission, Commissioner Verbus moved to adjourn the meeting. Affirmative voice vote in favor was unanimous. The meeting adjourned at 8:49 p.m.

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December 20, 2023

Revised Materials Submitted for Planning Commission December 1, 2023: Updated comments noted in red

To: City of Marysville
Planning Commission Members

From: Ashley Gaver
Planning and Development Manager

RE: Planned Unit Development 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

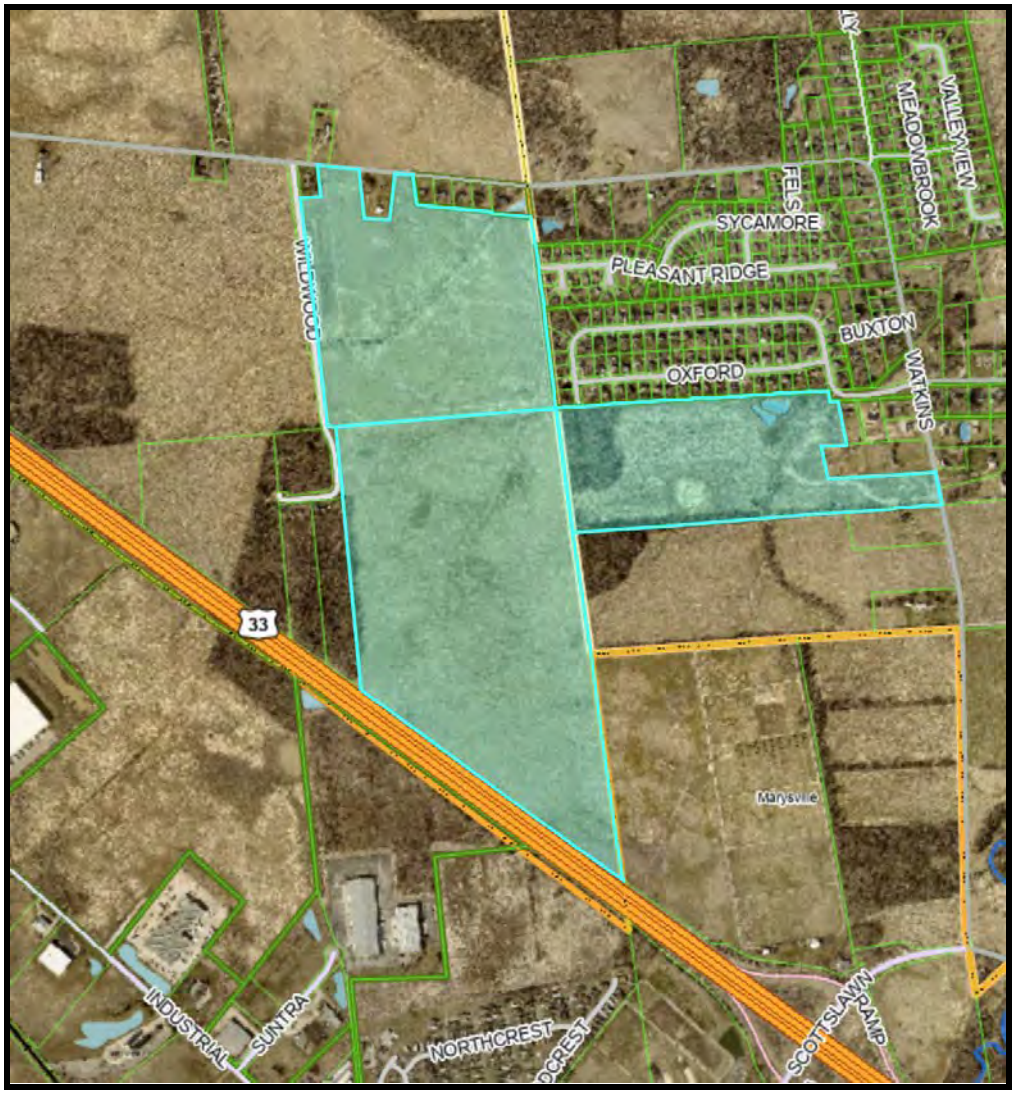
Property B
18530 LLC
17421 Waldo Road
Marysville, Ohio 43040

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: Residential District (R-1) / Regional Mixed-Use (RMU)
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)



Project History:
The Planning Commission approved a Sketch Plan for Marysville East Section 2 PUD at the October 3, 2023 Planning Commission meeting.

Planning & Zoning Staff Analysis:
The existing parcels are zoned as Farm / Residential District (U-1) - Paris Township and Residential District (R-1) - Dover Township, 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 Section 1135.01 **Objectives for a Planned Unit Development** and Section 1135.06 **Common Open Space** into consideration when reviewing the PUD-Development Plan Application.

- The applicant has provided responses to Section 1135.01 within their application on pages 4 - 6 of the development text.

- The applicant has provided a response to Section 1135.06 on pages 8 and 9 of the development text along with providing open space requirements in subarea B.

PUD Development Text

The development is planned to have one subarea listed as subarea B and the specific development standards are listed in the PUD Development Text.

Subarea B is similar in conformity to the Manufacturing/Innovation and Light Manufacturing Zoning Districts standards, as set forth in Section 1121.13 and Section 1121.14 of the City of Marysville Zoning Code.

General Development Staff Comments

Additional comments are outlined in the attached 'Exhibit A' document. The applicant shall review and modify the Annexation #2 Development Text accordingly.

The applicant shall review the updated "Exhibit A" with additional comments based on the December 1, 2023 submittal. If the comments from the previous "Exhibit A" were addressed they were removed from the updated "Exhibit A".

The applicant has described the comprehensive trail network throughout the development. In order for staff to understand the proposed connections, the applicant shall include an exhibit of a trail master plan indicating the conceptually proposed trail locations throughout the entire PUD.

The applicant shall include an exhibit of the proposed trail locations along Watkins Road and state in the development text that there will be a multi use path along Watkins Road that is touched by this annexation and will be on both sides of Watkins Road if the developer owns both sides.

General Development Setback Standards

The applicant has provided additional setback requirements for manufacturing, light industrial, office, commercial or retail uses that are abutting residential. The applicant has provided the standards which are listed below:

- Manufacturing / Light Industrial / Office / Commercial / Retail to Residential
  - Minimum 100' from the property line for pavement and parking and 150' from the perimeter line for buildings from the southern and western boundaries of Buxton Meadows with "Buffer Option B". Road "A" may encroach 50' into the 100' pavement setback with "Buffer Option A".
  - Minimum 50' from the property line for pavement and parking and 100' from the perimeter line for the buildings for all other perimeter boundary lines.

  The applicant shall update the Setback language in the development text to include language that details the new setback exhibit which shows a 60' drainage easement along the southern boundary line of Buxton Meadows. Please clarify if the pavement setback is 100' from the easement line and the building setback is 150' from the easement line or if the setback is calculated from the property line.

General Development Common Open Space Standards

The applicant has provided standards of meeting the Zoning Code Ordinances by requiring a minimum of 10% required Open Space.

Subarea B: Manufacturing/Innovation (237.3 Acres)

The following are development standards for the Subarea B:

- 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
  - Data Processing/Call Center
  - Data Center
  - Light Manufacturing
  - Wireless Telecommunications Antenna, Facility, and/or Tower

- Conditional Uses: (these are new from the Sketch Plan where they were permitted uses)
  - Ground Passenger Dispatch
  - Warehousing, Personal Storage/Mini
  - Recycling Centers, if operated at an industrial scale
  - Extended Stay Hotel

- Permitted Accessory Structures:(these are new since the Sketch Plan)
  - Electrical substations
  - Water or material storage tanks
  - Generator yards
  - Chillers, including roof-top and ground mounted equipment
  - Other external equipment reasonably necessary for operations of permitted or conditional uses

- Building Height:
  - 70’ (this is a reduction from 85’ proposed in the Sketch Plan)

- Minimum Lot Size
  - Minimum Lot Width - 100’
  - Minimum Lot Size - 2 Acres

- Common Area / Open Space:
  - Minimum of 10%

- Lot Coverage:
  - No maximum lot coverage for this subarea as long as all setbacks are satisfied

- Setbacks
  - Unless otherwise specified below, setbacks from the perimeter boundary of Subarea B shall be a minimum of 50' for parking and pavement and 100' for buildings.
  - Setbacks from Watkins Road shall be a minimum of 50' from the ROW for parking and pavement and 100' from the ROW for buildings.
  - The minimum setback from the US 33 ROW will be 100' for parking, pavement, and buildings.
  - The minimum setbacks from interior public roads which are not otherwise specified herein shall be 25' from the edge of the right-of-way for parking and pavement and 50' from the edge of the right-of-way for buildings.
  - An existing private drive is located generally along the eastern edge of this subarea within a private easement area which is defined in an instrument that is of record with the Office of the Recorder of Union County and includes, but is not limited to, Wildwood Lane. Existing or replacement pavement shall be permitted to be located within the required minimum setbacks that overlap with this easement area.

- Parking and Loading
  - Parking and loading spaces shall be provided in accordance with Section 1127 except for data centers.
  - Data Centers - off-street parking shall be provided at the minimum rate of one space for each employee on the main shift, and off street loading spaces shall be provided at the minimum rate of one loading space per building.

- Landscaping and Buffers:
  - Perimeter Fencing
    - Proposed along US 33 as well along the south and west sides of Watkins Road.

The applicant shall provide a site plan that dictates the location of the proposed perimeter fencing throughout the entire PUD.

The applicant's response was it will be shared at the Planning Commission Meeting. The applicant shall submit the exhibit ahead of time if possible to be shared with the board prior to the meeting.

  - Tree Preservation Zones
    - Zero tree preservation zones are shown on the Existing Conditions Exhibit

The applicant shall indicate if existing trees on the existing conditions exhibit will be preserved.

Updated - A Tree Preservation Zone may be defined in the future to preserve and protect trees in various locations within the development. These areas will be defined as the roadway discussion is completed.

  - Exhibit - Subarea B Existing Conditions Plans

The applicant shall update the exhibit if there are locations where trees will be removed or preserved. The applicant shall include the language for tree replacement requirements to align with the Subarea B Development Text of Annexation #1- "Any trees located outside of the boundaries of the tree clearing exhibit that are removed shall be subject to the provisions of the City of Marysville Codified Ordinances regarding major tree preservation and replacement."

Updated

The applicant shall include "Vehicular use area requirement, one (1) standard tree with a nursery caliper of not less than two (2) inches shall be planted for each fifty (50) feet of vehicular use area and/or parking area perimeter distance" in the landscape section of Subarea B to align with the Development Text of Annexation #1.

Updated

- Fencing
  - Prohibited types - Vinyl, barbed wire, and chain link fencing
  - Exception - Black vinyl-coated chain link fencing shall be permitted.
  - Any fencing that is adjacent to or in front of a building façade that fronts a public roadway shall be screened with landscaping which will achieve at least 50% opacity and a height of 75% of the fence height within 5 years of installation.

- Perimeter Landscape Standards Abutting Residential
  - 6' high mound
  - Mixture of deciduous trees, evergreens and bushes to obtain 80% opacity
  - 4 years after planting the buffer shall be a minimum height of 10' above ground level
  - Installed for each use or improvement that is located within 800' of residential
  - Additional 75' of screening shall be added to each site

The applicant shall provide exhibit/s of the proposed Perimeter Landscape depicting the mound with the mixture of the planting, or indicate which buffer exhibit to refer to for a depiction of the screening requirements in the development text of the perimeter landscape standards section.

Updated

- Architectural Building Materials:
  - Materials for None Traditional Style Buildings
    - Wood
    - Stone
    - Brick
    - Concrete
    - Contemporary materials
      - Aluminum
      - Metal
      - Glass
      - Stucco
      - Cementitious Fiberboard (e.g., Hardi-plank or equivalent)

The applicant shall consider revising the Architectural Standards to provide additional colors besides natural or neutral colors to allow for flexibility with the Design Review process.

Updated

- Architecture:
  The applicant has outlined examples photographs of proposed architectural styles for the Data Center buildings.
  Staff recommends including additional images for Subarea B of other permitted uses, such as, architectural character for an office building.
  The applicant's response was it will be shared at the Planning Commission Meeting. The applicant shall submit the exhibit ahead of time if possible to be shared with the board prior to the meeting.

- Signage:
  - Shall Comply with City Code unless a master signage plan is approved by the Design Review Board.

- Lighting:

City Arborist Comments:

- *Comments will be provided with Design Review Board review due to no set landscape plans with plant materials indicated.*

Engineering Comments:

1. Traffic Analysis
   a. Continue to work with the City's Engineering Department on an approved regional traffic study and thoroughfare plan to determine what roadway infrastructure improvements will be necessary.
   b. The following studies and analysis will be addressed during the final engineering approval process for each development within the Marysville East Planned Unit Development.
      i. Traffic Impact Study Guidelines – These guidelines will determine if the individual development requires a Traffic Impact Study or a Turn Lane Analysis.
      ii. Access Management Guidelines – These guidelines will provide a framework for controlling the number, type, size, and location of access points to a roadway system in order to ensure the safe and efficient movement of traffic while also maintaining adequate access to properties.
      iii. Intersection sight distance exhibits/drawings shall be reviewed and approved by the City during the Zoning Permit / Engineering review process.
   c. Please continue to coordinate with the Union County Engineer's Office and the Ohio Department of Transportation (if applicable) to determine if they will require any off-site traffic improvements.
   d. 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.
2. Roadway
   a. Please show on an exhibit an approximate location of proposed Street "A".
   b. The typical section for all roadways (existing and proposed) will be determined during the Regional Thoroughfare Plan analysis and each individual Traffic

Impact Study. The City's updated Thoroughfare Plan provides guidance on the required cross-section characteristics.

c. Street "A" shall have a minimum right-of-way width of 100'. The final right-of-way width of Street "A" will be determined based on the approved thoroughfare plan.
d. Watkins Road shall have a minimum right-of-way width of 80'. The final right-of-way width of Street "A" will be determined based on the approved thoroughfare plan.

3. Pedestrian Connectivity
    a. Provide an overall trail map for the proposed Marysville East Planned Unit Development.
    b. Sidewalks and/or a shared use path will be required on both sides of all roadways. A 10' wide shared use path will be required on at least one side of Watkins Rd and Street "A" and depending on the connectivity of the overall trail map, the City may require a 10' shared use path on both sides of Watkins Rd and Street "A"
4. Sustainability and Green Infrastructure
    a. Please revise this section to the following:
        i. The overall development will consider and encourage a number of sustainable development techniques and infrastructure. Green Infrastructure for stormwater management will utilize the landscape or nature's ability to reduce, slow, filter, and/or absorb stormwater runoff from streets, parking lots, and buildings. In addition, the development will encourage the protection of sensitive natural areas through the inclusion of these areas in the Public Common Area subareas. Electric charging stations will be installed and available within many of the industrial buildings to promote the use of alternative fuels and transportation methods
5. The following items will be addressed during the final engineering approval process for each development within the Marysville East Planned Unit Development:
    a. Utility Design / Alignment (stormwater, water, and wastewater):
        i. The final waterline (and fire protection line, if required) alignment and meter location will be reviewed and approved by the City during the Zoning Permit / Engineering review process.
        ii. The final sanitary sewer alignment (horizontal and vertical) will be reviewed and approved by the City during the Zoning Permit / Engineering review process.
        iii. A stormwater management report, including all stormwater calculations, shall be reviewed and approved by the City during the Zoning Permit / Engineering review process.
            1. All off-site drainage will need to be properly maintained / routed to provide an adequate outlet.
            2. An adequate outlet shall be verified for all proposed stormwater management facilities.
            3. An existing field tile map / exhibit shall be provided during the engineering approval process.
            4. 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.

iv. A stormwater pollution prevention plan (SWPPP) will be required prior to construction commencing.

v. Any required utility extensions or upgrades will be the sole responsibility of the Applicant.

b. An Environmental Assessment will be required to determine if the development has any environmental impacts and how those will be mitigated.

c. Coordination with the City of Marysville's Fire Division will need to take place to ensure the Fire Division's safety requirements are met for each development within the Planned Unit Development.

d. All Ohio EPA permits (NOI, PTIs, etc.) will be required prior to construction.
The applicant has provided responses agreeing to Engineering comments and provided reasoning for not providing a Roadway Exhibit and Pedestrian Connectivity at this time.

Staff Comments:

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

General Comments:

1. All Engineering comments shall be met.

General Development Comments:

2. Additional comments are outlined in the attached 'Exhibit A' document. The applicant shall review and modify the Annexation #2 Development Text accordingly.
3. The applicant shall include an exhibit of the proposed trail locations along Watkins Road and state in the development text that there will be a multi use path along Watkins Road that is touched by this annexation and will be on both sides of Watkins Road if the developer owns both sides.

Subarea B Comments:

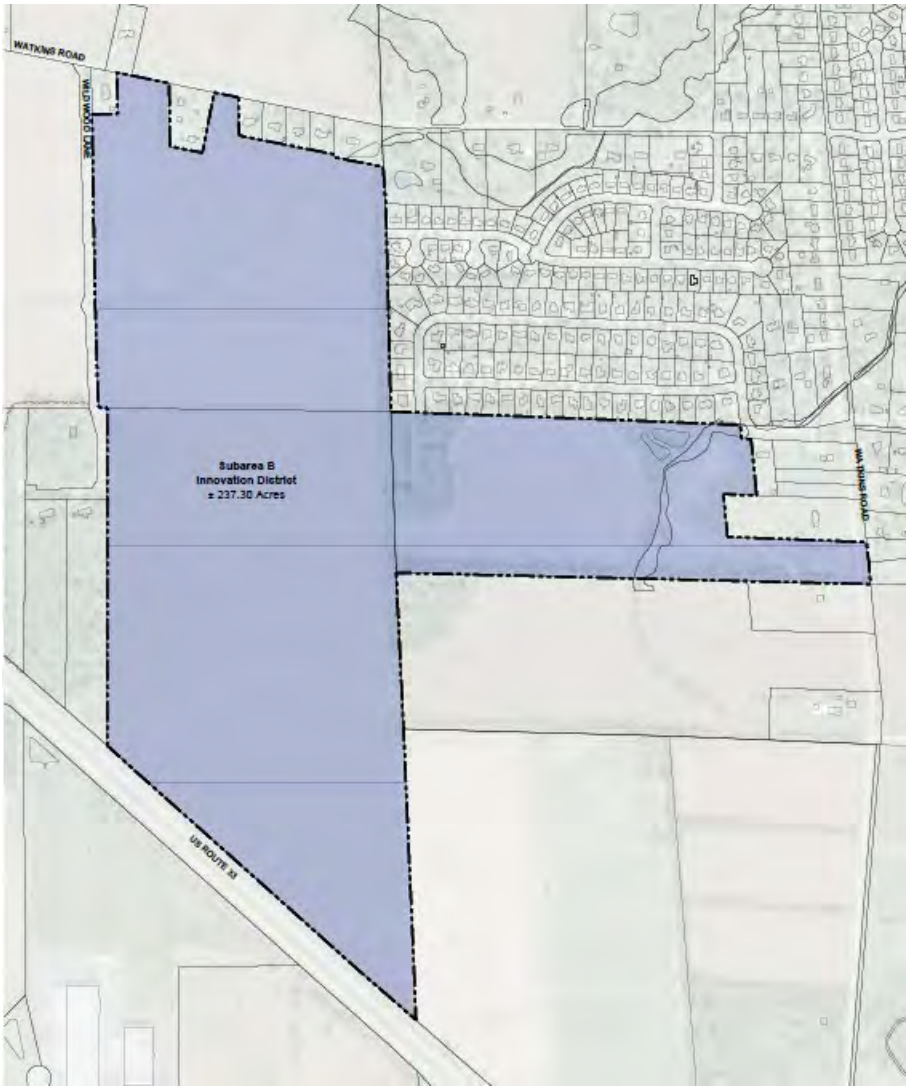
4. The applicant shall update the Setback language in the development text to include language that details the new setback exhibit which shows a 60' drainage easement along the southern boundary line of Buxton Meadows. Please clarify if the pavement setback is 100' from the easement line and the building setback is 150' from the easement line or if the setback is calculated from the property line.
5. The applicant shall submit the perimeter fence exhibit ahead of time if possible to be shared with the board prior to the meeting.
6. The applicant shall submit additional images for Subarea B of other permitted uses, such as, architectural character for an office building.

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.

EXHIBIT A

Marysville East Annexation #2

Marysville, Ohio



PUD Development Plan Submittal – November 14, 2023

EXHIBIT A

MARYSVILLE EAST ANNEXATION #2
PUD SUBMITTAL MATERIALS DEVELOPMENT PLAN

Development Plan Document Index

1. PUD Development 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. Description of Each Subarea
8. Regional Vicinity (Context) Map
9. Survey and Legal Description
10. Existing Conditions Map
    a. Existing Soils Plan
    b. Existing Conditions – Subarea B
11. Subarea Plan
12. Subarea B – Site plans and Setbacks
13. Buffer Exhibits

Received (stamp):

EXHIBIT A

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

APPLICATION FOR PLANNED UNIT DEVELOPMENT (PUD) – DEVELOPMENT 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 Township Res/Ag

Present Use of the Land: Agricultural / Undeveloped

Proposed Zoning District: PUD

Proposed Use of the Land: Industrial

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

Address (street): 999 Polaris Parkway, Suite 200,

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

Telephone Number: 614-286-2055

E-mail Address: bbarok@rockfordhomes.net

EXHIBIT A

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

EXHIBIT A

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 Development 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, Lighting Plans, Landscaping & Screening/Buffering Plan, Architectural Design Standards and Sign Plans; bounded together or in a ringed binder *(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.
		DEVELOPMENT 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
		Existing and proposed streets and right-of-ways
		Existing natural and manmade features such as soil types, vegetation, topography, including the location of the 100-year flood plain, 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
		Existing easements, railroad right-of-ways and service facilities
		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 uses
		General location of proposed bike paths and other trail systems
		Identify any existing buildings or structures to be removed or demolished

EXHIBIT A

		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
		THE FOLLOWING ITEMS ON THIS CHECKLIST SHALL BE SUBMITTED BOUND OR IN RING BINDERS (please do not bound or make individual binders for each item)
		APPLICATION INFORMATION
		A reduced copy of the map to be 11 by 17 in size
		A complete description of the zoning requirements for the PUD and each subarea within the PUD, which at a minimum shall include:
		List of permitted and conditional uses
		Minimum lot size
		Minimum lot width
		Maximum percentage of lot to be occupied
		Maximum floor area
		Maximum height of principal buildings
		Minimum yard dimensions including front, rear, and side setbacks (for principal buildings, accessory buildings and off-street parking)
		Maximum height of accessory buildings
		Minimum off-street parking space requirements
		Minimum off-street loading space requirements
		Written presentation by the developer setting forth the following:
		How the development meets the proposed and specific objectives set forth in Section 1145.01 of the Planning & Zoning Code
		How the proposed development impacts public service and facilities, including but not limited to, schools, water, sewer and traffic
		How the proposed development conforms to the City's Comprehensive Plan
		LIGHTING PLAN:
		Including but not limited to, light pole heights, pedestrian lighting, minimum foot-candles and maximum foot-candles
		LANDSCAPING AND SCREENING/BUFFERING PLANS:
		Including but not limited to the type, number and location of all proposed and existing landscaping
		ARCHITECTURAL DESIGN STANDARDS:
		Indication as to the type of architectural style proposed for the development and the type and amount of materials to be used
		SIGN PLANS:
		All signs and graphics within the PUD shall be compatible in size, location, height, material, shape, color and illumination. Information on the Sign Plan shall include:
		A sign plan for the entire PUD shall set forth the design parameters for the entire project to ensure a consistent and comprehensive character throughout the project. The sign plan shall include the design, layout and dimensions of all ground, window and wall signs as well as

		distances from right-of-ways and the type and intensity of the illumination.
		Signs should contribute to the overall cohesive design, reflect simplicity and avoid visual clutter.
		The overall design and placement of buildings should take into account the general placement of signs so that all permanent signs and their associated lighting fixtures complement the appearance and architecture of the building and the PUD.
		Ground mounted signs should be designed to relate to and share common design with the building.
		All materials and colors of the sign, sign background and sign frame should be compatible with the buildings materials and colors.

EXHIBIT A

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

Signature of Applicant: _____ Date: 11-13-2023

Signature of Owner: A _____ for Jonibo Farms, LLC Date: 11/13/23

Signature of Owner: B _____ for 18530 LLC Date: 11/13/23

Signature of Owner: C _____ for Wilms Rd Dev'p Date: 11/13/23

FOR OFFICE USE ONLY

Paid (stamp):

Fees: _____

PUD Development Plan Review Fee: $1.000 for 10 acres or less, plus $50.00 for each additional 5 acres or portion thereof over 10 acres.

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

_____ _____

City Staff Date

EXHIBIT A

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
1100161190000	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

EXHIBIT A

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

EXHIBIT A

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
14360 Hinton Mills Road
Marysville, Ohio 43040

Wade & Erin Sumter
14293 Oxford Drive
Marysville, Ohio 43040

Caradna & Jonathan Miller
14273 Oxford Drive
Marysville, Ohio 43040

Ryan & Stephanie Hohman
14253 Oxford Drive
Marysville, Ohio 43040

Raymond & Lucy Merrill
14233 Oxford Drive
Marysville, Ohio 43040

Kara Brown & Tamara Miller
14213 Oxford Drive
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

EXHIBIT A

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, with a small portion in Dover, 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.

A master-planned development provides real opportunities to create connected communities and protect and highlight the beauty of the 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 planned communities can be developed with unique financial tools to provide additional funding to service providers such as the Marysville Schools, Marysville City utilities, 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 of the abandoned rail line and will utilize Scottslawn as a primary access point to reduce truck traffic and congestion to the north and US 36. An industrial bypass (Road A) which will link the northern and eastern portions of Watkins Road will be constructed prior to or in conjunction with significant industrial development in order to eliminate the trucks and vehicular traffic from utilizing the portion of Watkins Road that goes through the residential community, known as Buxton Meadows.

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 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 being rezoned to Planned Unit Development (PUD) under Chapter 1135 of the Codified Ordinances of Marysville as they exist and are effective on the date when this zoning text is approved by Marysville City Council (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 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.

EXHIBIT A

Marysville East Annexation #2 will have upgraded design standards that include common fencing and tree lines along perimeter boundaries and 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 the overall Marysville community through the development of the industrial / innovation park which 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 (2018), 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.

EXHIBIT A

(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 open space 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. Annexation #2 focuses on the expansion of the subarea B – industrial/innovation park.

(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 public common areas and the individual pod open spaces 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 is 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.

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(6) 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.

(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 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.

(8) 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.

(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 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.

<u>Public Services:</u>

- 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.

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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.

- Spectrum 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 Annexation #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 west 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 are 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 #2 will have upgraded design standards that include common fencing, landscaping, and tree lines along perimeter boundaries and 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.

GENERAL DEVELOPMENT STANDARDS

Marysville East Annexation #1and #2 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 and #2 Rezoning Statement, and the Codified Ordinances of the City of Marysville as of the date that the PUD is approved by Marysville City Council (the "Codified Ordinances"), unless noted otherwise in these PUD Development Standards below. Where conflicts occur between the Codified Ordinances and these PUD Development Standards, these PUD Development Standards shall control over the Codified Ordinances.

The following development standards will apply to all areas and subareas in the Marysville East project.

Setbacks

The perimeter and interior setbacks within Annexation #2 will be governed by the detail provided later in this text. However, setbacks in areas that reflect a change in use from Manufacturing/Light Industrial/Office/Innovation/Commercial/Retail on one side of a perimeter boundary line of Annexation #2 and to existing or proposed Residential uses on the other side of the same perimeter boundary line will be expanded as detailed below, with the expanded setbacks governing to the exclusion of others. This will provide additional setbacks when different uses are abutted. The expanded change of use setbacks for Marysville East will include:

- Manufacturing/Light Industrial/Office/Innovation/Commercial/Retail to Residential
    - Along the shared perimeter boundary line between Annexation #2 and the southern and western boundaries of the existing Buxton Meadows residential community, there shall be a minimum pavement and parking setback of 100' and a minimum building setback of 150'. Within the required pavement and parking setback from these shared property lines, a greenspace area shall be provided with mounding and landscaping as illustrated in the accompanying plan labeled "Buffer Option B". Notwithstanding the foregoing, the right-of-way for Road A (as contemplated elsewhere in this text) shall be permitted to encroach up to 50' into the 100' minimum pavement setback from the shared perimeter boundary line of Annexation #2 and the western boundary of Buxton Meadows. In that

case, (a) the greenspace shall be provided within the first 50' from the shared boundary line, (b) the greenspace area shall be provided with mounding and landscaping as illustrated in the accompanying plan labeled "Buffer Option A", and there shall be a minimum pavement setback of 50' and a minimum building setback of 100' from the western edge of the right-of-way of Road A.

- For all other perimeter boundary lines of Annexation #2 which are not adjacent to a public street right-of-way, there shall be a minimum pavement setback of 50' and a minimum building setback of 100', provided, however, that along these setbacks shall be measured from the eastern edge of the easement for Wildwood Lane where applicable, as defined in the easement of record pertaining to that private road.

In the event that a future parcel(s) located within or adjacent to a subarea comes under common ownership or control, or is zoned to allow compatible non-residential uses, then any minimum building, pavement, or landscaping setbacks set forth in this text as they apply to common or perimeter property line setbacks shall no longer apply.

When possible, the design of the setbacks and the associated landscaping along common boundaries between two subareas should be coordinated jointly between users.

Common Open Space

With the creation of the Community Authority and subarea D, in annexation #1, the Public Common Area, sensitive and unique natural areas will be protected and managed with minimal disturbance. These areas will be enhanced with multi-purpose trails and other amenities to develop a park system that will connect the different subareas together as well as other parts of the City and Townships. By combining the Public Common Areas with the required setbacks and open space requirements within each developed subarea, it's anticipated that the overall common area/open space for Marysville East will be more than the standard requirements. The open space requirement for Subarea B is 10%.

Access

A traffic study and regional thoroughfare plan update is currently underway for the east side of Marysville at the direction of the City Engineer. These documents will help identify the roadway infrastructure needed for the industrial/innovation park as well as improvements to Watkins Road, and the intersections of US 36/Watkins Road and Watkins Road/Scottslawn.

It's anticipated that the thoroughfare plan will include a new roadway (Road A), with a ROW no greater than 100', that will ultimately link Scottslawn to the east/west section of Watkins Road to US 36 and then across Mill Creek to Rt 4. The right-of-way width of Road A will be determined based on the approved thoroughfare plan. A portion of this new road will serve as a bypass or connector between the north/south section of Watkins Road and the east/west section of Watkins Road. This bypass roadway will help ensure that industrial and vehicular traffic can get to and from Scottslawn without impacting the Buxton Meadow residential development. If necessary to accommodate utilities, other streetscape features, and/or leisure paths or sidewalks, the developer shall grant to the City an appropriate adjacent easement of up to 20' in addition to the street right-of-way. The timing of the construction of all the roadway improvements will be defined by the developers(s), and the City and County Engineers working together.

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Road A and Watkins Road will have a typology and streetscape that will include fencing, street trees, and landscaping, and may have either a ditch/swale design or curb and gutter design provided that there is a consistent and cohesive design as to each roadway. Road A and Watkins Road shall include a 10' multi-purpose trail on one side and may include a sidewalk on the other side, if appropriate. The multi-purpose trail may be located either within the right of way or an easement. The developer shall dedicate right of way along Watkins Road to the City extending for a distance of not more than 40' on both sides of the centerline. The desired species of street trees will be determined by the developer and the City of Marysville Arborist.

Future roads internal to the subareas will be constructed with curb and gutter and a structured stormwater system. Internal roads will include street trees, landscaping, and pedestrian elements in either a sidewalk or multi-purpose trails to provide connections.

An example of a roadway cross-section and the standard fencing is shown in the Exhibits. The final specification for Road A, improvements to Watkins Road, entry points from Road A and Watkins Road, and roads internal to the subareas shall be approved by the City Engineer. All roads may be constructed in phases consistent with the pace of development and as approved during the platting and/or final development approval process.

Pedestrian Connectivity and Multi-purpose Trails

Connectivity of each subarea to other subareas and to the Public Common Areas is important to make the community more walkable. The trail system within each subarea will be defined per the City's existing code but will include connections to the trails along the major thoroughfare roadways as well as the trails within the Public Common Areas, if applicable. To maintain safety and security, public sidewalks, trails, and multi-purpose paths within Subarea B will be limited to locations adjacent to public roadways.

Sustainability and Green Infrastructure

The overall development will consider and encourage a number of sustainable development techniques and infrastructure. Stormwater management techniques will encourage the protection of sensitive natural areas through the inclusion of these areas in the Public Common Area subareas. In addition, the use of low-impact design standards will be encouraged to include natural grass drainage swales along roadways when applicable, bioswales to slow stormwater runoff, and to provide a connection between the detention basins. Electric charging stations will be installed and available within all multi-family residential developments as well as many of the industrial buildings to promote the use of alternative fuels and transportation methods.

Community Authority

It is anticipated as part of the overall Marysville East development that a Community Authority will be established to help fund portions of the infrastructure such as trails, parks, services, roadway, public utilities, and other infrastructure improvements. As part of the role of the Community Authority, that entity will be responsible for maintaining the Public Common Areas throughout the development and may take ownership of such areas. The millage charged to the future residents will be responsible for funding the improvements within the Public Common Areas and the maintenance of such.

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MARYSVILLE EAST ANNEXATION #2 PUD OVERALL DESIGN GOALS

All development within Marysville East Annexation #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 spaces, parks, and activity centers.

DESCRIPTION OF ZONING REQUIREMENTS FOR EACH SUBAREA

Subarea B – Manufacturing/Innovation District

The Manufacturing/Innovation District created with Annexation #1 consisted of 251.31 acres and this subarea is being expanded to include approximately 237.3 acres in additional contiguous ground included in Annexation #2. The subareas created within Annexations #1 and #2 are 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 industrial/manufacturing subarea is a very important part of this PUD and will ultimately provide for future business development within the Marysville area and will lead to new employers, employees, and residents. In addition, this area will generate tax revenues 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, as they exist and are effective on the date when this zoning text is approved by City Council, except to the extent variance and divergences are identified below and in this Development Plan application. If there is a conflict between these standards and the provisions of Section 1121.13 or 1121.14, the standards in this text shall apply.

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

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- Warehousing, Private/Public
- Wholesale and Distribution
- Data Processing/Call Center
- Data Center
- Light Manufacturing
- Wireless Telecommunications Antenna, Facility, and/or Tower

  For purposes of clarity, such permitted uses shall include as a permitted use, among other uses that are permitted, production and assembly uses. The term "data centers" shall mean "facilities containing large groups of networked computer servers typically used by organizations for the remote storage, processing, and distribution of large amounts of data and information."

Conditional Uses. The following uses shall be conditional uses in this subarea which are subject to review and approval in accordance with City Code Sections 1141.22 through 1141.28:

- Ground Passenger Dispatch
- Warehousing, Personal Storage/Mini
- Recycling Centers, if operated at an industrial scale
- Extended Stay Hotel

  The term "Recycling Centers" shall mean "a facility designed to accept recyclable material including but not limited to plastics, paper products, glass, batteries, and electronic equipment in bulk for the purpose of converting such products into reusable raw material or extracting therefrom reusable components or material and which does not accept material from individual consumers or the general public."

Accessory Structures

- Permitted accessory structures shall not be limited to those listed in applicable provisions of the Code or those defined below, but also shall include accessory buildings that customarily accompany the primary use on a property, as approved as part of the Design Review application.
  - Approved Accessory Structures:
    - Electrical substations
    - Water or material storage tanks
    - Generator yards
    - Chillers, including roof-top and ground mounted equipment
    - Other external equipment reasonably necessary for operations of permitted or conditional uses

Lots Size, Open Space, or Coverage Ratio

- The minimum lot width shall be 100' within this subarea, and the minimum lot size shall be 2.0 acres.
- Maximum building height – 70'
- Open space will be a minimum of 10%
- There is no maximum lot coverage for this subarea as long as all setbacks are satisfied.

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Setbacks

- Parking and pavement and building setbacks in Subarea B, all of which shall be measured from either the edge of right-of-way or the perimeter boundary of Subarea B, as applicable, shall be as follows:
    - Unless otherwise specified below or elsewhere in this text, setbacks from the perimeter boundary of Subarea B shall be a minimum of 50' for parking and pavement and 100' for buildings.
    - Setbacks from Watkins Road shall be a minimum of 50' from the ROW for parking and pavement and 100' from the ROW for buildings.
    - The minimum setback from the US 33 ROW will be 100' for parking, pavement, and buildings.
    - The minimum setbacks from interior public roads which are not otherwise specified herein shall be 25' from the edge of the right-of-way for parking and pavement and 50' from the edge of the right-of-way for buildings.
    - An existing private drive is located generally along the eastern edge of this subarea within a private easement area which is defined in an instrument that is of record with the Office of the Recorder of Union County and includes, but is not limited to, Wildwood Lane. Existing or replacement pavement shall be permitted to be located within the required minimum setbacks that overlap with this easement area.

Access, Parking, Loading, and Pedestrian Connectivity

- Access to subarea B is defined under General Development Standards as part of the Thoroughfare Plan and includes improvements to Watkins Road and the construction of a new Road A.
    - Entrances into the subarea from Watkins Road and Road A and the associated internal roadways will be defined as part of the Engineering phase of each project.
- Off-Street Parking and Loading: Parking and loading spaces shall be provided in accordance with Code Chapter 1127. For data center uses, off-street parking shall be provided at the minimum rate of one space for each employee on the main shift, and off-street loading spaces shall be provided at the minimum rate of one loading space per building.
- Pedestrian Connectivity will be determined as part of the approval of each project and will include sidewalks, and/or multi-purpose trails which will serve as a connection to the main trail system along Watkins Road or Road A, as appropriate. Public pedestrian connections shall be located within or immediately adjacent to the public street right-of-way and shall follow City Engineering requirements. No pedestrian connections shall be required along US 33.

Landscaping

- The landscaping requirements of subarea B will be per the general landscaping standards identified in Section 1125 of the Marysville Codified Ordinances unless noted below.
- Perimeter fencing will be added to the south side along US 33 as well as along the south and west sides of Watkins Road. Fencing along Road A is defined in the General Development Standards. Perimeter fencing along US 33 shall be located not less than 10' from the edge of the US 33 right-of-way unless otherwise required to accommodate stormwater drainage. Perimeter fencing along Watkins Road shall be located 1' outside the Watkins Road right-of-way or the adjacent sidewalk or mixed-use path, whichever is greater.
- The landscape treatment along the eastern and western boundaries of subarea B that are not shared with the Buxton Meadows neighborhood or which are next to Wildwood Lane

will include a foot (3') mound located within the parking and pavement setback. This mounding requirement may be waived with the approval of the City Arborist if necessary to preserve and maintain existing tree stands. This landscaping treatment requirement is eliminated should subarea B be expanded in future annexations or zonings beyond the boundaries of this application.

- Service and Loading Areas: Service areas and loading docks shall be screened to limit visibility from off-site with a minimum opacity of 75%.
- Landscaping and/or the use of existing vegetation shall be utilized where appropriate to enhance the aesthetics of the building and to lessen its visual impact when viewed from public rights-of-way.
- Buffering, Preservation, Landscaping, and Screening: The following landscaping requirements shall apply to this subarea:
    - Tree Preservation Zones: A Tree Preservation Zone may be defined in the future to preserve and protect trees in various locations within the development. These areas will be defined as the roadway discussion is completed. Within Tree Preservation Zones, the developer shall preserve existing healthy and mature trees, provided that trees may be removed if they present a danger to persons or property or as necessary to extend utilities. Understory may be removed for any reason, and plants or trees that are of a noxious and invasive species may also be removed.
    - The City of Marysville Tree replacement program will apply to the property included in Annexation #2. Tree replacement will include the addition of street trees throughout the industrial development as well as along Watkins Road and the new thoroughfare plan to be built in the future.
    - Within parking areas large unbroken expanses of parking lot shall be avoided. Large lots should be separated into a series of smaller interconnected lots separated by peninsulas or islands. No individual landscape areas shall be smaller than three hundred fifty (350) square feet. For each one hundred (100) square feet of parking area, a minimum of five (5) square feet of landscaped area shall be provided. Within the parking lot landscape islands or peninsulas at least one deciduous canopy tree with a clear trunk of at least five (5) feet above the ground shall be planted. Vehicular use area requirement, one (1) standard tree with a nursery caliper of not less than two (2) inches shall be planted for each fifty (50) feet of vehicular use area and/or parking area perimeter distance.

Open Space

- As used in this text, the term "open space" shall mean "an area of land unoccupied by buildings, structures, storage or vehicular use areas, except for recreational structures, and which is generally used for the purpose of providing grassed or landscaped areas, preservation of natural features, environmental protection, preservation of scenic views, or similar purposes. In calculating minimum open space requirements in this subarea, the definition in this paragraph shall be used. Within this subarea, open spaces may be, but shall not be required to be, open for use by the general public.

Fencing

- Code Section 1123.20.c.(1) shall not apply to Subareas B. Vinyl, barbed wire, and chain link fencing shall be prohibited in this subarea, except that black vinyl-coated chain link fencing shall be permitted. The setback requirements for fencing that apply to this subarea are set forth in Codified Ordinances Section 1121.13 (M/I District) and are minimum requirements. Any fencing that is adjacent to or in front of a building façade that fronts a public roadway shall be screened with landscaping which will achieve at least 50% opacity

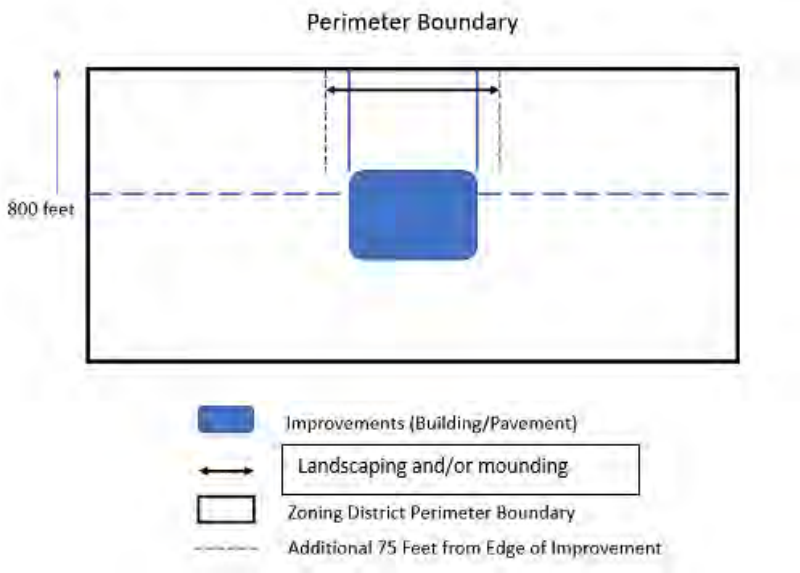
and a height of 75% of the fence height within 5 years of installation.

Perimeter Landscape Standards

- The following perimeter landscaping standards shall apply to the exclusion of Code Section 1125.06 as they relate to required buffering between development pertaining to any permitted or conditional use in this subarea and adjacent residential uses. For those perimeter boundaries of Subarea B which abut real property (i) containing existing residential uses or, as determined at the time that an application is filed for a building permit ("Building Permit") on real property located within this subarea, has a zoning classification which permits the development and operation of residential uses thereon, and (ii) that is not owned by the applicant for the Building Permit or by the applicant for the rezoning/Preliminary Development Plan approval that pertains to Subarea B or its affiliates (any real property meeting either of the foregoing criteria to be referred to herein as "Residential Property"), a minimum average 6-foot high mound shall be installed on the property to which the Building Permit applies along the shared property line with the abutting property. The mound shall include a landscape buffer which shall consist of a mixture of deciduous trees, evergreens, and bushes to provide an opacity of at least 80% on the date that is 4 years after planting to a minimum height of 10 feet above ground level. These mounds shall be installed within the required minimum pavement setback area as required by this zoning text. For purposes of determining which properties qualify as Residential Property hereunder, if two properties have an intervening public street right-of-way between them, they shall still be considered abutting, and in these circumstances breaks in required mounding and landscaping shall be permitted to accommodate vehicular and pedestrian access points.
    - If existing trees are found within perimeter areas that have existing screening and buffering, the mounding may be omitted and the existing trees may be utilized as the required screening. The requirement for a minimum 80% opacity within 4 years after installation is still applicable with this alternative and, therefore, if necessary, additional landscaping materials (i.e., deciduous trees, evergreens, or bushes) shall be planted along those perimeter boundary areas to meet the minimum 80% opacity requirement. The plan for these areas must be reviewed and approved by the Design Review Board.

    - Phasing of Residential Screening. In recognition of the significant amount of land area and the lengths of the perimeter boundaries contained within Subarea B, for all portions of Subarea B where there is required mounding and landscaping, it may be installed in phases. For each phase of development in Subarea B, such required mounding and landscaping shall be installed when it is anticipated (as provided in plans associated with relevant applications) that buildings, paved parking areas, and/or above-ground equipment or utility infrastructure, once constructed within that phase, will be located within 800 feet of the relevant perimeter boundary line. At a minimum for each phase, this mounding and landscaping shall be installed along the portion of the relevant perimeter boundary line of the subarea between two points which are determined by extending two straight lines from the perimeter boundary line of the subarea to the furthest distance on each side where planned improvements are to be constructed in that phase, and then adjusting those lines so that they are an additional distance of 150 apart. The following illustration is being provided as an example of this requirement:

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Architecture

- Building Designs - The following design requirements and criteria shall apply to all permitted building typologies in this subarea, other than the Office Building Typology:
    - Building designs shall not mix architectural elements or ornamentation from different styles.
    - Buildings shall be required to employ a consistent use of materials on all elevations.
    - The number, location, spacing, and shapes of windows and door openings shall be carefully considered. Subject to functional requirements for a specific building, door openings and windows should be arranged in a regular or symmetric manner except appropriate to highlight entrances. Primary entrances shall be made sufficiently prominent that they can be easily identified from a distance, except on buildings where pedestrian traffic is expected to be minimal such as, but not necessarily limited to, data centers or warehouses, or in the context of multi-building projects where the visibility of building entrances may be obstructed.
    - Elements such as meter boxes, utility conduits, generators, water and material tanks, and roof and wall projections such as vent and exhaust pipes, basement window enclosures, and trash containers shall be designed, located, or screened so as to minimize their visibility and visual impact from off-site. Solar energy systems shall be excluded from the requirements of this section.
- Building Forms
    - All building elevations shall be designed to be compatible with each other and to reflect a consistent design approach.
    - Gable or hip roofs shall be avoided unless a building design replicates a traditional American architectural style that employs such roof forms. Flat roofs are permitted.
- Materials
    - Exterior building materials shall avoid overly reflective surfaces. Traditional materials such as, but not limited to, wood, stone, brick, and concrete shall be permitted, along with contemporary materials such as, but not limited to, aluminum, metal, glass, stucco, or cementitious fiberboard (e.g., Hardi-plank or equivalent) shall be permitted on buildings not employing traditional styles. The use of reflective or mirrored glass shall be prohibited.
    - Majority of building colors will be natural colors but additional colors can be considered to allow for innovation/variations in this subarea. Fluorescent colors are

prohibited. Color palettes for future buildings will be discussed and reviewed as part of the Design Review process.

- Prefabricated metal buildings, untreated masonry block structures, and buildings featuring untreated poured concrete exterior walls are prohibited. Notwithstanding the foregoing, ancillary structures built and operated for the purpose of enclosing equipment and which are not occupied by tenants or persons on a regular basis may be constructed using pre-engineered metal.
- Generally, the quantity of materials selected for a building shall be minimized. A single material selection for each of the independent building components of roof, wall, and accents (i.e. different material or color) is permitted.
- Loading docks are not required to have the same degree of finish as a main entry unless they are visible from a public right-of-way.

- Additional Standards
  - In designing buildings, the user or applicant shall take into account the following, which are intended to set a level of expectation for the quality of design:
    - Architectural designs for all portions of a building or structure that are visible from a public right-of-way (excluding public rights-of-way whose primary purpose is to accommodate truck traffic or service loading areas) shall be of high quality while taking into account the unique nature of the use(s) that will be found therein.
    - Uninterrupted blank wall facades shall be prohibited to the extent that they are visible from a public right-of-way. Design variations on long exterior walls shall be employed in order to create visual interest. Examples of such design variations include but are not limited to, the use of offsets, recesses and/or projections, banding, windows, and/or reveals; scoring of building facades; color changes; texture or material changes; and variety in building height. The distance between offsets, recesses, and/or projections will vary depending on the size of a particular building, the size of exterior building panels, and the number and location of entry points.
    - The use of one or more architectural or design elements may be used to soften the aesthetics of the building, such as but not limited to canopies, porticos, overhangs, arches, outdoor patios, community spaces, or similar devices.
    - Contemporary exterior designs, while not required, shall be encouraged in order to create architecture that does not look aged or dated even many years after the facility is built.
    - HVAC, generators and similar equipment and associated gravel or concrete yards or pads shall be located subject to the minimum building setbacks.
- Roof-Mounted Equipment
  - Screening of all roof-mounted equipment shall be required on all four sides of buildings using materials that are consistent and harmonious with the building's façade and character. Such screening shall be provided to screen the equipment from off-site view as measured from the property line of the parcel. Parapets (among other architectural elements) may be used to provide screening. Where a building is screened from view from outside of this subarea by a building located within this subarea, the Design Review Board may waive or reduce these screening requirements.
- Data Center Buildings
  - The images below are intended to demonstrate data center building types that would be acceptable for development and construction in this subarea. These

EXHIBIT A

images are not meant to require any particular building type to be designed in the manner that is illustrated, and a variety of building aesthetics and character is encouraged throughout the subarea. The buildings that are shown below are representations of the quality of buildings that will be manifested from compliance with the architectural requirements for this subarea:





EXHIBIT A



Signage

- The standards and requirements of relevant provisions of the City's Codified Ordinances for signage shall be the baseline for permitted signage in this subarea. Notwithstanding the foregoing, an applicant may present a master signage plan as part of a Design Review Board application. Such a plan shall identify the types of signs, number of signs, maximum heights, maximum sign areas, and general designs of proposed signs (not including content that falls under state or federal constitutional protections). If approved, the master sign plan, once approved, shall provide rights, obligations, and standards for signage within the development that is the subject of the application. To the extent that a master signage plan conflicts with any standard in relevant provisions of the Codified Ordinances, the standards in the master signage plan shall apply, and to the extent that the master signage plan is silent on a particular standard, the relevant standard in the Codified Ordinances shall apply.

Lighting

- All parking lot and private driveway lighting shall be cut-off type fixtures and downcast. Parking lot lighting shall be from a controlled source in order to minimize light spilling beyond the boundaries of the site.
- All parking lot lighting within an individual development project shall be of the same light source type and style.
- All parking lot light poles shall be constructed of metal, shall be dark in color, and consistent throughout each individual development. Light poles shall not exceed 28 feet in height, including the base as measured from the pavement level, except that light poles located within 300 feet of properties where residential uses exist or are permitted shall be no higher than 18 feet in height.
- No permanent-colored lights that would result in a "color washing" of a building or neon lights shall be used on the exterior of any building.
- All other lighting on the site shall be in accordance with the Code.
- Street lighting must meet the City's standards and specifications.
- No light spillage onto properties that are adjacent to this subarea shall be permitted from lighting sources within this subarea.

EXHIBIT A

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

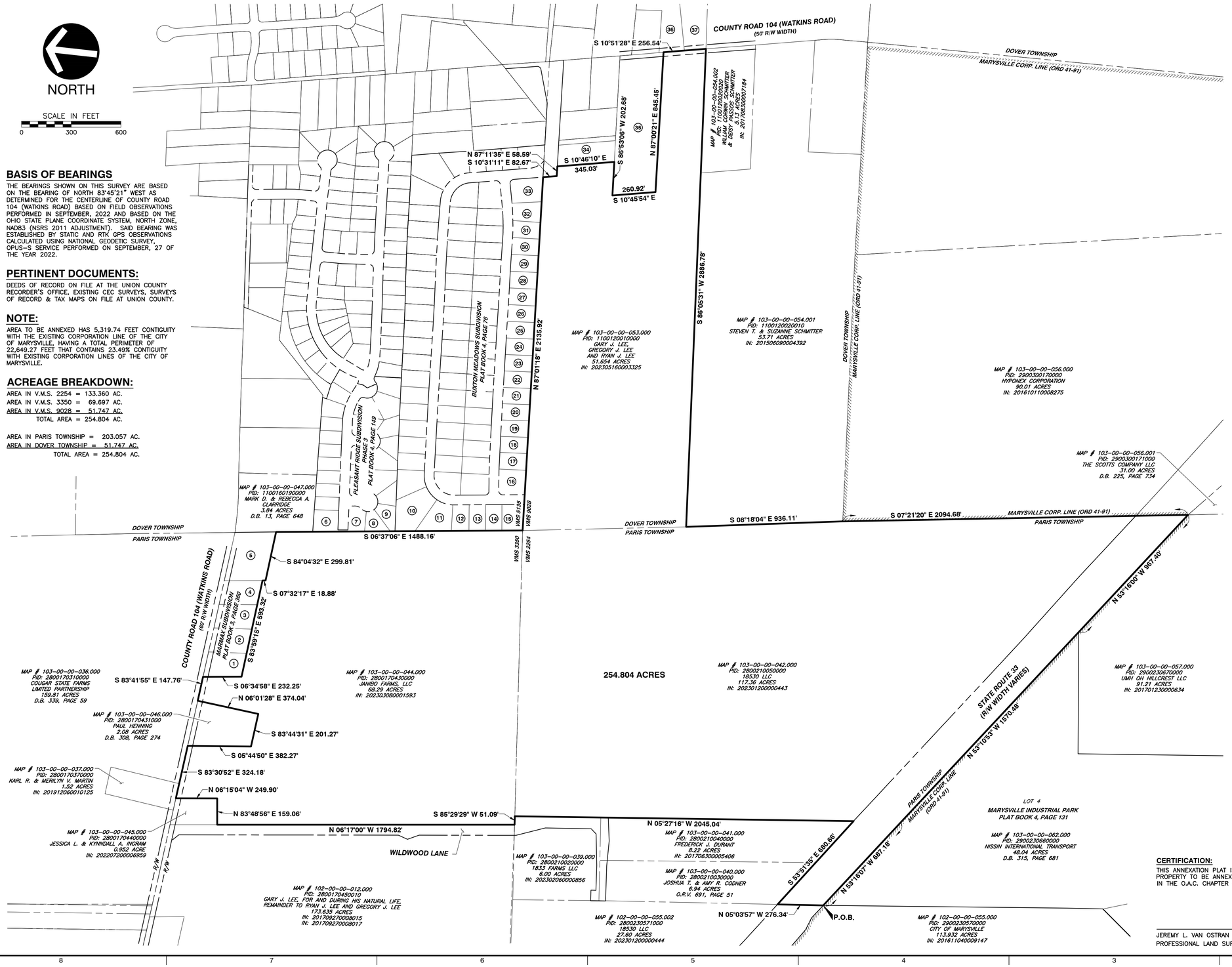
G2 PLANNING + DESIGN

ROCKFORD DEVELOPMENT INVESTMENTS

EXHIBIT A

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
DWG SCALE:	1" = 300'	CHECKED BY:	JLV
PROJECT NO:			325-926
APPROVED BY:			DRAFT

DRAWING NO.: ANNEX

SHEET 1 OF 1

P:\220-0001\325-926\Survey\Dwg\325926-SV01-ANNEX 254.804 AC.dwg[LAYOUT1] LS:8/3/2023 2:54 PM - LP: 8/3/2023 2:54 PM - kasmith

EXHIBIT A

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.

EXHIBIT A

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.

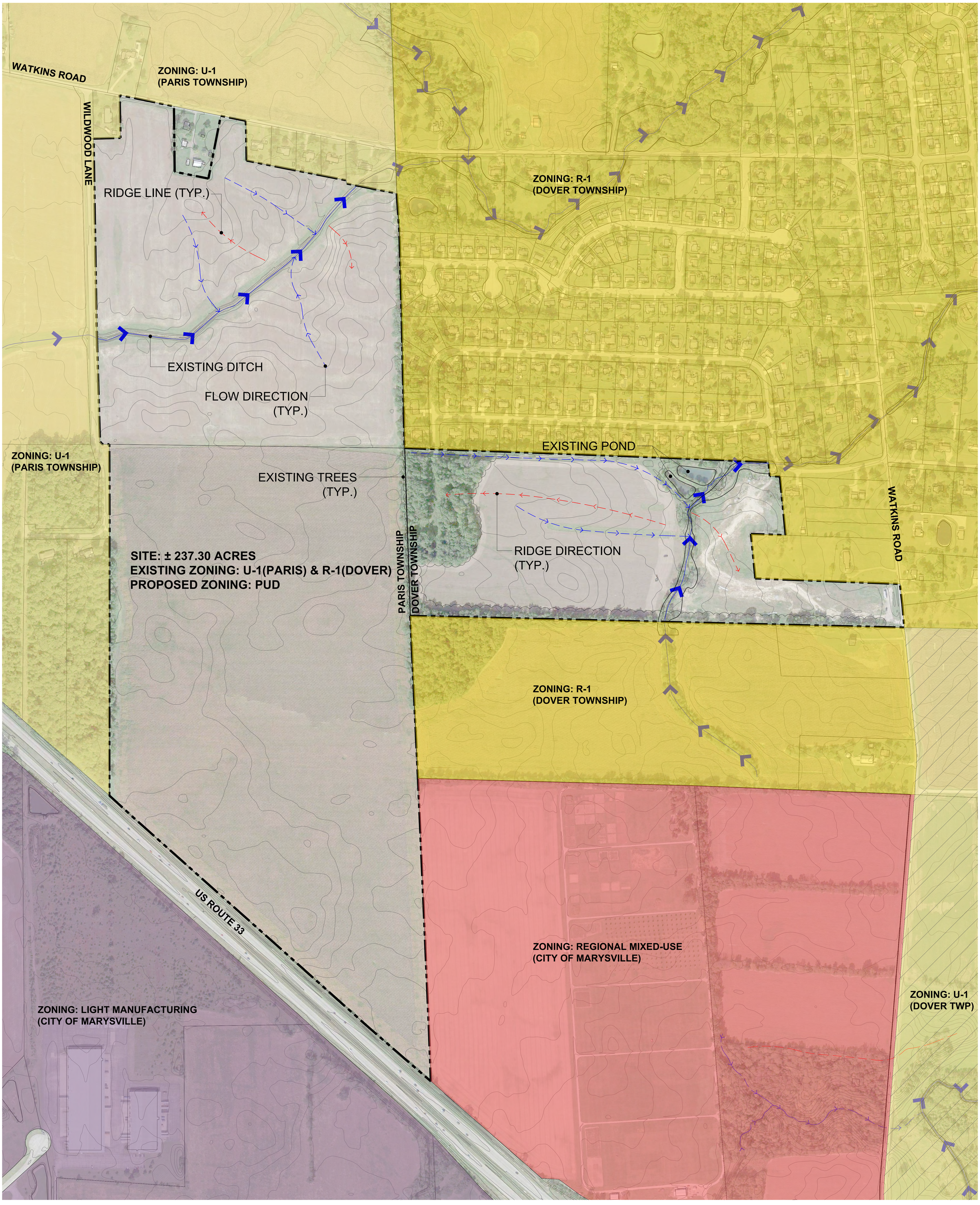
The above description is a general description of the location of the property to be annexed. The survey was performed in September of 2022.

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

_____

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

EXHIBIT A



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

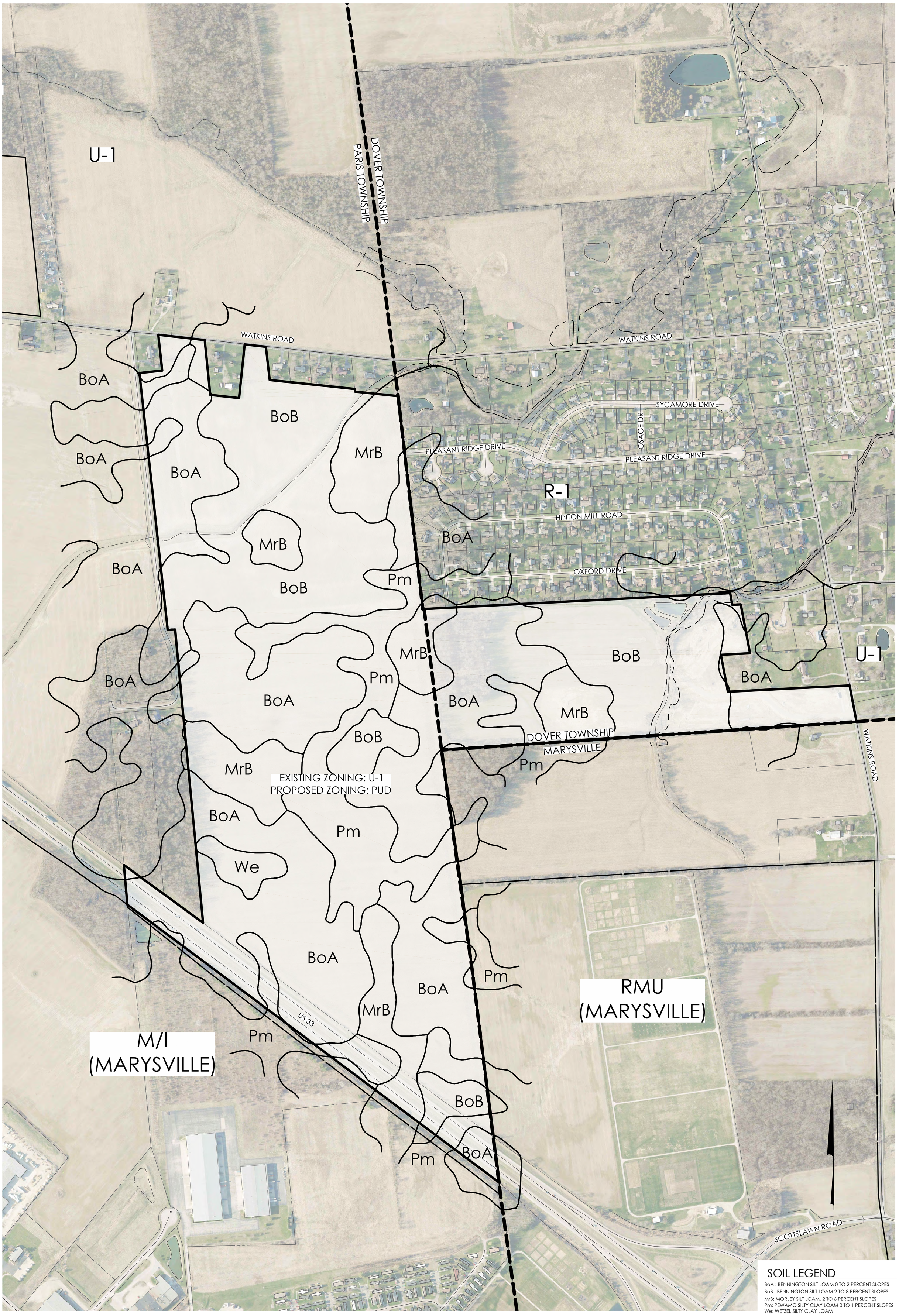
0 200 600 N

09.12.2023

G2 PLANNING + DESIGN

ROCKFORD DEVELOPMENT INVESTMENTS

EXHIBIT A



SOIL LEGEND

BoA : BENNINGTON SILT LOAM 0 TO 2 PERCENT SLOPES
BoB : BENNINGTON SILT LOAM 2 TO 8 PERCENT SLOPES
MrB: MORLEY SILT LOAM, 2 TO 6 PERCENT SLOPES
Pm: PEWAMO SILTY CLAY LOAM 0 TO 1 PERCENT SLOPES
We: WETZEL SILTY CLAY LOAM

MARYSVILLE EAST ANNEXATION #2
PUD DEVELOPMENT PLAN

EXISTING SOILS PLAN

CITY OF MARYSVILLE, UNION COUNTY, OHIO

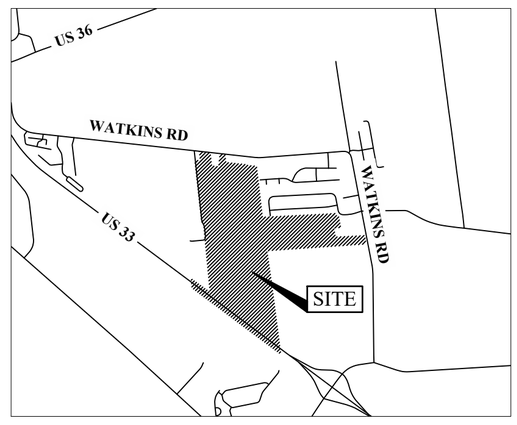
NOVEMBER 8, 2023

EMH&T

GRAPHIC SCALE
0 150 300 600
1 inch = 300 feet

J:\20230023\Dwg\04Sheets\Marysville East\PUD Development Plan – Annexation 2\20230023 – Existing Soils Plan.dwg, Last Saved By: sohara, 11/8/2023 8:48 AM Last Printed By: O'hara, Shaun, 11/8/2023 11:53 AM (No Xrefs)

EXHIBIT A



VICINITY MAP
NTS

U-1

DOVER TOWNSHIP
PARIS TOWNSHIP

WATKINS ROAD

EXISTING WILDWOOD LANE ACCESS EASEMENT AS IDENTIFIED ON THE RELEVANT INSTRUMENT RECORDED WITH THE COUNTY RECORDER.

EXISTING DITCH

EXISTING ZONING: U-1
PROPOSED ZONING: PUD

SYCAMORE DRIVE
OSAGE DR
PLEASANT RIDGE DRIVE
PLEASANT RIDGE DRIVE

R-1

HINTON MILL ROAD

OXFORD DRIVE

EXISTING PONDS

U-1

EXISTING TREES

EXISTING DITCH

DOVER TOWNSHIP
MARYSVILLE

WATKINS ROAD

EXISTING ZONING: U-1
PROPOSED ZONING: PUD

RMU
(MARYSVILLE)

M/I
(MARYSVILLE)

US 33

SCOTTSLAWN ROAD

J:\20230023\Dwg\04Sheets\Marysville East\PUD Development Plan – Annexation 2\1 Existing Conditions Plan.dwg, Last Saved By: sohara, 11/8/2023 8:46 AM Last Printed By: O'hara, Shaun, 11/8/2023 11:53 AM (No Xrefs)

MARYSVILLE EAST ANNEXATION #2
PUD DEVELOPMENT PLAN

EXISTING CONDITIONS PLAN

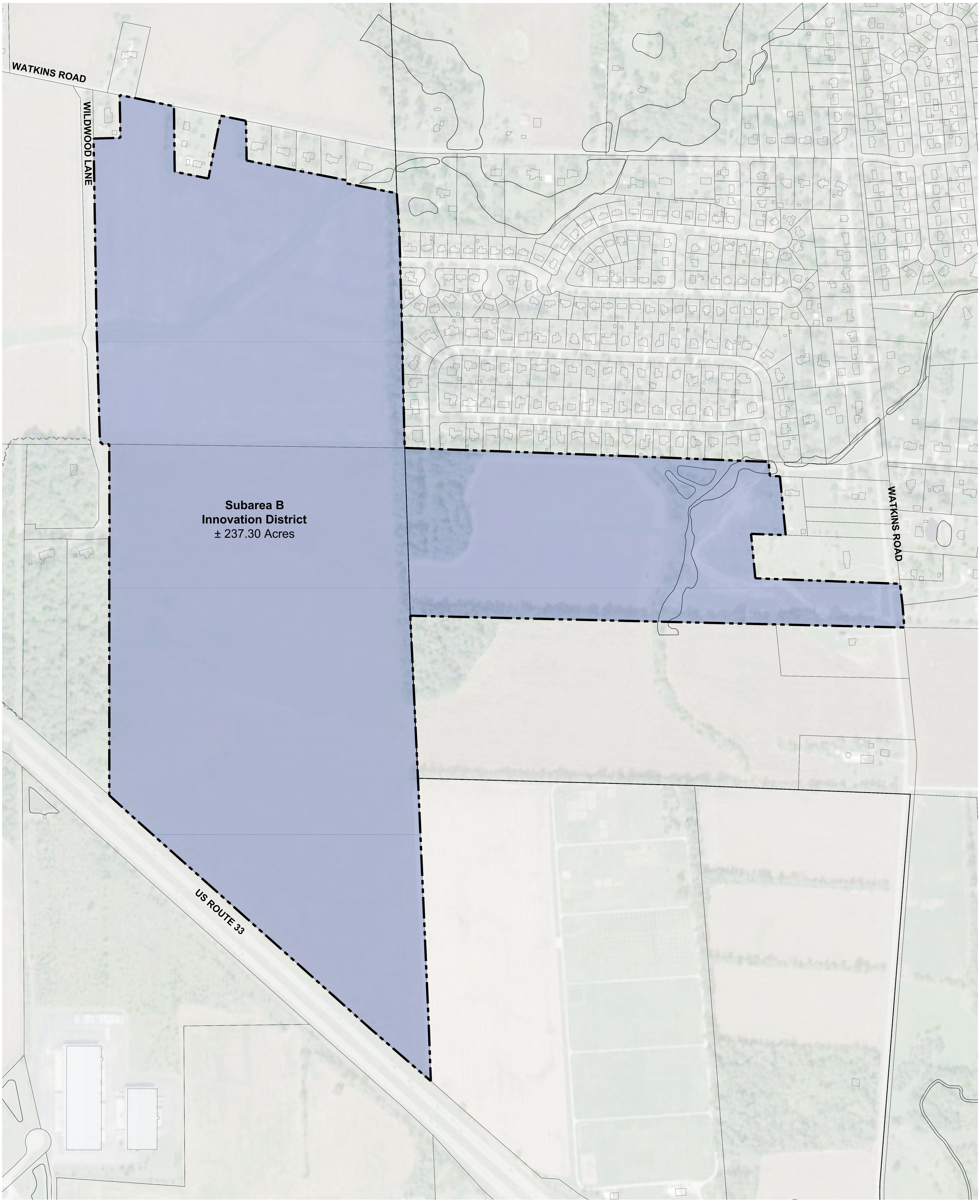
CITY OF MARYSVILLE, UNION COUNTY, OHIO

NOVEMBER 8, 2023

EMH&T

GRAPHIC SCALE
0 150 300 600
1 inch = 300 feet

EXHIBIT A



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

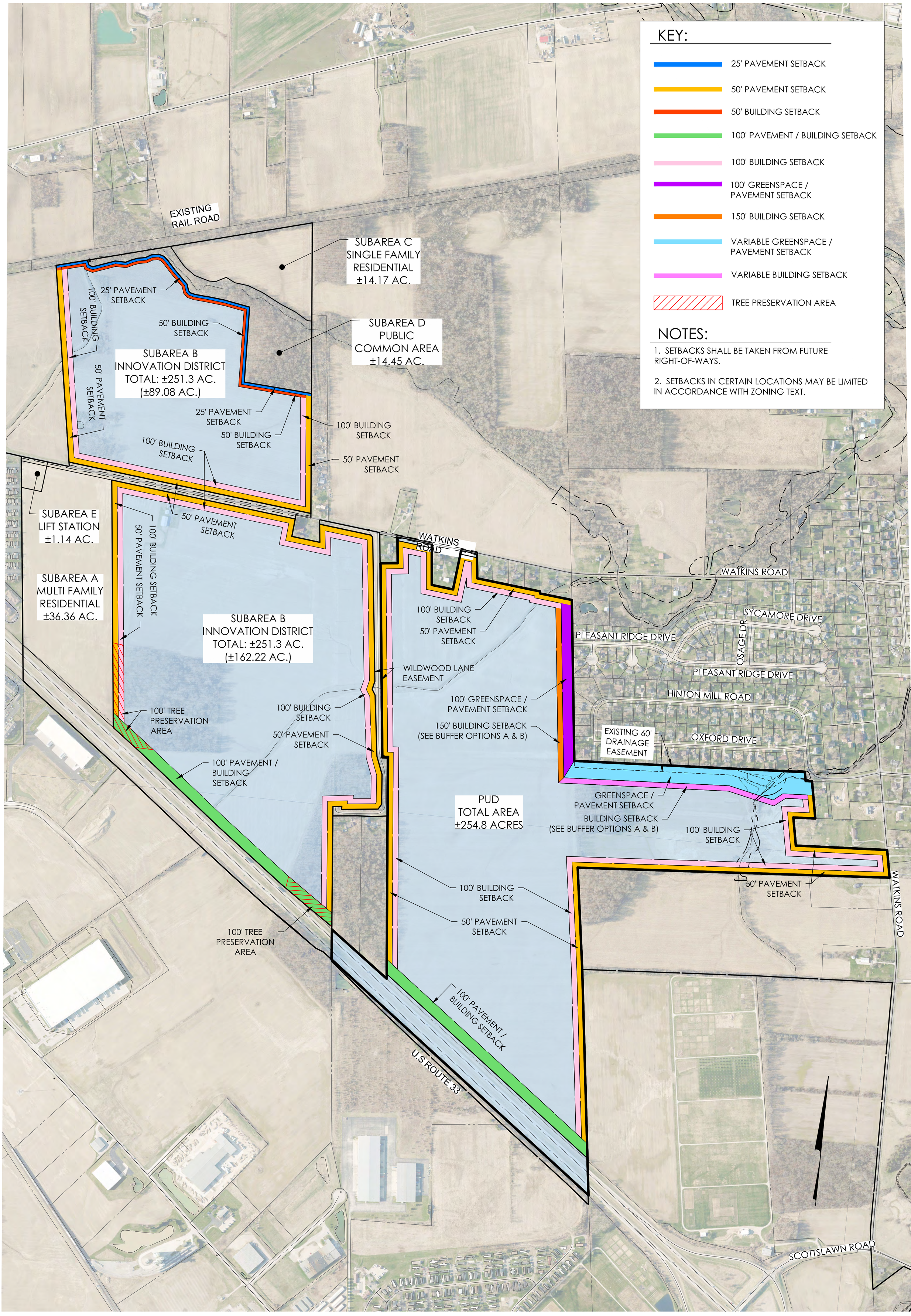
0 200 600 N

09.12.2023

G2 PLANNING + DESIGN

ROCKFORD DEVELOPMENT INVESTMENTS

EXHIBIT A



MARYSVILLE EAST ANNEXATION 1 & 2
PUD DEVELOPMENT PLAN

COMBINED SITE PLAN

CITY OF MARYSVILLE, UNION COUNTY, OHIO

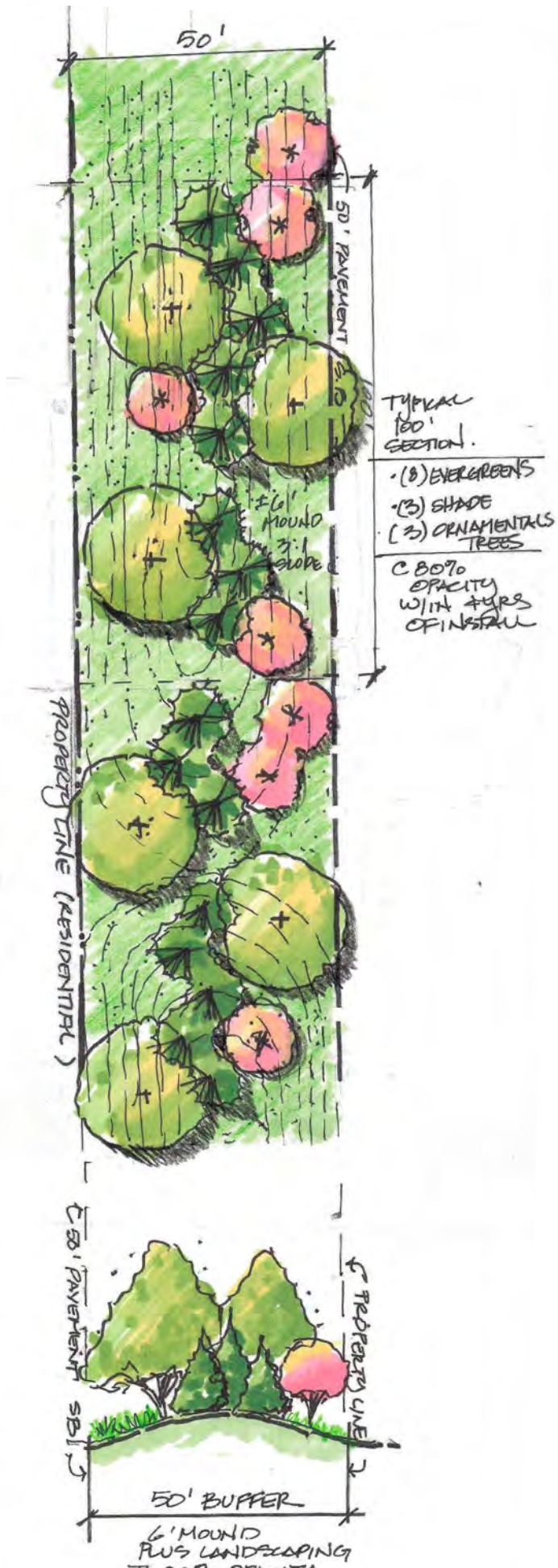
DECEMBER 5, 2023

GRAPHIC SCALE
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1 inch = 400 feet

EMH&T

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EXHIBIT A



Buffer Plan & Section

MARYSVILLE EAST ANNEXATION #2

PUD DEVELOPMENT PLAN

SUBAREA B BUFFER PLAN

EMHT

CITY OF MARYSVILLE, UNION COUNTY, OHIO

1 15 30

1" = 30.0'

OCTOBER 17, 2023

J:\20230023\Dwg\04Sheets\Marysville East\PUD Development Plan – Annexation 1\20230023 – Buffer Plan.dwg, Last Saved By: vmitrione, 11/6/2023 4:58 PM Last Printed By: Johnson, Joseph, 11/6/2023 5:14 PM (No Xrefs)

EXHIBIT A



BUFFER OPTION A

CONCEPTUAL

MARYSVILLE EAST ANNEXATION #2
PUD DEVELOPMENT PLAN

EMHT

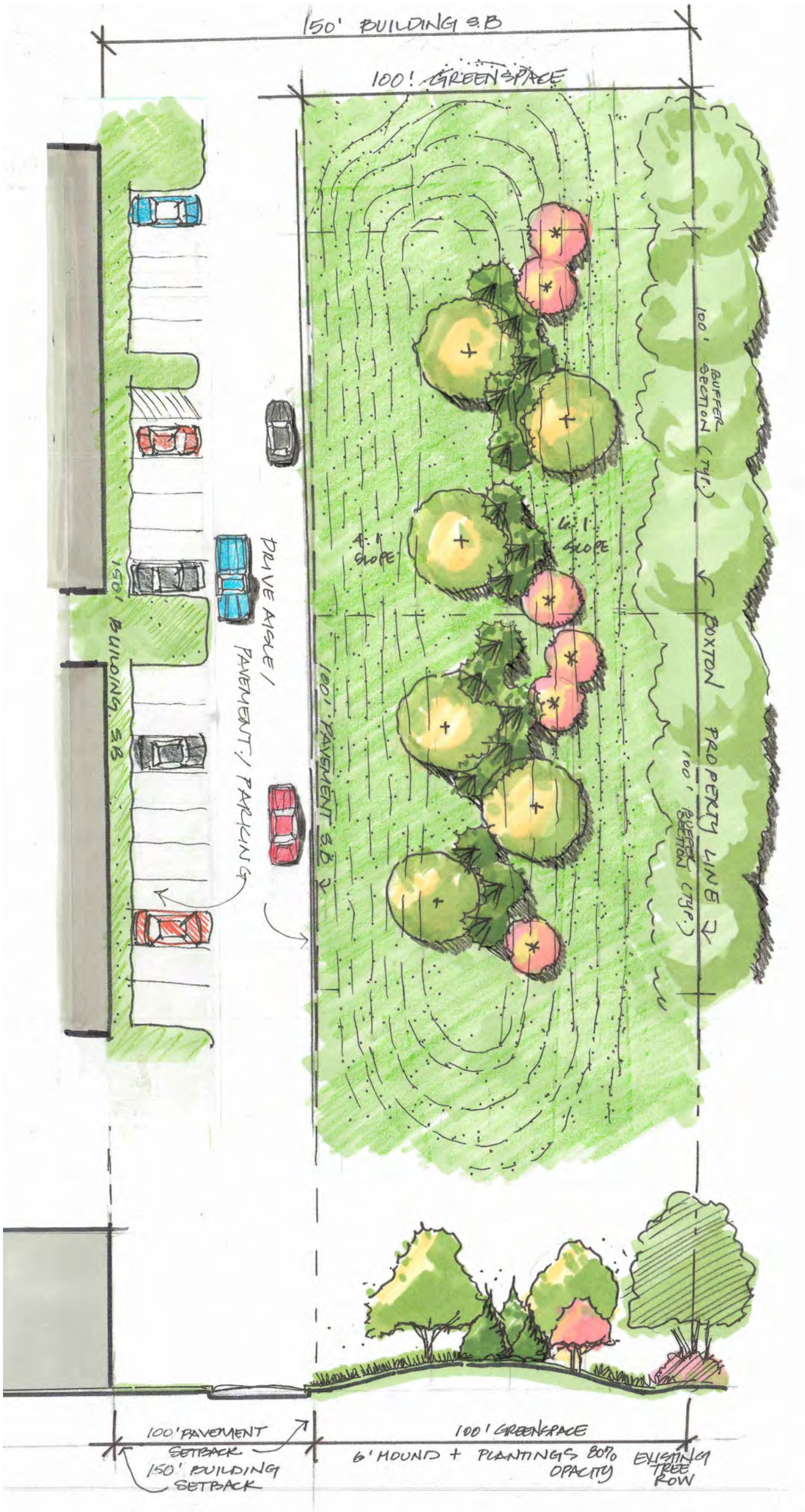
BUFFER OPTION A

CITY OF MARYSVILLE, UNION COUNTY, OHIO
NOVEMBER 8, 2023

1 15 30
1" = 30.0'

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EXHIBIT A



BUFFER OPTION B

CONCEPTUAL

MARYSVILLE EAST ANNEXATION #2
PUD DEVELOPMENT PLAN

EMHT

BUFFER OPTION B

CITY OF MARYSVILLE, UNION COUNTY, OHIO

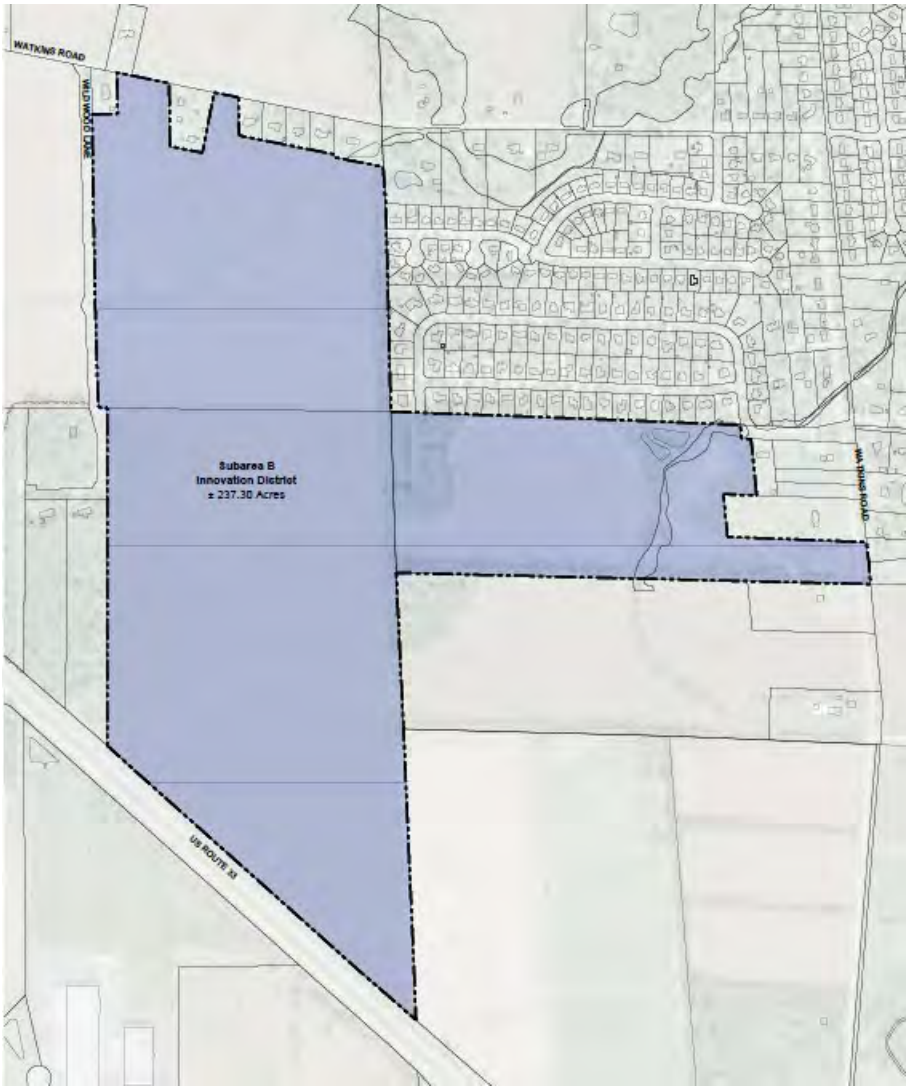
NOVEMBER 8, 2023

1 15 30
1" = 30.0'

J:\20230023\Dwg\04Sheets\Marysville East\PUD Development Plan - Annexation 2\4-Details.dwg, Last Saved By: sohara, 11/8/2023 11:55 AM (No Xrefs)
Last Printed By: O'hara, Shaun, 11/8/2023 11:52 AM

Marysville East Annexation #2

Marysville, Ohio



PUD Development Plan Submittal – November 14, 2023

Development Plan Document Index

1. PUD Development 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. Description of Each Subarea

8. Regional Vicinity (Context) Map

9. Survey and Legal Description

10. Existing Conditions Map
    a. Existing Soils Plan
    b. Existing Conditions – Subarea B

11. Subarea Plan

12. Subarea B – Site plans and Setbacks

13. Buffer Exhibits

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) – DEVELOPMENT 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 Township Res/Ag

Present Use of the Land: Agricultural / Undeveloped

Proposed Zoning District: PUD

Proposed Use of the Land: Industrial

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

Address (street): 999 Polaris Parkway, Suite 200,

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

Telephone Number: 614-286-2055

E-mail Address: bbarok@rockfordhomes.net

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

APPLICATION FOR PLANNED UNIT DEVELOPMENT (PUD) – DEVELOPMENT 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

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 Development 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, Lighting Plans, Landscaping & Screening/Buffering Plan, Architectural Design Standards and Sign Plans; bounded together or in a ringed binder *(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.
		DEVELOPMENT 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
		Existing and proposed streets and right-of-ways
		Existing natural and manmade features such as soil types, vegetation, topography, including the location of the 100-year flood plain, 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
		Existing easements, railroad right-of-ways and service facilities
		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 uses
		General location of proposed bike paths and other trail systems
		Identify any existing buildings or structures to be removed or demolished

		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
		THE FOLLOWING ITEMS ON THIS CHECKLIST SHALL BE SUBMITTED BOUND OR IN RING BINDERS (please do not bound or make individual binders for each item)
		APPLICATION INFORMATION
		A reduced copy of the map to be 11 by 17 in size
		A complete description of the zoning requirements for the PUD and each subarea within the PUD, which at a minimum shall include:
		List of permitted and conditional uses
		Minimum lot size
		Minimum lot width
		Maximum percentage of lot to be occupied
		Maximum floor area
		Maximum height of principal buildings
		Minimum yard dimensions including front, rear, and side setbacks (for principal buildings, accessory buildings and off-street parking)
		Maximum height of accessory buildings
		Minimum off-street parking space requirements
		Minimum off-street loading space requirements
		Written presentation by the developer setting forth the following:
		How the development meets the proposed and specific objectives set forth in Section 1145.01 of the Planning & Zoning Code
		How the proposed development impacts public service and facilities, including but not limited to, schools, water, sewer and traffic
		How the proposed development conforms to the City's Comprehensive Plan
		LIGHTING PLAN:
		Including but not limited to, light pole heights, pedestrian lighting, minimum foot-candles and maximum foot-candles
		LANDSCAPING AND SCREENING/BUFFERING PLANS:
		Including but not limited to the type, number and location of all proposed and existing landscaping
		ARCHITECTURAL DESIGN STANDARDS:
		Indication as to the type of architectural style proposed for the development and the type and amount of materials to be used
		SIGN PLANS:
		All signs and graphics within the PUD shall be compatible in size, location, height, material, shape, color and illumination. Information on the Sign Plan shall include:
		A sign plan for the entire PUD shall set forth the design parameters for the entire project to ensure a consistent and comprehensive character throughout the project. The sign plan shall include the design, layout and dimensions of all ground, window and wall signs as well as

		distances from right-of-ways and the type and intensity of the illumination.
		Signs should contribute to the overall cohesive design, reflect simplicity and avoid visual clutter.
		The overall design and placement of buildings should take into account the general placement of signs so that all permanent signs and their associated lighting fixtures complement the appearance and architecture of the building and the PUD.
		Ground mounted signs should be designed to relate to and share common design with the building.
		All materials and colors of the sign, sign background and sign frame should be compatible with the buildings materials and colors.

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

Signature of Applicant: _____ Date: 11-13-2023

Signature of Owner: A _____ for Jonibo Farms, LLC Date: 11/13/23

Signature of Owner: B _____ for 18530 LLC Date: 11/13/23

Signature of Owner: C _____ for Wilms Rd Dev'p Date: 11/13/23

FOR OFFICE USE ONLY

Paid (stamp):

Fees: _____

PUD Development Plan Review Fee: $1.000 for 10 acres or less, plus $50.00 for each additional 5 acres or portion thereof over 10 acres.

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

_____ _____

City Staff Date

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
1100161190000	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
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Ryan & Stephanie Hohman
14253 Oxford Drive
Marysville, Ohio 43040

Raymond & Lucy Merrill
14233 Oxford Drive
Marysville, Ohio 43040

Kara Brown & Tamara Miller
14213 Oxford Drive
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, with a small portion in Dover, 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.

A master-planned development provides real opportunities to create connected communities and protect and highlight the beauty of the 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 planned communities can be developed with unique financial tools to provide additional funding to service providers such as the Marysville Schools, Marysville City utilities, 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 of the abandoned rail line and will utilize Scottslawn as a primary access point to reduce truck traffic and congestion to the north and US 36. An industrial bypass (Road A) which will link the northern and eastern portions of Watkins Road will be constructed prior to or in conjunction with significant industrial development in order to eliminate the trucks and vehicular traffic from utilizing the portion of Watkins Road that goes through the residential community, known as Buxton Meadows.

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 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 being rezoned to Planned Unit Development (PUD) under Chapter 1135 of the Codified Ordinances of Marysville as they exist and are effective on the date when this zoning text is approved by Marysville City Council (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 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 perimeter boundaries and 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 the overall Marysville community through the development of the industrial / innovation park which 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 (2018), 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 open space 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. Annexation #2 focuses on the expansion of the subarea B – industrial/innovation park.

(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 public common areas and the individual pod open spaces 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 is 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.

(6) 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.

(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 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.

(8) 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.

(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 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.

- Spectrum 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 Annexation #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 west 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 are 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 #2 will have upgraded design standards that include common fencing, landscaping, and tree lines along perimeter boundaries and 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.

GENERAL DEVELOPMENT STANDARDS

Marysville East Annexation #1and #2 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 and #2 Rezoning Statement, and the Codified Ordinances of the City of Marysville as of the date that the PUD is approved by Marysville City Council (the "Codified Ordinances"), unless noted otherwise in these PUD Development Standards below. Where conflicts occur between the Codified Ordinances and these PUD Development Standards, these PUD Development Standards shall control over the Codified Ordinances.

The following development standards will apply to all areas and subareas in the Marysville East project.

Setbacks

The perimeter and interior setbacks within Annexation #2 will be governed by the detail provided later in this text. However, setbacks in areas that reflect a change in use from Manufacturing/Light Industrial/Office/Innovation/Commercial/Retail on one side of a perimeter boundary line of Annexation #2 and to existing or proposed Residential uses on the other side of the same perimeter boundary line will be expanded as detailed below, with the expanded setbacks governing to the exclusion of others. This will provide additional setbacks when different uses are abutted. The expanded change of use setbacks for Marysville East will include:

- Manufacturing/Light Industrial/Office/Innovation/Commercial/Retail to Residential
    - Along the shared perimeter boundary line between Annexation #2 and the southern and western boundaries of the existing Buxton Meadows residential community, there shall be a minimum pavement and parking setback of 100' and a minimum building setback of 150'. Within the required pavement and parking setback from these shared property lines, a greenspace area shall be provided with mounding and landscaping as illustrated in the accompanying plan labeled "Buffer Option B". Notwithstanding the foregoing, the right-of-way for Road A (as contemplated elsewhere in this text) shall be permitted to encroach up to 50' into the 100' minimum pavement setback from the shared perimeter boundary line of Annexation #2 and the western boundary of Buxton Meadows. In that

case, (a) the greenspace shall be provided within the first 50' from the shared boundary line, (b) the greenspace area shall be provided with mounding and landscaping as illustrated in the accompanying plan labeled "Buffer Option A", and there shall be a minimum pavement setback of 50' and a minimum building setback of 100' from the western edge of the right-of-way of Road A.

- For all other perimeter boundary lines of Annexation #2 which are not adjacent to a public street right-of-way, there shall be a minimum pavement setback of 50' and a minimum building setback of 100', provided, however, that along these setbacks shall be measured from the eastern edge of the easement for Wildwood Lane where applicable, as defined in the easement of record pertaining to that private road.

In the event that a future parcel(s) located within or adjacent to a subarea comes under common ownership or control, or is zoned to allow compatible non-residential uses, then any minimum building, pavement, or landscaping setbacks set forth in this text as they apply to common or perimeter property line setbacks shall no longer apply.

When possible, the design of the setbacks and the associated landscaping along common boundaries between two subareas should be coordinated jointly between users.

Common Open Space

With the creation of the Community Authority and subarea D, in annexation #1, the Public Common Area, sensitive and unique natural areas will be protected and managed with minimal disturbance. These areas will be enhanced with multi-purpose trails and other amenities to develop a park system that will connect the different subareas together as well as other parts of the City and Townships. By combining the Public Common Areas with the required setbacks and open space requirements within each developed subarea, it's anticipated that the overall common area/open space for Marysville East will be more than the standard requirements. The open space requirement for Subarea B is 10%.

Access

A traffic study and regional thoroughfare plan update is currently underway for the east side of Marysville at the direction of the City Engineer. These documents will help identify the roadway infrastructure needed for the industrial/innovation park as well as improvements to Watkins Road, and the intersections of US 36/Watkins Road and Watkins Road/Scottslawn.

It's anticipated that the thoroughfare plan will include a new roadway (Road A), with a ROW no greater than 100', that will ultimately link Scottslawn to the east/west section of Watkins Road to US 36 and then across Mill Creek to Rt 4. The right-of-way width of Road A will be determined based on the approved thoroughfare plan. A portion of this new road will serve as a bypass or connector between the north/south section of Watkins Road and the east/west section of Watkins Road. This bypass roadway will help ensure that industrial and vehicular traffic can get to and from Scottslawn without impacting the Buxton Meadow residential development. If necessary to accommodate utilities, other streetscape features, and/or leisure paths or sidewalks, the developer shall grant to the City an appropriate adjacent easement of up to 20' in addition to the street right-of-way. The timing of the construction of all the roadway improvements will be defined by the developers(s), and the City and County Engineers working together.

Road A and Watkins Road will have a typology and streetscape that will include fencing, street trees, and landscaping, and may have either a ditch/swale design or curb and gutter design provided that there is a consistent and cohesive design as to each roadway. Road A and Watkins Road shall include a 10' multi-purpose trail on one side and may include a sidewalk on the other side, if appropriate. The multi-purpose trail may be located either within the right of way or an easement. The developer shall dedicate right of way along Watkins Road to the City extending for a distance of not more than 40' on both sides of the centerline. The desired species of street trees will be determined by the developer and the City of Marysville Arborist.

Future roads internal to the subareas will be constructed with curb and gutter and a structured stormwater system. Internal roads will include street trees, landscaping, and pedestrian elements in either a sidewalk or multi-purpose trails to provide connections.

An example of a roadway cross-section and the standard fencing is shown in the Exhibits. The final specification for Road A, improvements to Watkins Road, entry points from Road A and Watkins Road, and roads internal to the subareas shall be approved by the City Engineer. All roads may be constructed in phases consistent with the pace of development and as approved during the platting and/or final development approval process.

Pedestrian Connectivity and Multi-purpose Trails

Connectivity of each subarea to other subareas and to the Public Common Areas is important to make the community more walkable. The trail system within each subarea will be defined per the City's existing code but will include connections to the trails along the major thoroughfare roadways as well as the trails within the Public Common Areas, if applicable. To maintain safety and security, public sidewalks, trails, and multi-purpose paths within Subarea B will be limited to locations adjacent to public roadways.

Sustainability and Green Infrastructure

The overall development will consider and encourage a number of sustainable development techniques and infrastructure. Stormwater management techniques will encourage the protection of sensitive natural areas through the inclusion of these areas in the Public Common Area subareas. In addition, the use of low-impact design standards will be encouraged to include natural grass drainage swales along roadways when applicable, bioswales to slow stormwater runoff, and to provide a connection between the detention basins. Electric charging stations will be installed and available within all multi-family residential developments as well as many of the industrial buildings to promote the use of alternative fuels and transportation methods.

Community Authority

It is anticipated as part of the overall Marysville East development that a Community Authority will be established to help fund portions of the infrastructure such as trails, parks, services, roadway, public utilities, and other infrastructure improvements. As part of the role of the Community Authority, that entity will be responsible for maintaining the Public Common Areas throughout the development and may take ownership of such areas. The millage charged to the future residents will be responsible for funding the improvements within the Public Common Areas and the maintenance of such.

MARYSVILLE EAST ANNEXATION #2 PUD OVERALL DESIGN GOALS

All development within Marysville East Annexation #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 spaces, parks, and activity centers.

DESCRIPTION OF ZONING REQUIREMENTS FOR EACH SUBAREA

Subarea B – Manufacturing/Innovation District

The Manufacturing/Innovation District created with Annexation #1 consisted of 251.31 acres and this subarea is being expanded to include approximately 237.3 acres in additional contiguous ground included in Annexation #2. The subareas created within Annexations #1 and #2 are 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 industrial/manufacturing subarea is a very important part of this PUD and will ultimately provide for future business development within the Marysville area and will lead to new employers, employees, and residents. In addition, this area will generate tax revenues 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, as they exist and are effective on the date when this zoning text is approved by City Council, except to the extent variance and divergences are identified below and in this Development Plan application. If there is a conflict between these standards and the provisions of Section 1121.13 or 1121.14, the standards in this text shall apply.

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
- Data Processing/Call Center
- Data Center
- Light Manufacturing
- Wireless Telecommunications Antenna, Facility, and/or Tower

  For purposes of clarity, such permitted uses shall include as a permitted use, among other uses that are permitted, production and assembly uses. The term "data centers" shall mean "facilities containing large groups of networked computer servers typically used by organizations for the remote storage, processing, and distribution of large amounts of data and information."

Conditional Uses. The following uses shall be conditional uses in this subarea which are subject to review and approval in accordance with City Code Sections 1141.22 through 1141.28:

- Ground Passenger Dispatch
- Warehousing, Personal Storage/Mini
- Recycling Centers, if operated at an industrial scale
- Extended Stay Hotel

  The term "Recycling Centers" shall mean "a facility designed to accept recyclable material including but not limited to plastics, paper products, glass, batteries, and electronic equipment in bulk for the purpose of converting such products into reusable raw material or extracting therefrom reusable components or material and which does not accept material from individual consumers or the general public."

Accessory Structures

- Permitted accessory structures shall not be limited to those listed in applicable provisions of the Code or those defined below, but also shall include accessory buildings that customarily accompany the primary use on a property, as approved as part of the Design Review application.
  - Approved Accessory Structures:
    - Electrical substations
    - Water or material storage tanks
    - Generator yards
    - Chillers, including roof-top and ground mounted equipment
    - Other external equipment reasonably necessary for operations of permitted or conditional uses

Lots Size, Open Space, or Coverage Ratio

- The minimum lot width shall be 100' within this subarea, and the minimum lot size shall be 2.0 acres.
- Maximum building height – 70'
- Open space will be a minimum of 10%
- There is no maximum lot coverage for this subarea as long as all setbacks are satisfied.

Setbacks

- Parking and pavement and building setbacks in Subarea B, all of which shall be measured from either the edge of right-of-way or the perimeter boundary of Subarea B, as applicable, shall be as follows:
    - Unless otherwise specified below or elsewhere in this text, setbacks from the perimeter boundary of Subarea B shall be a minimum of 50' for parking and pavement and 100' for buildings.
    - Setbacks from Watkins Road shall be a minimum of 50' from the ROW for parking and pavement and 100' from the ROW for buildings.
    - The minimum setback from the US 33 ROW will be 100' for parking, pavement, and buildings.
    - The minimum setbacks from interior public roads which are not otherwise specified herein shall be 25' from the edge of the right-of-way for parking and pavement and 50' from the edge of the right-of-way for buildings.
    - An existing private drive is located generally along the eastern edge of this subarea within a private easement area which is defined in an instrument that is of record with the Office of the Recorder of Union County and includes, but is not limited to, Wildwood Lane. Existing or replacement pavement shall be permitted to be located within the required minimum setbacks that overlap with this easement area.

Access, Parking, Loading, and Pedestrian Connectivity

- Access to subarea B is defined under General Development Standards as part of the Thoroughfare Plan and includes improvements to Watkins Road and the construction of a new Road A.
    - Entrances into the subarea from Watkins Road and Road A and the associated internal roadways will be defined as part of the Engineering phase of each project.
- Off-Street Parking and Loading: Parking and loading spaces shall be provided in accordance with Code Chapter 1127. For data center uses, off-street parking shall be provided at the minimum rate of one space for each employee on the main shift, and off-street loading spaces shall be provided at the minimum rate of one loading space per building.
- Pedestrian Connectivity will be determined as part of the approval of each project and will include sidewalks, and/or multi-purpose trails which will serve as a connection to the main trail system along Watkins Road or Road A, as appropriate. Public pedestrian connections shall be located within or immediately adjacent to the public street right-of-way and shall follow City Engineering requirements. No pedestrian connections shall be required along US 33.

Landscaping

- The landscaping requirements of subarea B will be per the general landscaping standards identified in Section 1125 of the Marysville Codified Ordinances unless noted below.
- Perimeter fencing will be added to the south side along US 33 as well as along the south and west sides of Watkins Road. Fencing along Road A is defined in the General Development Standards. Perimeter fencing along US 33 shall be located not less than 10' from the edge of the US 33 right-of-way unless otherwise required to accommodate stormwater drainage. Perimeter fencing along Watkins Road shall be located 1' outside the Watkins Road right-of-way or the adjacent sidewalk or mixed-use path, whichever is greater.
- The landscape treatment along the eastern and western boundaries of subarea B that are not shared with the Buxton Meadows neighborhood or which are next to Wildwood Lane

will include a foot (3') mound located within the parking and pavement setback. This mounding requirement may be waived with the approval of the City Arborist if necessary to preserve and maintain existing tree stands. This landscaping treatment requirement is eliminated should subarea B be expanded in future annexations or zonings beyond the boundaries of this application.

- Service and Loading Areas: Service areas and loading docks shall be screened to limit visibility from off-site with a minimum opacity of 75%.
- Landscaping and/or the use of existing vegetation shall be utilized where appropriate to enhance the aesthetics of the building and to lessen its visual impact when viewed from public rights-of-way.
- Buffering, Preservation, Landscaping, and Screening: The following landscaping requirements shall apply to this subarea:
    - Tree Preservation Zones: A Tree Preservation Zone may be defined in the future to preserve and protect trees in various locations within the development. These areas will be defined as the roadway discussion is completed. Within Tree Preservation Zones, the developer shall preserve existing healthy and mature trees, provided that trees may be removed if they present a danger to persons or property or as necessary to extend utilities. Understory may be removed for any reason, and plants or trees that are of a noxious and invasive species may also be removed.
    - The City of Marysville Tree replacement program will apply to the property included in Annexation #2. Tree replacement will include the addition of street trees throughout the industrial development as well as along Watkins Road and the new thoroughfare plan to be built in the future.
    - Within parking areas large unbroken expanses of parking lot shall be avoided. Large lots should be separated into a series of smaller interconnected lots separated by peninsulas or islands. No individual landscape areas shall be smaller than three hundred fifty (350) square feet. For each one hundred (100) square feet of parking area, a minimum of five (5) square feet of landscaped area shall be provided. Within the parking lot landscape islands or peninsulas at least one deciduous canopy tree with a clear trunk of at least five (5) feet above the ground shall be planted. Vehicular use area requirement, one (1) standard tree with a nursery caliper of not less than two (2) inches shall be planted for each fifty (50) feet of vehicular use area and/or parking area perimeter distance.

Open Space

- As used in this text, the term "open space" shall mean "an area of land unoccupied by buildings, structures, storage or vehicular use areas, except for recreational structures, and which is generally used for the purpose of providing grassed or landscaped areas, preservation of natural features, environmental protection, preservation of scenic views, or similar purposes. In calculating minimum open space requirements in this subarea, the definition in this paragraph shall be used. Within this subarea, open spaces may be, but shall not be required to be, open for use by the general public.

Fencing

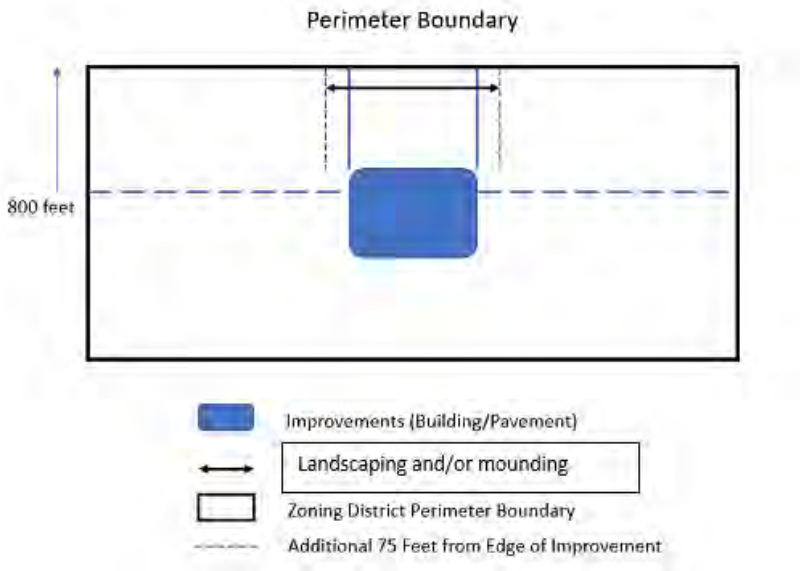
- Code Section 1123.20.c.(1) shall not apply to Subareas B. Vinyl, barbed wire, and chain link fencing shall be prohibited in this subarea, except that black vinyl-coated chain link fencing shall be permitted. The setback requirements for fencing that apply to this subarea are set forth in Codified Ordinances Section 1121.13 (M/I District) and are minimum requirements. Any fencing that is adjacent to or in front of a building façade that fronts a public roadway shall be screened with landscaping which will achieve at least 50% opacity

and a height of 75% of the fence height within 5 years of installation.

Perimeter Landscape Standards

- The following perimeter landscaping standards shall apply to the exclusion of Code Section 1125.06 as they relate to required buffering between development pertaining to any permitted or conditional use in this subarea and adjacent residential uses. For those perimeter boundaries of Subarea B which abut real property (i) containing existing residential uses or, as determined at the time that an application is filed for a building permit ("Building Permit") on real property located within this subarea, has a zoning classification which permits the development and operation of residential uses thereon, and (ii) that is not owned by the applicant for the Building Permit or by the applicant for the rezoning/Preliminary Development Plan approval that pertains to Subarea B or its affiliates (any real property meeting either of the foregoing criteria to be referred to herein as "Residential Property"), a minimum average 6-foot high mound shall be installed on the property to which the Building Permit applies along the shared property line with the abutting property. The mound shall include a landscape buffer which shall consist of a mixture of deciduous trees, evergreens, and bushes to provide an opacity of at least 80% on the date that is 4 years after planting to a minimum height of 10 feet above ground level. These mounds shall be installed within the required minimum pavement setback area as required by this zoning text. For purposes of determining which properties qualify as Residential Property hereunder, if two properties have an intervening public street right-of-way between them, they shall still be considered abutting, and in these circumstances breaks in required mounding and landscaping shall be permitted to accommodate vehicular and pedestrian access points.
    - If existing trees are found within perimeter areas that have existing screening and buffering, the mounding may be omitted and the existing trees may be utilized as the required screening. The requirement for a minimum 80% opacity within 4 years after installation is still applicable with this alternative and, therefore, if necessary, additional landscaping materials (i.e., deciduous trees, evergreens, or bushes) shall be planted along those perimeter boundary areas to meet the minimum 80% opacity requirement. The plan for these areas must be reviewed and approved by the Design Review Board.

    - Phasing of Residential Screening. In recognition of the significant amount of land area and the lengths of the perimeter boundaries contained within Subarea B, for all portions of Subarea B where there is required mounding and landscaping, it may be installed in phases. For each phase of development in Subarea B, such required mounding and landscaping shall be installed when it is anticipated (as provided in plans associated with relevant applications) that buildings, paved parking areas, and/or above-ground equipment or utility infrastructure, once constructed within that phase, will be located within 800 feet of the relevant perimeter boundary line. At a minimum for each phase, this mounding and landscaping shall be installed along the portion of the relevant perimeter boundary line of the subarea between two points which are determined by extending two straight lines from the perimeter boundary line of the subarea to the furthest distance on each side where planned improvements are to be constructed in that phase, and then adjusting those lines so that they are an additional distance of 150 apart. The following illustration is being provided as an example of this requirement:



Architecture

- Building Designs - The following design requirements and criteria shall apply to all permitted building typologies in this subarea, other than the Office Building Typology:
    - Building designs shall not mix architectural elements or ornamentation from different styles.
    - Buildings shall be required to employ a consistent use of materials on all elevations.
    - The number, location, spacing, and shapes of windows and door openings shall be carefully considered. Subject to functional requirements for a specific building, door openings and windows should be arranged in a regular or symmetric manner except appropriate to highlight entrances. Primary entrances shall be made sufficiently prominent that they can be easily identified from a distance, except on buildings where pedestrian traffic is expected to be minimal such as, but not necessarily limited to, data centers or warehouses, or in the context of multi-building projects where the visibility of building entrances may be obstructed.
    - Elements such as meter boxes, utility conduits, generators, water and material tanks, and roof and wall projections such as vent and exhaust pipes, basement window enclosures, and trash containers shall be designed, located, or screened so as to minimize their visibility and visual impact from off-site. Solar energy systems shall be excluded from the requirements of this section.
- Building Forms
    - All building elevations shall be designed to be compatible with each other and to reflect a consistent design approach.
    - Gable or hip roofs shall be avoided unless a building design replicates a traditional American architectural style that employs such roof forms. Flat roofs are permitted.
- Materials
    - Exterior building materials shall avoid overly reflective surfaces. Traditional materials such as, but not limited to, wood, stone, brick, and concrete shall be permitted, along with contemporary materials such as, but not limited to, aluminum, metal, glass, stucco, or cementitious fiberboard (e.g., Hardi-plank or equivalent) shall be permitted on buildings not employing traditional styles. The use of reflective or mirrored glass shall be prohibited.
    - Majority of building colors will be natural colors but additional colors can be considered to allow for innovation/variations in this subarea. Fluorescent colors are

prohibited. Color palettes for future buildings will be discussed and reviewed as part of the Design Review process.

- Prefabricated metal buildings, untreated masonry block structures, and buildings featuring untreated poured concrete exterior walls are prohibited. Notwithstanding the foregoing, ancillary structures built and operated for the purpose of enclosing equipment and which are not occupied by tenants or persons on a regular basis may be constructed using pre-engineered metal.
- Generally, the quantity of materials selected for a building shall be minimized. A single material selection for each of the independent building components of roof, wall, and accents (i.e. different material or color) is permitted.
- Loading docks are not required to have the same degree of finish as a main entry unless they are visible from a public right-of-way.

- Additional Standards
  - In designing buildings, the user or applicant shall take into account the following, which are intended to set a level of expectation for the quality of design:
    - Architectural designs for all portions of a building or structure that are visible from a public right-of-way (excluding public rights-of-way whose primary purpose is to accommodate truck traffic or service loading areas) shall be of high quality while taking into account the unique nature of the use(s) that will be found therein.
    - Uninterrupted blank wall facades shall be prohibited to the extent that they are visible from a public right-of-way. Design variations on long exterior walls shall be employed in order to create visual interest. Examples of such design variations include but are not limited to, the use of offsets, recesses and/or projections, banding, windows, and/or reveals; scoring of building facades; color changes; texture or material changes; and variety in building height. The distance between offsets, recesses, and/or projections will vary depending on the size of a particular building, the size of exterior building panels, and the number and location of entry points.
    - The use of one or more architectural or design elements may be used to soften the aesthetics of the building, such as but not limited to canopies, porticos, overhangs, arches, outdoor patios, community spaces, or similar devices.
    - Contemporary exterior designs, while not required, shall be encouraged in order to create architecture that does not look aged or dated even many years after the facility is built.
    - HVAC, generators and similar equipment and associated gravel or concrete yards or pads shall be located subject to the minimum building setbacks.
- Roof-Mounted Equipment
  - Screening of all roof-mounted equipment shall be required on all four sides of buildings using materials that are consistent and harmonious with the building's façade and character. Such screening shall be provided to screen the equipment from off-site view as measured from the property line of the parcel. Parapets (among other architectural elements) may be used to provide screening. Where a building is screened from view from outside of this subarea by a building located within this subarea, the Design Review Board may waive or reduce these screening requirements.
- Data Center Buildings
  - The images below are intended to demonstrate data center building types that would be acceptable for development and construction in this subarea. These

images are not meant to require any particular building type to be designed in the manner that is illustrated, and a variety of building aesthetics and character is encouraged throughout the subarea. The buildings that are shown below are representations of the quality of buildings that will be manifested from compliance with the architectural requirements for this subarea:







Signage

- The standards and requirements of relevant provisions of the City's Codified Ordinances for signage shall be the baseline for permitted signage in this subarea. Notwithstanding the foregoing, an applicant may present a master signage plan as part of a Design Review Board application. Such a plan shall identify the types of signs, number of signs, maximum heights, maximum sign areas, and general designs of proposed signs (not including content that falls under state or federal constitutional protections). If approved, the master sign plan, once approved, shall provide rights, obligations, and standards for signage within the development that is the subject of the application. To the extent that a master signage plan conflicts with any standard in relevant provisions of the Codified Ordinances, the standards in the master signage plan shall apply, and to the extent that the master signage plan is silent on a particular standard, the relevant standard in the Codified Ordinances shall apply.

Lighting

- All parking lot and private driveway lighting shall be cut-off type fixtures and downcast. Parking lot lighting shall be from a controlled source in order to minimize light spilling beyond the boundaries of the site.
- All parking lot lighting within an individual development project shall be of the same light source type and style.
- All parking lot light poles shall be constructed of metal, shall be dark in color, and consistent throughout each individual development. Light poles shall not exceed 28 feet in height, including the base as measured from the pavement level, except that light poles located within 300 feet of properties where residential uses exist or are permitted shall be no higher than 18 feet in height.
- No permanent-colored lights that would result in a "color washing" of a building or neon lights shall be used on the exterior of any building.
- All other lighting on the site shall be in accordance with the Code.
- Street lighting must meet the City's standards and specifications.
- No light spillage onto properties that are adjacent to this subarea shall be permitted from lighting sources within this subarea.

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
DWG SCALE:	1" = 300'
CHECKED BY:	JLV
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 2:54 PM 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

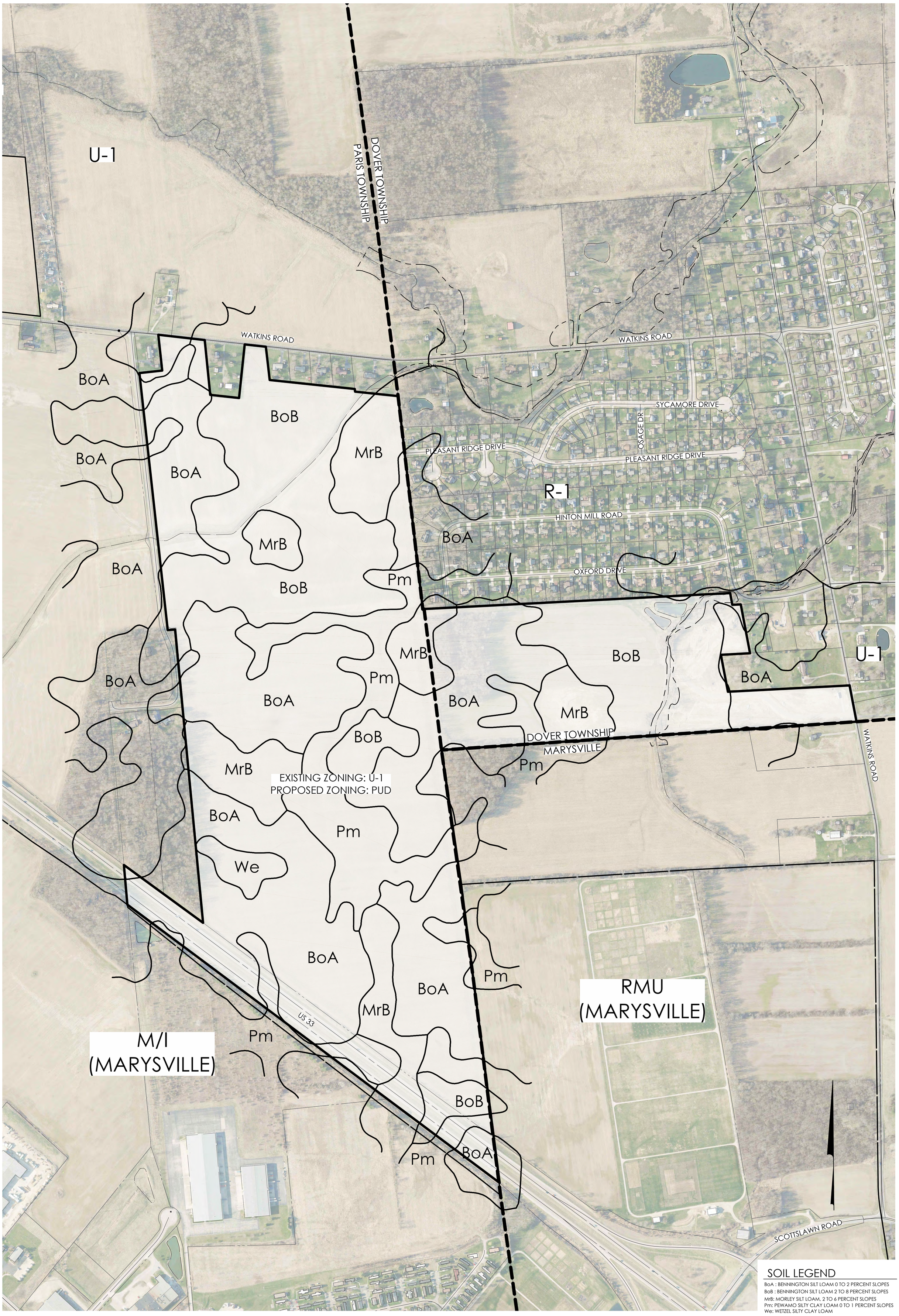
EXHIBIT B

0 200 600 N

09.12.2023

G2 PLANNING + DESIGN

ROCKFORD DEVELOPMENT INVESTMENTS



SOIL LEGEND

BoA : BENNINGTON SILT LOAM 0 TO 2 PERCENT SLOPES
BoB : BENNINGTON SILT LOAM 2 TO 8 PERCENT SLOPES
MrB: MORLEY SILT LOAM, 2 TO 6 PERCENT SLOPES
Pm: PEWAMO SILTY CLAY LOAM 0 TO 1 PERCENT SLOPES
We: WETZEL SILTY CLAY LOAM

MARYSVILLE EAST ANNEXATION #2
PUD DEVELOPMENT PLAN

EXISTING SOILS PLAN

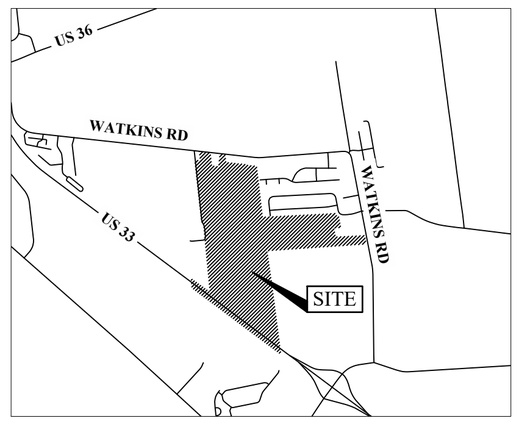
CITY OF MARYSVILLE, UNION COUNTY, OHIO

NOVEMBER 8, 2023

EMH&T

GRAPHIC SCALE
0 150 300 600
1 inch = 300 feet

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VICINITY MAP
NTS

U-1

DOVER TOWNSHIP
PARIS TOWNSHIP

WATKINS ROAD

EXISTING WILDWOOD LANE ACCESS EASEMENT AS IDENTIFIED ON THE RELEVANT INSTRUMENT RECORDED WITH THE COUNTY RECORDER.

EXISTING DITCH

EXISTING ZONING: U-1
PROPOSED ZONING: PUD

EXISTING ZONING: U-1
PROPOSED ZONING: PUD

R-1

SYCAMORE DRIVE
OSAGE DR
PLEASANT RIDGE DRIVE
HINTON MILL ROAD
OXFORD DRIVE

EXISTING PONDS
EXISTING TREES
EXISTING DITCH

U-1

DOVER TOWNSHIP
MARYSVILLE

WATKINS ROAD

M/I
(MARYSVILLE)

US 33

RMU
(MARYSVILLE)

SCOTTSLAWN ROAD

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MARYSVILLE EAST ANNEXATION #2
PUD DEVELOPMENT PLAN

EXISTING CONDITIONS PLAN

CITY OF MARYSVILLE, UNION COUNTY, OHIO

NOVEMBER 8, 2023

EMH&T

GRAPHIC SCALE
0 150 300 600
1 inch = 300 feet

WATKINS ROAD

WILDWOOD LANE

Subarea B
Innovation District
± 237.30 Acres

WATKINS ROAD

US ROUTE 33

SUBAREA DATA

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

WATKINS EAST - SUBAREA PLAN

CITY OF MARYSVILLE, UNION COUNTY, OHIO

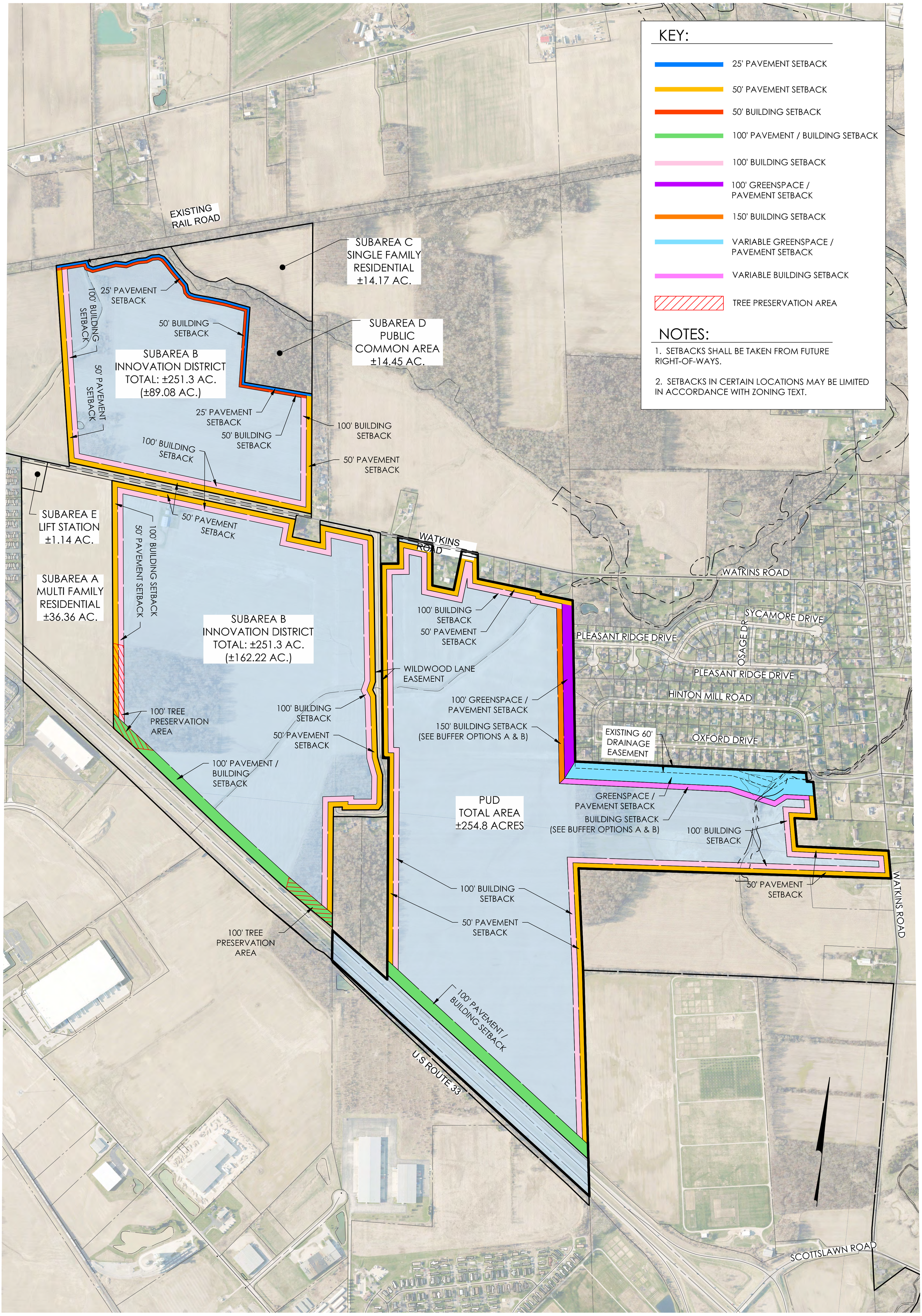
EXHIBIT C

0 200 600 N

09.12.2023

G2 PLANNING + DESIGN

ROCKFORD DEVELOPMENT INVESTMENTS



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MARYSVILLE EAST ANNEXATION 1 & 2
PUD DEVELOPMENT PLAN

COMBINED SITE PLAN

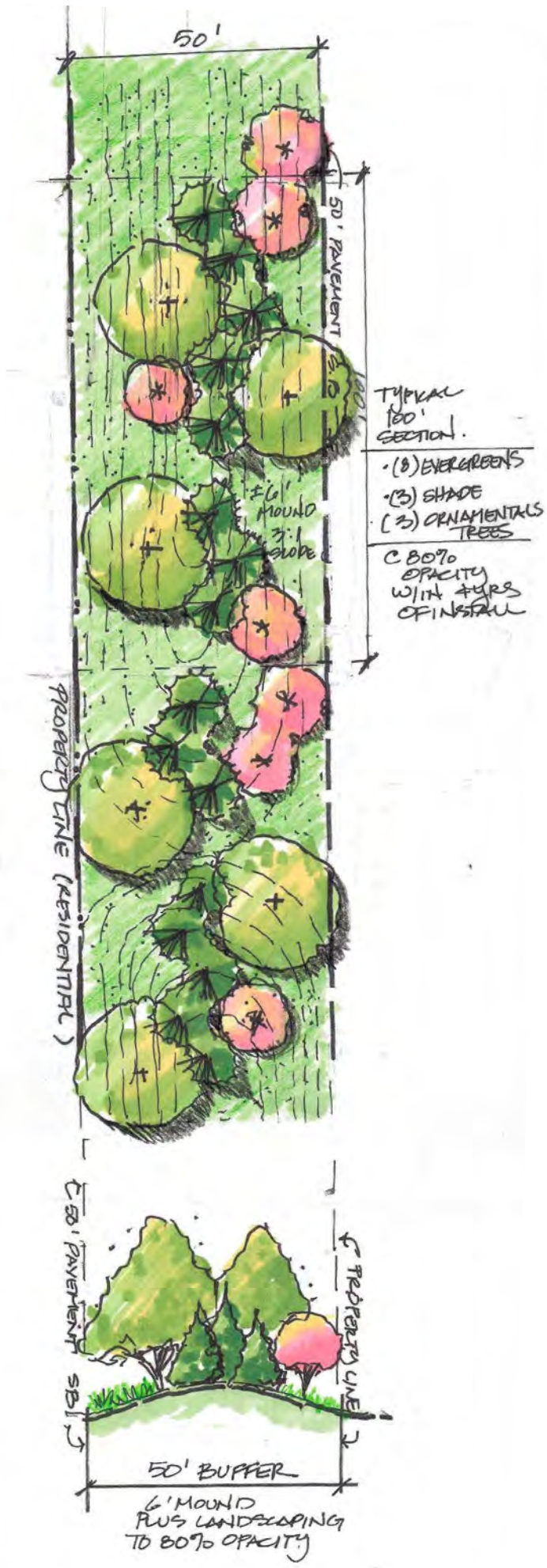
CITY OF MARYSVILLE, UNION COUNTY, OHIO

DECEMBER 5, 2023

EMH&T

GRAPHIC SCALE
0 200 400 800
1 inch = 400 feet

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Buffer Plan & Section

MARYSVILLE EAST ANNEXATION #2

PUD DEVELOPMENT PLAN

SUBAREA B BUFFER PLAN

EMHT

CITY OF MARYSVILLE, UNION COUNTY, OHIO

1 15 30

1" = 30.0'

OCTOBER 17, 2023



BUFFER OPTION A

CONCEPTUAL

MARYSVILLE EAST ANNEXATION #2
PUD DEVELOPMENT PLAN

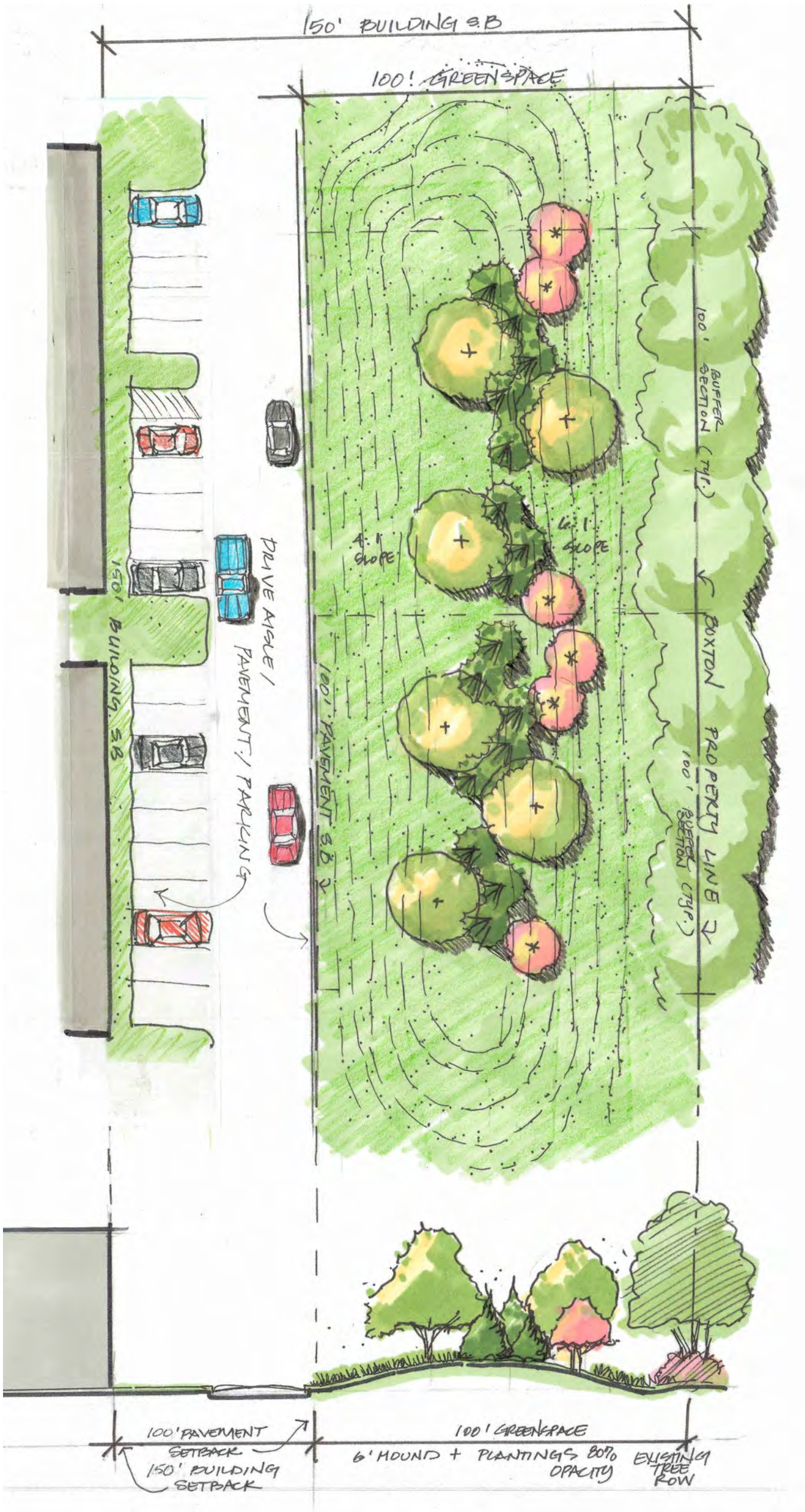
EMHT

BUFFER OPTION A

CITY OF MARYSVILLE, UNION COUNTY, OHIO
NOVEMBER 8, 2023

1 15 30
1" = 30.0'

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BUFFER OPTION B

CONCEPTUAL

MARYSVILLE EAST ANNEXATION #2
PUD DEVELOPMENT PLAN

EMHT

BUFFER OPTION B

CITY OF MARYSVILLE, UNION COUNTY, OHIO

NOVEMBER 8, 2023

1 15 30
1" = 30.0'

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