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 Special Meeting in the City of Marysville. The Public Hearing will be held on April 16, 2024 at 6:30 p.m., in the Council Chambers on the second floor located at 209 S. Main Street, Marysville, Ohio 43040.

NEW BUSINESS:

1. To hear an application for a Planned Unit Development (PUD) Sketch Plan application for a development known as Water and Light within the Uptown Commercial (UC) and Neighborhood Commercial (NCD) zoning districts located at Parcels: 2900051660000, 2900051670000, 2900051680000, 2900050340010, 2900050340020, 2900051640000, 2900051650000, 2900051580010, and 2900050400000 off of North Main Street.

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 Planning and Zoning 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, April 16 2024 6:30 p.m.
Council Chambers, 209 S. Main Street, 2nd Floor

CALL MEETING TO ORDER:

Time In: _____

Roll Call:

Chad Wolniewicz

Lesley Verbus

Matthew Fisher

Michael Nickoson

Robert Stillion

Bret Ingle

Paige Laub

APPROVAL OF MINUTES:

March 5, 2024 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:

1. Recreational Marijuana Presentation - Brad Bodenmiller, Director of Logan-Union-Champaign (LUC) Regional Planning Commission

NEW BUSINESS:

1. To hear an application for a Planned Unit Development (PUD) Sketch Plan application for a development known as Water and Light within the Uptown Commercial (UC) and Neighborhood Commercial (NCD) zoning districts located at Parcels: 2900051660000, 2900051670000, 2900051680000, 2900050340010, 2900050340020, 2900051640000, 2900051650000, and 2900051580010 off of North Main Street.

DISCUSSION ITEMS:

DESIGN REVIEW BOARD LIAISON REPORT:

COMMENTS OF INDIVIDUAL BOARD MEMBERS:

Chad Wolniewicz

Lesley Verbus

Matthew Fisher

Michael Nickoson

Robert Stillion

Bret Ingle

Paige Laub

ADJOURNMENT:

Time Out: _____

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PLANNING COMMISSION MEETING MINUTES
March 5, 2024 at 6:30 P.M.
Council Chambers – 209 S. Main Street – 2nd Floor

The meeting was called to order by Commission Member Wolniewicz at 6:30 p.m.

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

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

ADDITIONAL PERSONS PRESENT: Bob Bailey, Dan Miller, Eric Leibowitz, Brent Myers, Robin Peck and Michael George.

Commission Member Verbus moved to allow Commission Member Wolniewicz to Chair the meeting. Voice vote in favor was unanimous.

APPROVAL OF MINUTES: Commissioner Verbus moved to approve the December 5, 2023 Planning Commission Meeting Minutes as presented; voice vote in favor was unanimous. Commissioner Stillion moved to approve the December 20, 2023 Special Planning Commission Meeting Minutes as presented; voice vote in favor was unanimous.

Manager Gaver introduced Paige Laub, the newest Planning Commission Member, and welcomed her to her first meeting.

Next, Commissioner Wolniewicz moved to nominate Mr. Nickoson as Chair of the Planning Commission for 2024. No other nominations were made and the floor closed.

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

Vote 6-0; Motion carried.

Commissioner Verbus moved to nominate Mr. Wolniewicz as Vice Chair of the Planning Commission for 2024. No other nominations were made and the floor closed.

Ms. Verbus YES; Mr. Wolniewicz ABSTAIN; Ms. Laub YES; Mr. Ingle YES;
Mr. Fisher YES; Mr. Stillion YES.

Vote 5-0; Motion carried.

SWEARING OF CITIZENS AND APPLICANTS: Vice Chairman Wolniewicz 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 Wolniewicz.

CITIZEN COMMENTS: None.

REPORT OF ADMINISTRATION: Manager Gaver said there has been a request to postpone agenda item #4. It is expected to be heard during the April 2024 Planning Commission Meeting. There are a few items that the applicant wants to continue to work through before they present their information to the Planning Commission.

Additionally, Manager Gaver said that City Council passed a moratorium regarding the issuance and processing of any permits for cultivators, processors and retail dispensaries of adult use marijuana within the City of Marysville. More information will be coming to the Planning Commission regarding how the Commission would like to handle zoning in the future.

NEW BUSINESS:

1. **Vote on Chair, Vice Chair, and Rules and Procedure:** *Voting on Chair and Vice Chair occurred earlier in the meeting. Please see minutes above.* The Rules of Procedure were reviewed by the Commission and while there was general dialogue, no substantive changes to the Rules of Procedure were made.

2. **Vote on the Community Reinvestment Area Housing Council Representative:** Commissioner Wolniewicz nominated Commissioner Verbus. No other nominations were made and the floor closed.

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

   Vote 5-0; Motion carried.

3. **To hear a Conditional Use Application request for a 'Vehicle Service and Repair Facility' within the Suburban Commercial (SCD) zoning district located at Parcel 2900190080050 on West 5th Street:** Eric Leibowitz, Vice President of Development and Leasing at Casto Commercial Real Estate and Property Management, presented the Conditional Use Application. Bret Ingle recused himself from the deliberations. Mr. Leibowitz reviewed the application that was provided in the Meeting Packet. He also spoke to information that he provided to the Commission the day prior to the meeting, as shown in Exhibit A. Regarding section 1141.24 - General Standards Application to All Conditional Uses of the City Code, he said that the Commissioners, as part of this application, will be asked if this application meets the eight standards outlined, to which, Mr. Leibowitz explained that he thinks it does. During the deliberation, Mr. Leibowitz spent considerable time stating why they believe the Conditional Use Application for the Valvoline Service and Repair Facility meets the requirements of a Conditional Use.

Commissioner Comments: Vice Chair Wolniewicz asked regarding the easements, if we know if there is a sanitary line that goes though the bottom right of the property. General discussion followed regarding easements on the property. The applicant cannot answer the question with certainty, but will find out. Vice Chair Wolniewicz stated that the Board is not against a Valvoline. There was been considerable effort by the City to redevelop this area. This is a main corridor into Marysville and there is concern regarding this location for a Valvoline. Commissioner Stillion stated that 1141.24 (C) regarding harmonious development is what is giving him pause for this location of the Valvoline. Mr. Leibowitz responded that the Code is subjective and spoke to the McDonalds nearby. Manager Gaver said clarified that the McDonalds was a Permitted Use, whereas this is a Conditional Use, and therefore, the process is different. Mr. Leibowitz said that after an extensive review of the Code, they feel that is this a good fit for the neighborhood and case law often sides with that of private property owners. When discrepancies of zoning code and private property rights occur, restrictions are supposed to be in favor of private property rights. Commissioner Verbus said she is torn. Assuming the easements are drawn correctly, she feels this is a good use of a small space because it doesn't require a lot of parking spaces. Then, she asked how frequently people get out of their car when utilizing a Valvoline. She said that in this area, we want to appeal to additional retail uses and walkability. We want people to visit a shop, get lunch and go for a walk in the park. A representative from Valvoline said parking is only for employees, customers do not get out of their vehicle. Commissioner Laub asked when the bay doors would be open versus closed. The representative said they like to keep the doors open when the weather allows. When customers enter the bay they turn off their vehicles. Commissioner Stillion asked if they change tires or just rotate them. The representative stated that at Valvoline, they only rotate tires. Additionally, Commission Fisher asked if customers can make appointments or if it is drive-up only. The Representative responded that they do not take appointments, it is first come, first serve.

Citizen comments: Michael George stated that he is a resident that lives nearby. He has four children and they walk a lot. Day-to-day walkability is important to him for the development of this area. Valvoline will not promote walkability as customers do not get out of their vehicle. He is not against a Valvoline, but he doesn't think it is right for the proposed location.

Prior to the vote by the Planning Commission, Manager Gaver reminded the Commissioners that if they vote no, they need to relate their vote back to the eight reasons listed in 1141.24 of the Zoning Code. Further, Planning Officer Beard said that an option the Commission also has is to add conditions to the approval, such as, the bay doors must remain closed while work is being completed.

Commissioner Fisher moved to approve the Conditional Use Application and a question put, stood:

Mr. Wolniewicz NO*; Ms. Laub NO*; Mr. Fisher NO*; Mr. Stillion NO*;
Ms. Verbus YES.

*All Commissioners whom voted no cited the Code of Ordinances, 1141.24(C):

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

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

Vote 4-1; Motion failed.

4. **To hear an application for a Planned Unit Development (PUD) Sketch Plan application for a development known as Water and Light within the Uptown Commercial (UC) and Neighborhood Commercial (NCD) zoning districts located at Parcels: 2900051660000, 2900051670000, 2900051680000, 2900050340010, 2900050340020, 2900051640000,2900051650000, and 2900051580010 off of North Main Street:** *Application tabled. Please see the minutes above.*

DISCUSSION ITEMS: None.

DESIGN REVIEW BOARD LIAISON REPORT: Commissioner Stillion said that during the February Design Review Board meeting, one application was tabled. Another application, for Biggby Coffee in the Cooks Pointe Planned Unit Development, was Approved with Conditions. Additionally, Manager Gaver said that the Facade Improvement Grant application process has opened and we expect to utilize all of the funds available this year.

COMMENTS OF INDIVIDUAL COMMISSION MEMBERS: Commissioner Verbus said regarding her vote tonight for the Conditional Use Application, she was torn. See understands the various opinions and great points were made.

Commissioner Stillion had no further comments for the evening.

Commissioner Fisher thanked the Conditional Use Applicant for their thorough research regarding the City Code. He hopes to see a Valvoline development at another location in Marysville.

Commissioner Ingle: None.

Commissioner Laub thanked the Conditional Use Applicant for their thorough research.

Vice Chair Wolniewicz had no further comments for the evening.

ADJOURN: There being no further business to bring before the Commission, the meeting adjourned at 7:45 p.m.

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April 2, 2024

To: City of Marysville
Planning Commission Members

From: Ashley Gaver
Planning and Development Manager

RE: Planned Unit Development (PUD) Sketch Plan Review – Water and Light

Application: The applicant would like to develop the properties located at Parcels with ID numbers of 2900051660000, 2900051670000, 2900051680000, 2900050340010, 2900050340020, 2900051640000, 2900051650000, 2900051580010, and 2900050400000 for a Planned Unit Development known as Water and Light.

Applicant: Connect Realty
Bob Lamb
577 W Nationwide Blvd. Suite 600
Columbus, Ohio 43215

Owners: **Parcels 2900051660000, 2900051670000, 2900051680000, 2900050340010, 2900050340020, 2900051640000, 2900051650000,**
City of Marysville (Pending Development Agreement - Connect Realty)
209 S. Main Street
Marysville, Ohio 43040

Parcel 2900051580010
Gold Kirin Property Management LLC
(The Applicant is in contract on this parcel)
465 N Main Street
Marysville, Ohio 43040

Parcel 2900050400000
Union County Land Reutilization Corp.
(The Applicant is in discussions on acquiring this parcel)
233 W 6th St. 2nd Floor
Marysville, OH 43040

Location: The applicant is requesting a zoning amendment to rezone +/-17.94 acres located on the east and west side of North Main Street between the railroad tracks and Elwood Avenue to allow for mixed-used development as a Planned Unit Development (PUD). Existing property surrounding the subject property are as followed:

North: Village Residential District (VRD)
East: Uptown Commercial District (UC)
South: Village Residential District (VRD) and Uptown Commercial District (UC)
West: Village Residential District (VRD) and Neighborhood Commercial District (NCD)

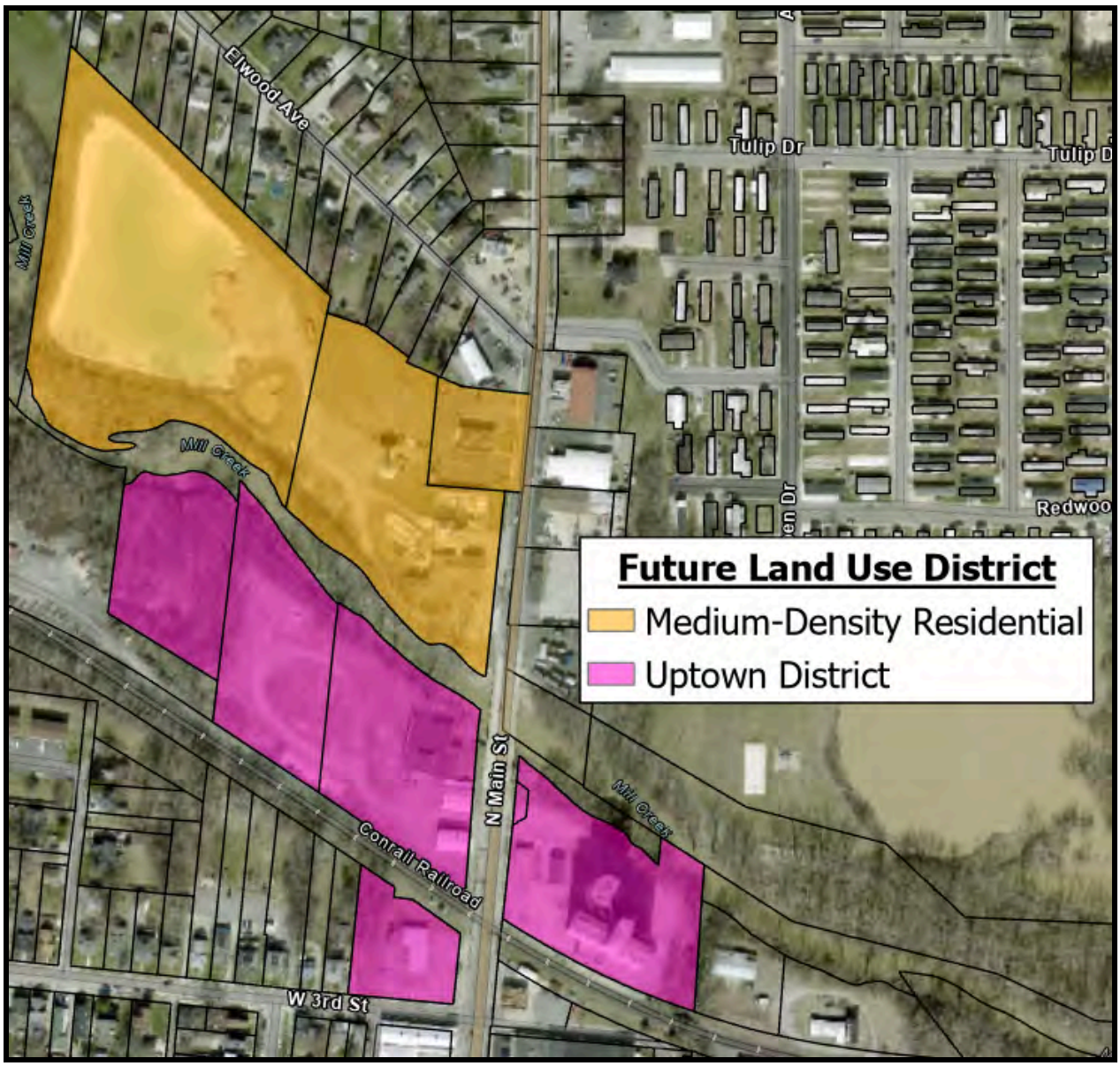
Aerial (location is in blue)



Relationship to the Comprehensive Plan:

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

The future land use map within the comprehensive plan locates the subject properties in multiple zoning districts. The districts that incorporate these properties are Medium-Density Residential and Uptown District. See the map below to see which parcels are located in each future land use district.



On Page 55 of the Comprehensive Plan it states, future development in Medium Density Residential Districts should complement the existing character of the district, which could include uses such as, Single-Family Detached, Duplexes, Quad-plexes, Multi-Family, Neighborhood Retail and Schools.Street network connections between Medium Density Residential Districts and adjacent areas should be a top priority to allow continued and cohesive

development throughout the City of Marysville. Walkable streets and connections should be prioritized between Medium Density Residential Districts and the Uptown District, encouraging mobility for residents and visitors. Neighborhood commercial nodes can be appropriate in this district, scaled to accommodate the immediate neighborhood needs, and not regional marketplace demands.

In addition to the Medium Density Residential District, this parcel was also highlighted as part of the Focus Area Section of the Comprehensive Plan. The site is one of the few redevelopment opportunities within Marysville to provide an option to live alongside a planned trail and creek in close proximity to the Uptown, while preserving the existing Water Treatment building with its historic nature.The concept in the Comp Plan calls for residential development fronting a shared use path and Mill Creek. Furthermore, the potential to reuse the existing water treatment facility as a taproom or small restaurant can help anchor activity in the area.

On Page 62 of the Comprehensive Plan it states, future development in Uptown should complement and strengthen the historic character of the District. Historic buildings, facades, and public spaces should be maintained in accordance with best practices for historic preservation. Interesting and stimulating pedestrian environments should be a primary feature of the District. Sidewalk cafe seating is encouraged, ground-floor retail with large windows should be promoted whenever possible, and the pedestrian should feel safe and comfortable on the streets and sidewalks of the Uptown District. Residential redevelopment of underutilized second floor spaces, in addition to new residential development, is highly encouraged to help bolster and support the vibrancy of the Uptown District. Suggested uses in the Comprehensive plan for the Uptown District include Office, Retail, Civic, Apartments (above retail or office), Multi-Family, Dense Single-Family, Duplexes/Townhomes.

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

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

PUD Zoning Code Requirements:

The existing parcels are zoned as Neighborhood Commercial District (NCD) and Uptown Commercial District (UC), which currently are a mix of existing commercial uses, parcels with vacant buildings and parcels of vacant land. Main access points to the proposed site will be off of North Main Street. The following is the City's Zoning Code requirements for Planning Commission review related to the proposed Planned Unit Development.

The Board shall take the following Zoning Code Sections 1135.01 and 1135.06 into consideration when reviewing the PUD-Sketch Plan Application:

1135.01 OBJECTIVES FOR A PLANNED UNIT DEVELOPMENT (PUD).

(Please see pages 7-9 of the application for the Applicant's Responses)

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

B. Specific Objectives.

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

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

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

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

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

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

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

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

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

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

1135.06 COMMON OPEN SPACE

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

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

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

(a) Type of development.

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

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

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

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

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

The applicant states in the written development text that a key feature will be public spaces with attractive landscaping, public art, and pedestrian access. However the sketch plan does not indicate these areas. The applicant shall confirm the public open space locations.

PLANNING & ZONING ANALYSIS

Site Plan

The proposed sketch plan provides two (2) subareas on +/-17.94 acres consisting of multi-family residential, townhomes, hospitality, commercial, and office uses. The plan includes the following acreage per sub-area:

- Sub-Area 1: North of Millcreek incorporates +/-9.82 Acres with Density of 20.97 per acre
- Sub-Area 2: South of Millcreek incorporates +/-8.12 Acres with Density of 12.76 per acre

The applicant shall update the exhibit to include Parcel 2900050400000 and update the acreage accordingly.

The applicant has listed in the Permitted Uses chart that there will be a max of 315 Multi-Family units. However, the applicant also lists Single Family as a permitted use which could increase the density if they were to be built as part of this development.

The applicant shall update the density calculations for the southern sub-area incorporating the new acerage from Parcel 2900050400000.

The applicant shall determine if there will be a maximum density or a maximum unit count stated for the entire development or broken down per subarea.

The applicant shall determine if Single Family will be constructed with this development and if not then remove it from the permitted uses table.

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

Engineering Comments

1. An approved Traffic Impact Study (TIS) for the Water and Light Planned Unit Development (PUD) will be required prior to engineering approval.
2. Final access points along N. Main Street to the proposed Water and Light PUD will be determined during the Development Plan and engineering review.
3. A ten (10) foot wide shared use path will be required along Mill Creek, connecting North Main Street to the western property limits of the Water and Light PUD.
    a. A path shall be included on the southern subarea along Mill Creek or a second pedestrian bridge across Mill Creek shall be explored to allow for connection to a trail easement for a path to connect to the City's trail system.
4. Coordination with the City of Marysville's Fire Division will need to take place to ensure the Fire Division's safety requirements are met.
5. The following items will need to be addressed during the final engineering approval process:
    a. Utility Design / Alignment, including easements (water and wastewater)
    b. Stormwater Management (Stormwater Management Report), including stormwater report, calculations and drainage easements.
    c. Grading and Sediment and Erosion Control
    d. Roadway
        i. Intersection sight distance exhibits/drawings will be required.
    e. Pedestrian Connectivity
        i. Streetscape, sidewalks, shared use paths and traffic calming devices
    f. Permits
        i. All Ohio EPA permits (NOI, PTIs, etc.), Army Corp., and any additional environmental permits will be required prior to construction.
        ii. All necessary environmental assessments shall be provided to the City prior to engineering approval.
6. The applicant shall examine the Phase 1 Environmental Site Assessment for Parcel 2900051680000 and provide documentation and plans on how the site will be remediated to allow for the proposed future use of that site.
7. The applicant shall examine the Floodplain boundaries for Parcel 2900051680000 and provide documentation and plans on how the proposed buildings will be constructed within the existing floodplain.

Planning and Zoning Sketch Plan Comments

1. The applicant shall provide all nine (9) parcel numbers of land that will be part of the PUD as there are only eight (8) listed in the application and update the acreage accordingly.
2. The applicant shall provide an exhibit showing the common open space locations.
3. The applicant shall provide the total number of acres for each sub-area on the sketch plan exhibit (North of Mill Creek and South of Mill Creek).

4. The applicant shall update the density calculations for the southern sub-area incorporating the new acerage from Parcel 2900050400000.
5. The applicant shall determine if there will be a maximum density or a maximum unit count stated for the entire development or broken down per subarea.
6. The applicant shall determine if Single Family will be constructed with this development and if not then remove it from the permitted uses table.
7. The applicant shall provide an exhibit of all wooded areas, tree lines, hedge rows, natural areas and other features and indicate if they will remain or will be removed.

Planning and Zoning Preliminary Development Plan Comments

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

1. It is recommended that the applicant include a description within the PUD text to clarify that the City's Zoning Code will be applied to those standards which are not outlined within the PUD text.
2. The applicant shall provide character images and permitted building materials of the proposed development, unless the architectural standards from Zoning Code Section 1131 and 1133 will be used for review.
3. The applicant shall provide the density requested in the PUD Text or provide a total number of units permitted. Staff did not notice any mention of the permitted density, but might have overlooked it in the text and if so please direct staff to the location. The applicant has 315 units maximum listed next to the Multi-Family in the permitted uses, however Single Family is listed as a permitted use and would increase density if built.
4. The applicant shall provide more detail and description of the requested deviation from the City's tree replacement requirement section. The applicant shall consider other ways to replace the healthy trees that will be removed (i.e. Vehicular Use Area Tree Planting Section 1125.06 (d)(3): reducing the requirement of 1 tree per 75 feet of vehicular use area to 1 tree per 50 feet of vehicular use area).
5. If the applicant intends to vary from the City Zoning Code for any code requirements pertaining to a specific section then the applicant shall provide those requirements.
    a. Possible sections - Signage, Parking, Lighting, Landscaping, Architecture, etc.
6. The applicant shall provide a description in the development text relating to any setback requirements from Mill Creek as required by the EPA or Army Corps. This setback shall be shown in the typology charts.
7. Staff has provided additional comments on the attached PDF of the Development Text. The applicant shall review the comments to consider incorporating these for the Development Plan Application at Planning Commission.

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

MAIN STREET + MILL CREEK DEVELOPMENT – PLANNED UNIT DEVELOPMENT DISTRICT

I. Purpose and Intent

The purpose and intent of the Main Street + Mill Creek Planned Unit Development District ("PUD") is to establish a district that facilitates a more creative and imaginative design of land development than is possible under any standard zoning district regulations.

As part of its PUD application, Connect Real Estate ("Applicant"), provides this preliminary description of the unique zoning requirements demanded by the Main Street + Mill Street Development ("Project"). Zoning regulations that provide flexibility for planning, construction, and design will allow the Project to provide maximum benefit to the City of Marysville and its residents. The following proposed preliminary PUD requirements provide for a variety of uses and standards that, put together, facilitate an aesthetically and functionally cohesive Project that can be completed in a timely manner.

II. Project Overview

The Project site consists of six (up to eight) parcels totaling approximately 16 acres that border either side of Mill Creek. The desired development pattern in the PUD is a cohesive mix of residential and nonresidential buildings, streetscapes, parking areas, and related infrastructure that significantly enhance the functionality and aesthetic of the area, all while remaining faithful to Marysville's vision for the future.

The Project accommodates continued residential and nonresidential development in the City while permitting commercial, residential, retail, mixed-use, and institutional uses. The Project consists of new construction as well as converting existing buildings. As detailed in the site plan submitted as part of the PUD application, the Applicant intends to develop townhomes, apartments, high-end hospitality and co-working spaces, entertainment spaces, and corporate housing. The Project may also include a hotel and dwelling units available as short-term rentals.

III. Preliminary Description of the PUD Zoning Requirements

A. *General Description*. To meet the Project goals, several permissible uses governed by a standard set of rules are required; this Project is best approached as one, cohesive unit. However, the Project does contain two loosely defined subareas: North and South. The North of Millcreek subarea will likely consist of residential townhomes, apartments, a hotel, and co-working space. The South of Millcreek Subarea is likely to be developed with entertainment spaces, high-end hospitality, and apartments to service the residential development component of the Project. Despite the general division of contemplated uses, both subareas should be subject to a single set of standardized, flexible zoning rules to ensure cohesion throughout the 16-acre area.

B. *Project Acreage and Parcels*. The Project is located around Main Street and Mill Creek, east of State Route 31, and consists of six (up to eight) parcels with the following approximate acreages:

- Parcel ID: 2900051650000 – 6.00 acres
- Parcel ID: 2900051640000 – 3.18 acres
- Parcel ID: 2900050340010 – 2.20 acres
- Parcel ID: 2900051660000 – 2.20 acres
- Parcel ID: 2900051670000 – 1.63 acres
- Parcel ID: 2900050340020 – 0.30 acres
- Parcel ID: 2900051580010 - 6.0 acres
    - The Applicant is in contract on this parcel
- Parcel ID: 2900050400000 - 6.0 acres
    - The Applicant is in conversations with the Union County Land Reutilization Corporation to purchase this parcel

C. *Future Development Plans*. The Applicant shall put forth development plans as needed as the Project progresses. Governmental approvals of such development plans must not be unreasonably withheld. Parcels that are contiguous to the Parcels listed in Section B, and that are not zoned for single family use, may be incorporated into this project with this PUD zoning. This approach allows the Project flexibility to progress in a sensible and efficient manner while considering the many variables at play with a Project of this scale.

D. *Existing Development Agreement*. The Applicant is party to the Development Agreement by and among Connect Real Estate, the City of Marysville, the Union County Port Authority, and the Marysville CIC ("Development Agreement"). The Development Agreement generally governs the transfer of the real property underlying the Project, the terms of the underlying CRA and TIF, directs the infrastructure improvements of the Project, the timeline for Project, and other general Project requirements. The Applicant will coordinate with the Engineer's Team to complement the design standards of surrounding areas and Downtown Marysville per the Development Agreement. If there is or appears to be a conflict between the terms of the Development Agreement and the final PUD standards or regulations, the Development Agreement shall control.

E. *No Tree Replacement*. Because of the topography of the Project area, existing conditions on the site, and the goals of the Project, the Project shall be exempted from any tree or vegetation replacement rules in the City Code.

F. *Signage.* Applicant will submit signage plans at time of construction plan submittal for each building in the Project. Approval of signage plans by governmental authorities shall

not be unreasonably withheld. The Applicant shall have the right to use the silo buildings for digital signage, projections, and marketing purposes.

G. *Utilities*. Developer will be subject to the standard utility requirements and regulations of the City in manner consistent with the terms of the Development Agreement.

H. *Streetscape*. The streetscape, sidewalks, lighting, walkways, paths, and landscaping will generally comply with the aesthetic goals of the Uptown Commercial District (Code Section 1121.18) and be developed and constructed in a manner consistent with the Development Agreement.

I. *Lighting*. Applicant will submit lighting plans at time of construction plan submittal for each building. Approval of lighting plans by governmental authorities shall not be unreasonably withheld.

J. *Conflicts*. All general non-district regulations/standards in the City Code will apply to the PUD unless such regulations/standards conflict with the text of the PUD or the Development Agreement. In such case, the regulations/standards in this PUD or the Development Agreement will take precedence.

K. *Parking*: Applicant will submit parking plans at time of construction plan submittal for each building. The Development Agreement states that there will be public parking on the site that is subject to the control of the Development and will be provided at the discretion of the Development. The public parking be used to address parking needs of theDevelopment.

L. *Permitted Uses in the PUD.*

PUD USES	
PERMITTED USES:	• Artisan Studio
	• Club
	• Community Center
	• Cultural Institution
	• Institutional/Government Offices
	• Medical or Dental Office or Clinic
	• Meeting Facility
	• Neighborhood Market
	• Personal Services
	• Professional office
	• Public Safety Facility
	• Religious, Places of Worship
	• Restaurant (Sit Down) and/or Bar
	• Retail Sales & Service
	• School (K-12)
	• Single-Family
	• Multi-Family; <315 dwelling units
	• Specialty Food and/or Beverage Facility
	• Bank or Financial Institution (w/ drive-thru, see supplemental regulations Chapter 1123.28)
	• Childcare Day-Care Center
	• Essential Public Services and Utilities
	• General Retail (50+ Employees)
	• Kennel
	• Hotel, Temporary Lodging
	• Restaurant (w/ Drive-Thru) (See supplemental regulations under 1123.28)
	• Senior Living, Independent Living
	• Vehicle Sales, Rental and Lease (excluding body work)
	• Vehicle Wash Facility
	• Veterinary Animal Hospital and/or Animal Clinic

M. *Development Typologies*

The Project requires the flexibility to construct all the following:

» **Commercial Building Typology**

» **Institutional Flex Building Typology**

» **Mixed-Use Building Typology**

» **Multi-Family Building Typology**

» **Single-Family Building Typology**

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COMMERCIAL BUILDING TYPOLOGY

The Commercial Building Typology within the PUD allows for commercial development on a pedestrian scale. The placement of this development typology is oriented toward commercial streets but maintains a pedestrian scale.

LOT DIMENSIONS	MIN. LOT SIZE	None
	MIN. LOT WIDTH	None
	FRONT SETBACK	None, unless bordering a single-family residence, then a 10-foot setback is required
	SIDE SETBACK	None, unless bordering a single-family residence, then a 10-foot setback is required
	REAR SETBACK	None, unless bordering a single-family residence, then a 10-foot setback is required
	MAX LOT COVERAGE	None
PRINCIPAL STRUCTURE REGULATIONS	PRINCIPAL STRUCTURE HEIGHT	Four-story maximum on multi-family; six-story maximum on hotel
	BUILDING ORIENTATION	TBD
	PERMITTED FRONTAGES	All
	FACADE ARTICULATION	None
ACCESSORY STRUCTURE REGULATIONS	PERMITTED ACCESSORY STRUCTURES	Shed, Garage (detached), Pergola or Patio, Outdoor Refrigeration System
	ACCESSORY STRUCTURE LOCATION	Rear Yard
	ACCESSORY STRUCTURE SETBACKS	5 feet min. from each side lot line; 5 min. from rear line or easement line
	ACCESSORY STRUCTURE HEIGHT	15 foot max
FENCE REGULATIONS	FENCE MATERIALS	Wood, Brick, Iron, Stone, Metal (not Chain-link), Vinyl
	FENCE LOCATION	Any

SIGN REGULATIONS	PERMITTED SIGN TYPES	Any
PARKING REGULATIONS	PARKING LOCATION	Any
	PARKING TYPE	Any
SUPPLEMENTAL REGULATIONS	REQUIREMENT	If a building is constructed or modified for this use type under the Project, then such building shall be subject to a 10-foot setback, *but only if it borders a single-family residence.*
DEVELOPMENT REVIEW	REQUIREMENT	Design Review as contemplated in the City Zoning Code unless such review procedures or criteria conflict with the PUD; governmental approval shall not be unreasonably withheld.

INSTITUTIONAL FLEX BUILDING TYPOLOGY

The Institutional Flex Building Typology within the PUD allows for the location of community-oriented uses along neighborhood commercial corridors.

LOT DIMENSIONS	MIN. LOT SIZE	None
	MIN. LOT WIDTH	None
	FRONT SETBACK	None; 10-ft. setback when abutting residential
	SIDE SETBACK	None; 10-ft. setback when abutting residential
	REAR SETBACK	None; 10-ft. setback when abutting residential
	MAX LOT COVERAGE	None
PRINCIPAL STRUCTURE REGULATIONS	PRINCIPAL STRUCTURE HEIGHT	Six-Story Maximum for Hotel, Temporary Lodging maximum.
	BUILDING ORIENTATION	Any
	PERMITTED FRONTAGES	Any
	FACADE ARTICULATION	None

ACCESSORY STRUCTURE REGULATIONS	PERMITTED ACCESSORY STRUCTURES	Shed or Garage (detached), Pergola or Patio
	ACCESSORY STRUCTURE LOCATION	Rear Yard
	ACCESSORY STRUCTURE SETBACKS	5 feet min. from each side lot or easement line 5 feet min. from rear line or easement line
	ACCESSORY STRUCTURE HEIGHT	15 feet max
FENCE REGULATIONS	FENCE MATERIALS	Wood, Brick, Stone, Iron, Metal (not chain-link), Vinyl
	FENCE LOCATION	Any
SIGN REGULATIONS	PERMITTED SIGN TYPES	Any
PARKING REGULATIONS	PARKING LOCATION	Any
	PARKING TYPE	Any
DEVELOPMENT REVIEW	REQUIREMENT	Design Review as contemplated in the City Zoning Code unless such review procedures or criteria conflict with the PUD; governmental approval shall not be unreasonably withheld.
Supplemental Regulations	REQUIREMENT	If a building is constructed or modified for this use type under the Project, then such building shall be subject to a 10-foot setback, *but only if it borders a single-family residence.*

MIXED-USE BUILDING TYPOLOGY

The Mixed-Use Building Typology within the PUD allows for mixed-use residential and commercial development on a neighborhood scale.

LOT DIMENSIONS	MAX. LOT SIZE	None
	MIN. LOT WIDTH	None
	FRONT SETBACK	None; 10-ft. setback when abutting residential
	SIDE SETBACK	None; 10-ft. setback when abutting residential
	REAR SETBACK	None; 10-ft. setback when abutting residential
	MAX LOT COVERAGE	No maximum lot coverage
PRINCIPAL STRUCTURE REGULATIONS	DENSITY	None.
	PRINCIPAL STRUCTURE HEIGHT	60-foot maximum
	BUILDING ORIENTATION	Any
	PERMITTED FRONTAGES	Any
	FACADE ARTICULATION	None
ACCESSORY STRUCTURE REGULATIONS	PERMITTED ACCESSORY STRUCTURES	Shed, Garage (detached), Pergola or Patio, Outdoor Refrigeration System
	ACCESSORY STRUCTURE LOCATION	Rear Yard
	ACCESSORY STRUCTURE SETBACKS	5 feet min. from each side lot or easement line 5 feet min. from rear line or easement line
	ACCESSORY STRUCTURE HEIGHT	15 feet max
FENCE REGULATIONS	FENCE MATERIALS	Wood, Brick, Iron, Stone, Metal (not chain-link), Vinyl
	FENCE LOCATION	Any
SIGN REGULATIONS	PERMITTED SIGN TYPES	Any

PARKING REGULATIONS	PARKING LOCATION	Any
	PARKING TYPE	Any
DEVELOPMENT REVIEW	REQUIREMENT	Design Review as contemplated in the City Zoning Code unless such review procedures or criteria conflict with the PUD; governmental approval shall not be unreasonably withheld.
SUPPLEMENTAL REGULATIONS	REQUIREMENT	If a building is constructed or modified for this use type under the Project, then such building shall be subject to a 10-foot setback, *but only if it borders a single-family residence.*

SINGLE-FAMILY BUILDING TYPOLOGY

The Single-Family Building Typology within the PUD promotes additional density within the existing development pattern and complements the proposed commercial and other development.

LOT DIMENSIONS	MIN. LOT SIZE	None
	MIN. LOT WIDTH	None
	FRONT SETBACK	None; 10-ft. setback when abutting residential
	SIDE SETBACK	None; 10-ft. setback when abutting residential
	REAR SETBACK	None; 10-ft. setback when abutting residential
	MAX. LOT COVERAGE	None.
	DENSITY	None.
PRINCIPAL STRUCTURE REGULATIONS	PRINCIPAL STRUCTURE HEIGHT	60-foot maximum
	BUILDING ORIENTATION	Any
	MIN. FLOOR AREA PER UNIT	None
	FACADE ARTICULATION	None
	PERMITTED FRONTAGES	Any

ACCESSORY STRUCTURE REGULATIONS	PERMITTED ACCESSORY STRUCTURES	Shed or Garage (detached), Kennel, Pergola or Patio
	ACCESSORY STRUCTURE LOCATION	Rear Yard
	ACCESSORY STRUCTURE SETBACKS	5 feet min. from each side lot or easement line 5 feet min. from rear line or easement line
	ACCESSORY STRUCTURE HEIGHT	15 feet max
FENCE REGULATIONS	FENCE MATERIALS	Wood, Brick, Iron, Stone, Metal (not chain-link), and PVC vinyl- coated chain-link (4 ft. max Side Yard and Rear Yard), Vinyl
	FENCE LOCATION	Any
SIGN REGULATIONS	PERMITTED SIGN TYPES	Any
PARKING REGULATIONS	PARKING LOCATION	Any
	PARKING TYPE	Any
DEVELOPMENT REVIEW	REQUIREMENT	Design Review as contemplated in the City Zoning Code unless such review procedures or criteria conflict with the PUD; governmental approval shall not be unreasonably withheld.
SUPPLEMENTAL REGULATIONS	REQUIREMENT	If a building is constructed or modified for this use type under the Project, then such building shall be subject to a 10-foot setback, *but only if it borders a single-family residence.*

MULTI-FAMILY BUILDING TYPOLOGY

The Multi-Family Building Typology within the PUD allows for density in close proximity to the desired mixed-use and retail development patterns. Multi-family dwelling units will not exceed 315.

LOT DIMENSIONS	MIN. LOT SIZE	None
	MIN. LOT WIDTH	None
	FRONT SETBACK	None; 10-ft. setback when abutting residential
	SIDE SETBACK	None; 10-ft. setback when abutting residential
	REAR SETBACK	None; 10-ft. setback when abutting residential
	MAX. LOT COVERAGE	None
	DENSITY	Any
PRINCIPAL STRUCTURE REGULATIONS	PRINCIPAL STRUCTURE HEIGHT	60-foot maximum
	BUILDING ORIENTATION	Any
	MIN. FLOOR AREA PER UNIT	None
	FACADE ARTICULATION	None
	PERMITTED FRONTAGES	Any
ACCESSORY STRUCTURE REGULATIONS	PERMITTED ACCESSORY STRUCTURES	Shed or Garage (detached), Pergola or Patio
	ACCESSORY STRUCTURE LOCATION	Rear Yard
	ACCESSORY STRUCTURE SETBACKS	5 feet min. from each side lot or easement line 5 feet min. from rear line or easement line
	ACCESSORY STRUCTURE HEIGHT	15 feet max
FENCE REGULATIONS	FENCE MATERIALS	Wood, Brick, Iron, Stone, Metal (not chain-link), Vinyl
	FENCE LOCATION	Any

SIGN REGULATIONS	PERMITTED SIGN TYPES	Any
PARKING REGULATIONS	PARKING LOCATION	Any
	PARKING TYPE	Any
DEVELOPMENT REVIEW	REQUIREMENT	Design Review as contemplated in the City Zoning Code unless such review procedures or criteria conflict with the PUD; governmental approval shall not be unreasonably withheld.
SUPPLEMENTAL REGULATIONS	REQUIREMENT	If a building is constructed or modified for this use type under the Project, then such building shall be subject to a 10-foot setback, *but only if it borders a single-family residence.*

Received (stamp):

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

APPLICATION FOR PLANNED UNIT DEVELOPMENT (PUD) – SKETCH PLAN

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

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

Project Site Information *(Please print clearly)*

Address of land to be rezoned: 409 N Main St, 327 N Main St, 0 Sycamore St, 324 N Main St, 0 N Main 0 N Plum

Present Zoning District: NCD + UC Present Use of the Land: vacant and restaurant

Proposed Zoning District: PUD Proposed Use of the Land: Mixed-Use

Owner of Property: Connect Realty (Pending Dev. agreement)

Owner's Address (Street): 577 W Nationwide Blvd suite 600

City, State and Zip Code: Columbus, Ohio, 43215

Owner's Telephone Number: 614-306-1020

Applicant Information *(Please print clearly)*

Applicant: Bob Lamb ☐ Owner ☐ Agent ☑ Representative ☐ Other

Company: Connect Realty

Address (street): 577 W Nationwide Blvd Suite 600

City, State, and Zip Code: Columbus, Ohio, 43215

Telephone Number: 614-306-1020

E-mail Address: bob@connect-ohio.com

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

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

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

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

Signature of Applicant: _____ Date: 2-12-24

Signature of Owner: _____ Date: 2/13/24

FOR OFFICE USE ONLY

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

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

_____ 2/14/24

City Staff Date

Water and Light

Written Presentation by the developer setting forth the following:

The proposed development will redevelop approximately 16 acres located adjacent to the Uptown Commercial District (UC) in the heart of Marysville. The project meets the proposed and specific objections of Section 1145.01 by embracing the concepts and desires established in 1121.18. The project will include multi-family, townhomes, hospitality, commercial and office uses. Further, the project preserves historic buildings while bringing aesthetically complimentary development to the area. These items can be seen by a review of the PUD, the submitted plans and the Uptown language provided below.

1121.18 - UPTOWN COMMERCIAL DISTRICT (UC).

SHARE LINK TO SECTIONPRINT SECTIONDOWNLOAD (DOCX) OF SECTIONSEMAIL SECTIONCOMPARE VERSIONS

I. Purpose and Intent

A.

The purpose of this walkable district is to maintain and protect the character and charm of the commercial core within the Historic Uptown Marysville Design Review District.

II. Existing Development Pattern

A.

The existing development pattern in this district is varied commercial and residential development with high character, quality and charm reflected in the existing architecture.

III. Desired Development Pattern

A.

This district is positioned for historic preservation as well as new growth and redevelopment for uses such as retail, personal services, office, restaurants, and housing. New development shall compliment and/or maintain the historic architecture and urban form while also promoting walkability.

IV. Development Typologies

A.

All new development and substantial modifications to existing structures in the Uptown Commercial District shall require review and approval by the Design Review Board in accordance with Chapter 1133.

How the proposed development impacts public services and facilities:

The proposed development will impact public services and facilities in a variety of ways. These ways are addressed in the development agreement and the proposed PUD zoning. The development has proposed additional agreements with the City and the School District to finance public improvements and site improvements. These improvements will include but not be limited to: enhanced streetscape along the project, expansion of existing utility services in the area for the project, potential traffic improvements as defined by the development agreement, connection of multi-use trails, creation of pedestrian bridges and improved outdoor/commercial spaces along the waterfront.

How the proposed development conforms to the City's Comprehensive Plan:

The proposed development follows the direction of the City's Comprehensive Plan by focusing on encouraging redevelopment in the core downtown area. The proposed development does so by focusing on the following key components for the Uptown features of the Comprehensive Plan

Key Features:

• Identifiable character, branding, and signage (Please see renderings)

• Walkable streets with sidewalks, short blocks, and a high quality streetscape (Please see development agreement)

Public spaces with attractive landscaping, public art, and pedestrian access (Please see development agreement, renderings and site sketches)

Integration of retail, office, and residential uses in a true mixed-use approach (Please see development agreement and site sketches)

These agreements and materials highlight the fact that the project will support the City's Comprehensive Plan.

1135.01 - OBJECTIVES FOR A PLANNED UNIT DEVELOPMENT (PUD)

Code Requirement

Connect Response

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

The Light and Water Development will bring a variety of great uses together to create a unique development in the City of Marysville. The mixture of commercial, residential, office, restaurants, recreational, and hospitality uses establishes an environment and sense of place that can not be secured through a traditional zoning policy, including neighborhood and downtown zoning. Further, the incorporation of outdoor areas that enhance the creek and create water-oriented experiences need to be incorporated into hospitality and commercial residential uses in a specific and purposeful manner that requires a specific development/zoning code. Finally, the design of the commercial buildings will need to be done in a manner that compliments the historic buildings in the development. This will require a mixture of materials and design concepts that are not found in standard developments.

(b) Specific Objectives

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

The proposed development will be incorporating a variety of uses, including outdoor activities and office uses, while leveraging the existing attributes of the site to create a sense of place, such as the historic buildings and the waterway. This type of converging of needs cannot be properly addressed with a standard zoning policy. A unique and specific zoning standard is needed in order to make sure that the full benefit of the site is maximized and can be achieved for the community.

(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 only way that this project is successful is by leveraging the unique location of the site. The site is adjacent to a creek located in the heart of the downtown. The development needs to respect the greenery and waterway located in the project, while developing new buildings in a manner that will draw residents, visitors and customers to the location. This can only be done through the use of a unique zoning code.

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

This is the nature of mixed-use development. By placing commercial residential, office, hospitality, restaurants, and other uses in the site, we will be establishing a place that people can live, work, and play. Further, the incorporation and construction of a multi-use trail will diminish the demand for vehicular oriented infrastructure.

(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 development will include unique amenities that cannot be found in other locations in Marysville. These include a rock-climbing component to the hospitality/restaurant project, outdoor trail and waterway amenities, community light display, and unique housing options that are not available at other locations.

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

The project is located in the downtown and will help to expand the commercial portion of the downtown by several blocks. Further, the project will extend the streetscape components that currently exist in the downtown. The development on the North side has proposed set backs not found in the rest of the development to assure that the neighborhood to the north is not negatively affected by the development.

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

The project is incorporating open space along the waterfront that will serve the residents of the community, a pedestrian bridge to establish a unique connection between the north and south side of the development, a multi-use trail extension that will complete the City loop, and a fitness facility on the site.

(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 project will be incorporating apartment units, townhomes, Airbnb, and has a hotel component (still being worked on by the developer). The design on each of these buildings will be done in a manner that enhances the historical nature of the site while bringing a unique feel to the development.

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

This project is proposing a variety of uses that are not normally found in one location or adjacent to each other. The variety of commercial residential, the unique office location,

the hospitality/restaurant uses, the hotel concept, outdoor open space, community parking, and the fitness center could not be achieved without a unique zoning policy.

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

The developer has brought together a team of professionals in order to make sure that the development of the site is done in a coordinated and comprehensive manner that will enhance the community while following accepted and cutting-edge architecture practices. Please see the rendering of the Silo building as an example of the work that is being proposed for the site.

MAIN STREET + MILL CREEK DEVELOPMENT – PLANNED UNIT DEVELOPMENT DISTRICT

I. Purpose and Intent

The purpose and intent of the Main Street + Mill Creek Planned Unit Development District ("PUD") is to establish a district that facilitates a more creative and imaginative design of land development than is possible under any standard zoning district regulations.

As part of its PUD application, Connect Real Estate ("Applicant"), provides this preliminary description of the unique zoning requirements demanded by the Main Street + Mill Street Development ("Project"). Zoning regulations that provide flexibility for planning, construction, and design will allow the Project to provide maximum benefit to the City of Marysville and its residents. The following proposed preliminary PUD requirements provide for a variety of uses and standards that, put together, facilitate an aesthetically and functionally cohesive Project that can be completed in a timely manner.

II. Project Overview

The Project site consists of six (up to eight) parcels totaling approximately 16 acres that border either side of Mill Creek. The desired development pattern in the PUD is a cohesive mix of residential and nonresidential buildings, streetscapes, parking areas, and related infrastructure that significantly enhance the functionality and aesthetic of the area, all while remaining faithful to Marysville's vision for the future.

The Project accommodates continued residential and nonresidential development in the City while permitting commercial, residential, retail, mixed-use, and institutional uses. The Project consists of new construction as well as converting existing buildings. As detailed in the site plan submitted as part of the PUD application, the Applicant intends to develop townhomes, apartments, high-end hospitality and co-working spaces, entertainment spaces, and corporate housing. The Project may also include a hotel and dwelling units available as short-term rentals.

III. Preliminary Description of the PUD Zoning Requirements

A. *General Description*. To meet the Project goals, several permissible uses governed by a standard set of rules are required; this Project is best approached as one, cohesive unit. However, the Project does contain two loosely defined subareas: North and South. The North of Millcreek subarea will likely consist of residential townhomes, apartments, a hotel, and co-working space. The South of Millcreek Subarea is likely to be developed with entertainment spaces, high-end hospitality, and apartments to service the residential development component of the Project. Despite the general division of contemplated uses, both subareas should be subject to a single set of standardized, flexible zoning rules to ensure cohesion throughout the 16-acre area.

B. *Project Acreage and Parcels*. The Project is located around Main Street and Mill Creek, east of State Route 31, and consists of six (up to eight) parcels with the following approximate acreages:

- Parcel ID: 2900051650000 – 6.00 acres
- Parcel ID: 2900051640000 – 3.18 acres
- Parcel ID: 2900050340010 – 2.20 acres
- Parcel ID: 2900051660000 – 2.20 acres
- Parcel ID: 2900051670000 – 1.63 acres
- Parcel ID: 2900050340020 – 0.30 acres
- Parcel ID: 2900051580010 - 6.0 acres
    - The Applicant is in contract on this parcel
- Parcel ID: 2900050400000 - 6.0 acres
    - The Applicant is in conversations with the Union County Land Reutilization Corporation to purchase this parcel

C. *Future Development Plans*. The Applicant shall put forth development plans as needed as the Project progresses. Governmental approvals of such development plans must not be unreasonably withheld. Parcels that are contiguous to the Parcels listed in Section B, and that are not zoned for single family use, may be incorporated into this project with this PUD zoning. This approach allows the Project flexibility to progress in a sensible and efficient manner while considering the many variables at play with a Project of this scale.

D. *Existing Development Agreement*. The Applicant is party to the Development Agreement by and among Connect Real Estate, the City of Marysville, the Union County Port Authority, and the Marysville CIC ("Development Agreement"). The Development Agreement generally governs the transfer of the real property underlying the Project, the terms of the underlying CRA and TIF, directs the infrastructure improvements of the Project, the timeline for Project, and other general Project requirements. The Applicant will coordinate with the Engineer's Team to complement the design standards of surrounding areas and Downtown Marysville per the Development Agreement. If there is or appears to be a conflict between the terms of the Development Agreement and the final PUD standards or regulations, the Development Agreement shall control.

E. *No Tree Replacement*. Because of the topography of the Project area, existing conditions on the site, and the goals of the Project, the Project shall be exempted from any tree or vegetation replacement rules in the City Code.

F. *Signage.* Applicant will submit signage plans at time of construction plan submittal for each building in the Project. Approval of signage plans by governmental authorities shall

not be unreasonably withheld. The Applicant shall have the right to use the silo buildings for digital signage, projections, and marketing purposes.

G. *Utilities*. Developer will be subject to the standard utility requirements and regulations of the City in manner consistent with the terms of the Development Agreement.

H. *Streetscape*. The streetscape, sidewalks, lighting, walkways, paths, and landscaping will generally comply with the aesthetic goals of the Uptown Commercial District (Code Section 1121.18) and be developed and constructed in a manner consistent with the Development Agreement.

I. *Lighting*. Applicant will submit lighting plans at time of construction plan submittal for each building. Approval of lighting plans by governmental authorities shall not be unreasonably withheld.

J. *Conflicts*. All general non-district regulations/standards in the City Code will apply to the PUD unless such regulations/standards conflict with the text of the PUD or the Development Agreement. In such case, the regulations/standards in this PUD or the Development Agreement will take precedence.

K. *Parking*: Applicant will submit parking plans at time of construction plan submittal for each building. The Development Agreement states that there will be public parking on the site that is subject to the control of the Development and will be provided at the discretion of the Development. The public parking be used to address parking needs of theDevelopment.

L. *Permitted Uses in the PUD.*

PUD USES	
PERMITTED USES:	• Artisan Studio
	• Club
	• Community Center
	• Cultural Institution
	• Institutional/Government Offices
	• Medical or Dental Office or Clinic
	• Meeting Facility
	• Neighborhood Market
	• Personal Services
	• Professional office
	• Public Safety Facility
	• Religious, Places of Worship
	• Restaurant (Sit Down) and/or Bar
	• Retail Sales & Service
	• School (K-12)
	• Single-Family
	• Multi-Family; <315 dwelling units
	• Specialty Food and/or Beverage Facility
	• Bank or Financial Institution (w/ drive-thru, see supplemental regulations Chapter 1123.28)
	• Childcare Day-Care Center
	• Essential Public Services and Utilities
	• General Retail (50+ Employees)
	• Kennel
	• Hotel, Temporary Lodging
	• Restaurant (w/ Drive-Thru) (See supplemental regulations under 1123.28)
	• Senior Living, Independent Living
	• Vehicle Sales, Rental and Lease (excluding body work)
	• Vehicle Wash Facility
	• Veterinary Animal Hospital and/or Animal Clinic

M. *Development Typologies*

The Project requires the flexibility to construct all the following:

» **Commercial Building Typology**

» **Institutional Flex Building Typology**

» **Mixed-Use Building Typology**

» **Multi-Family Building Typology**

» **Single-Family Building Typology**

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COMMERCIAL BUILDING TYPOLOGY

The Commercial Building Typology within the PUD allows for commercial development on a pedestrian scale. The placement of this development typology is oriented toward commercial streets but maintains a pedestrian scale.

LOT DIMENSIONS	MIN. LOT SIZE	None
	MIN. LOT WIDTH	None
	FRONT SETBACK	None, unless bordering a single-family residence, then a 10-foot setback is required
	SIDE SETBACK	None, unless bordering a single-family residence, then a 10-foot setback is required
	REAR SETBACK	None, unless bordering a single-family residence, then a 10-foot setback is required
	MAX LOT COVERAGE	None
PRINCIPAL STRUCTURE REGULATIONS	PRINCIPAL STRUCTURE HEIGHT	Four-story maximum on multi-family; six-story maximum on hotel
	BUILDING ORIENTATION	TBD
	PERMITTED FRONTAGES	All
	FACADE ARTICULATION	None
ACCESSORY STRUCTURE REGULATIONS	PERMITTED ACCESSORY STRUCTURES	Shed, Garage (detached), Pergola or Patio, Outdoor Refrigeration System
	ACCESSORY STRUCTURE LOCATION	Rear Yard
	ACCESSORY STRUCTURE SETBACKS	5 feet min. from each side lot line; 5 min. from rear line or easement line
	ACCESSORY STRUCTURE HEIGHT	15 foot max
FENCE REGULATIONS	FENCE MATERIALS	Wood, Brick, Iron, Stone, Metal (not Chain-link), Vinyl
	FENCE LOCATION	Any

SIGN REGULATIONS	PERMITTED SIGN TYPES	Any
PARKING REGULATIONS	PARKING LOCATION	Any
	PARKING TYPE	Any
SUPPLEMENTAL REGULATIONS	REQUIREMENT	If a building is constructed or modified for this use type under the Project, then such building shall be subject to a 10-foot setback, *but only if it borders a single-family residence.*
DEVELOPMENT REVIEW	REQUIREMENT	Design Review as contemplated in the City Zoning Code unless such review procedures or criteria conflict with the PUD; governmental approval shall not be unreasonably withheld.

INSTITUTIONAL FLEX BUILDING TYPOLOGY

The Institutional Flex Building Typology within the PUD allows for the location of community-oriented uses along neighborhood commercial corridors.

LOT DIMENSIONS	MIN. LOT SIZE	None
	MIN. LOT WIDTH	None
	FRONT SETBACK	None; 10-ft. setback when abutting residential
	SIDE SETBACK	None; 10-ft. setback when abutting residential
	REAR SETBACK	None; 10-ft. setback when abutting residential
	MAX LOT COVERAGE	None
PRINCIPAL STRUCTURE REGULATIONS	PRINCIPAL STRUCTURE HEIGHT	Six-Story Maximum for Hotel, Temporary Lodging maximum.
	BUILDING ORIENTATION	Any
	PERMITTED FRONTAGES	Any
	FACADE ARTICULATION	None

ACCESSORY STRUCTURE REGULATIONS	PERMITTED ACCESSORY STRUCTURES	Shed or Garage (detached), Pergola or Patio
	ACCESSORY STRUCTURE LOCATION	Rear Yard
	ACCESSORY STRUCTURE SETBACKS	5 feet min. from each side lot or easement line 5 feet min. from rear line or easement line
	ACCESSORY STRUCTURE HEIGHT	15 feet max
FENCE REGULATIONS	FENCE MATERIALS	Wood, Brick, Stone, Iron, Metal (not chain-link), Vinyl
	FENCE LOCATION	Any
SIGN REGULATIONS	PERMITTED SIGN TYPES	Any
PARKING REGULATIONS	PARKING LOCATION	Any
	PARKING TYPE	Any
DEVELOPMENT REVIEW	REQUIREMENT	Design Review as contemplated in the City Zoning Code unless such review procedures or criteria conflict with the PUD; governmental approval shall not be unreasonably withheld.
Supplemental Regulations	REQUIREMENT	If a building is constructed or modified for this use type under the Project, then such building shall be subject to a 10-foot setback, *but only if it borders a single-family residence.*

MIXED-USE BUILDING TYPOLOGY

The Mixed-Use Building Typology within the PUD allows for mixed-use residential and commercial development on a neighborhood scale.

LOT DIMENSIONS	MAX. LOT SIZE	None
	MIN. LOT WIDTH	None
	FRONT SETBACK	None; 10-ft. setback when abutting residential
	SIDE SETBACK	None; 10-ft. setback when abutting residential
	REAR SETBACK	None; 10-ft. setback when abutting residential
	MAX LOT COVERAGE	No maximum lot coverage
PRINCIPAL STRUCTURE REGULATIONS	DENSITY	None.
	PRINCIPAL STRUCTURE HEIGHT	60-foot maximum
	BUILDING ORIENTATION	Any
	PERMITTED FRONTAGES	Any
	FACADE ARTICULATION	None
ACCESSORY STRUCTURE REGULATIONS	PERMITTED ACCESSORY STRUCTURES	Shed, Garage (detached), Pergola or Patio, Outdoor Refrigeration System
	ACCESSORY STRUCTURE LOCATION	Rear Yard
	ACCESSORY STRUCTURE SETBACKS	5 feet min. from each side lot or easement line 5 feet min. from rear line or easement line
	ACCESSORY STRUCTURE HEIGHT	15 feet max
FENCE REGULATIONS	FENCE MATERIALS	Wood, Brick, Iron, Stone, Metal (not chain-link), Vinyl
	FENCE LOCATION	Any
SIGN REGULATIONS	PERMITTED SIGN TYPES	Any

PARKING REGULATIONS	PARKING LOCATION	Any
	PARKING TYPE	Any
DEVELOPMENT REVIEW	REQUIREMENT	Design Review as contemplated in the City Zoning Code unless such review procedures or criteria conflict with the PUD; governmental approval shall not be unreasonably withheld.
SUPPLEMENTAL REGULATIONS	REQUIREMENT	If a building is constructed or modified for this use type under the Project, then such building shall be subject to a 10-foot setback, *but only if it borders a single-family residence.*

SINGLE-FAMILY BUILDING TYPOLOGY

The Single-Family Building Typology within the PUD promotes additional density within the existing development pattern and complements the proposed commercial and other development.

LOT DIMENSIONS	MIN. LOT SIZE	None
	MIN. LOT WIDTH	None
	FRONT SETBACK	None; 10-ft. setback when abutting residential
	SIDE SETBACK	None; 10-ft. setback when abutting residential
	REAR SETBACK	None; 10-ft. setback when abutting residential
	MAX. LOT COVERAGE	None.
	DENSITY	None.
PRINCIPAL STRUCTURE REGULATIONS	PRINCIPAL STRUCTURE HEIGHT	60-foot maximum
	BUILDING ORIENTATION	Any
	MIN. FLOOR AREA PER UNIT	None
	FACADE ARTICULATION	None
	PERMITTED FRONTAGES	Any

ACCESSORY STRUCTURE REGULATIONS	PERMITTED ACCESSORY STRUCTURES	Shed or Garage (detached), Kennel, Pergola or Patio
	ACCESSORY STRUCTURE LOCATION	Rear Yard
	ACCESSORY STRUCTURE SETBACKS	5 feet min. from each side lot or easement line 5 feet min. from rear line or easement line
	ACCESSORY STRUCTURE HEIGHT	15 feet max
FENCE REGULATIONS	FENCE MATERIALS	Wood, Brick, Iron, Stone, Metal (not chain-link), and PVC vinyl- coated chain-link (4 ft. max Side Yard and Rear Yard), Vinyl
	FENCE LOCATION	Any
SIGN REGULATIONS	PERMITTED SIGN TYPES	Any
PARKING REGULATIONS	PARKING LOCATION	Any
	PARKING TYPE	Any
DEVELOPMENT REVIEW	REQUIREMENT	Design Review as contemplated in the City Zoning Code unless such review procedures or criteria conflict with the PUD; governmental approval shall not be unreasonably withheld.
SUPPLEMENTAL REGULATIONS	REQUIREMENT	If a building is constructed or modified for this use type under the Project, then such building shall be subject to a 10-foot setback, *but only if it borders a single-family residence.*

MULTI-FAMILY BUILDING TYPOLOGY

The Multi-Family Building Typology within the PUD allows for density in close proximity to the desired mixed-use and retail development patterns. Multi-family dwelling units will not exceed 315.

LOT DIMENSIONS	MIN. LOT SIZE	None
	MIN. LOT WIDTH	None
	FRONT SETBACK	None; 10-ft. setback when abutting residential
	SIDE SETBACK	None; 10-ft. setback when abutting residential
	REAR SETBACK	None; 10-ft. setback when abutting residential
	MAX. LOT COVERAGE	None
	DENSITY	Any
PRINCIPAL STRUCTURE REGULATIONS	PRINCIPAL STRUCTURE HEIGHT	60-foot maximum
	BUILDING ORIENTATION	Any
	MIN. FLOOR AREA PER UNIT	None
	FACADE ARTICULATION	None
	PERMITTED FRONTAGES	Any
ACCESSORY STRUCTURE REGULATIONS	PERMITTED ACCESSORY STRUCTURES	Shed or Garage (detached), Pergola or Patio
	ACCESSORY STRUCTURE LOCATION	Rear Yard
	ACCESSORY STRUCTURE SETBACKS	5 feet min. from each side lot or easement line 5 feet min. from rear line or easement line
	ACCESSORY STRUCTURE HEIGHT	15 feet max
FENCE REGULATIONS	FENCE MATERIALS	Wood, Brick, Iron, Stone, Metal (not chain-link), Vinyl
	FENCE LOCATION	Any

SIGN REGULATIONS	PERMITTED SIGN TYPES	Any
PARKING REGULATIONS	PARKING LOCATION	Any
	PARKING TYPE	Any
DEVELOPMENT REVIEW	REQUIREMENT	Design Review as contemplated in the City Zoning Code unless such review procedures or criteria conflict with the PUD; governmental approval shall not be unreasonably withheld.
SUPPLEMENTAL REGULATIONS	REQUIREMENT	If a building is constructed or modified for this use type under the Project, then such building shall be subject to a 10-foot setback, *but only if it borders a single-family residence.*

Table - 1 | **Existing Information**

- Open Space / Park
- Water / Hydrology
- Buildings to be Demolished
- Buildings to Remain
- Buildings to Reused

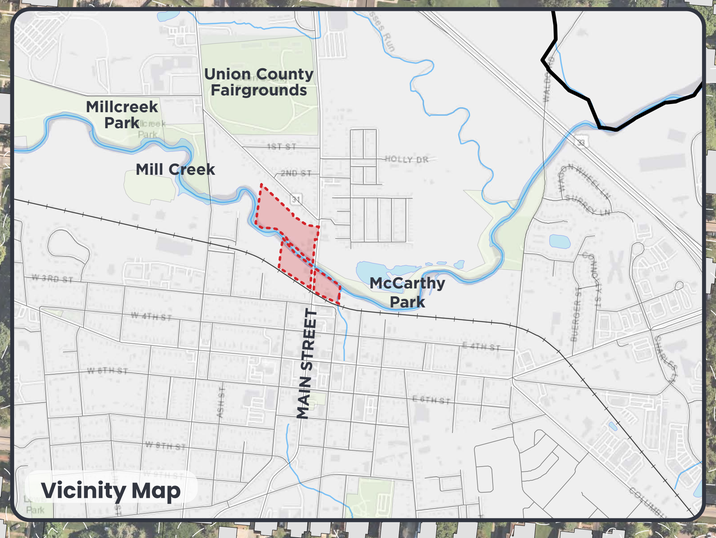
- Existing Trail
- Site Area (~16.15 Acres)

PROJECT SITE AREA
(~16.15 ACRES)

Mill
Creek

MAIN STREET

MCCARTHY PARK



Silo at Water & Light - Existing Conditions - 03.27.24

0' 100' 200' 300'

SCHWARTZKOPF PARK

Mill Creek

MAIN STREET

MCCARTHY PARK

Table - 2 | **Zoning Information**

- Village Residential District (VCD)
- Single Family Residential (USF)
- Neighborhood Commercial District (NCD)
- Uptown Commercial (UC)
- Uptown Transitional (UT)
- Government / Civic (Gov)
- Open Space

Site Area (~16.15 Acres)

Silo at Water & Light - Existing Zoning - 03.27.24

0' 100' 200' 300'

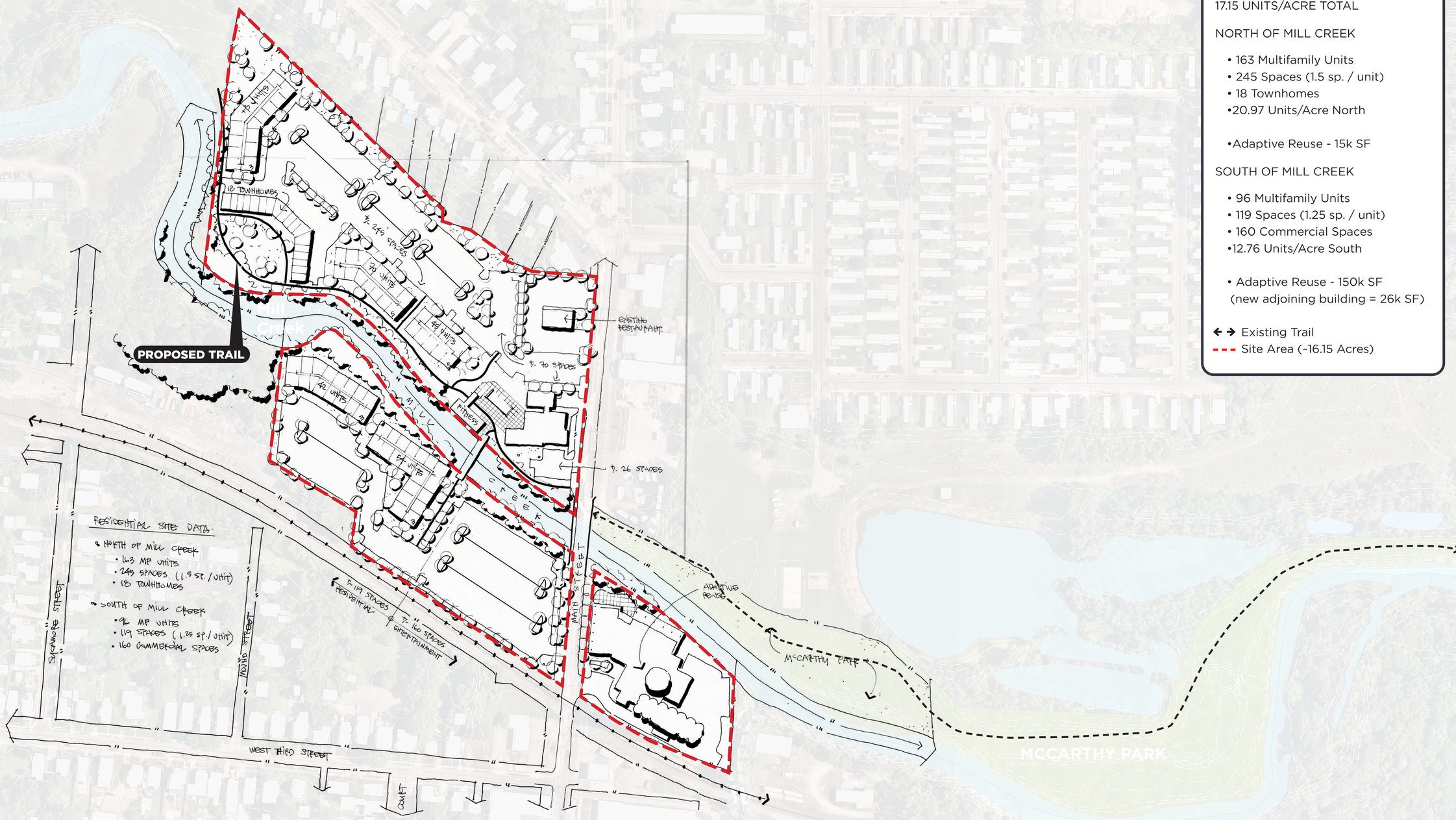


Table - 3 | **Development Data**

17.15 UNITS/ACRE TOTAL

NORTH OF MILL CREEK

- 163 Multifamily Units
- 245 Spaces (1.5 sp. / unit)
- 18 Townhomes
- 20.97 Units/Acre North

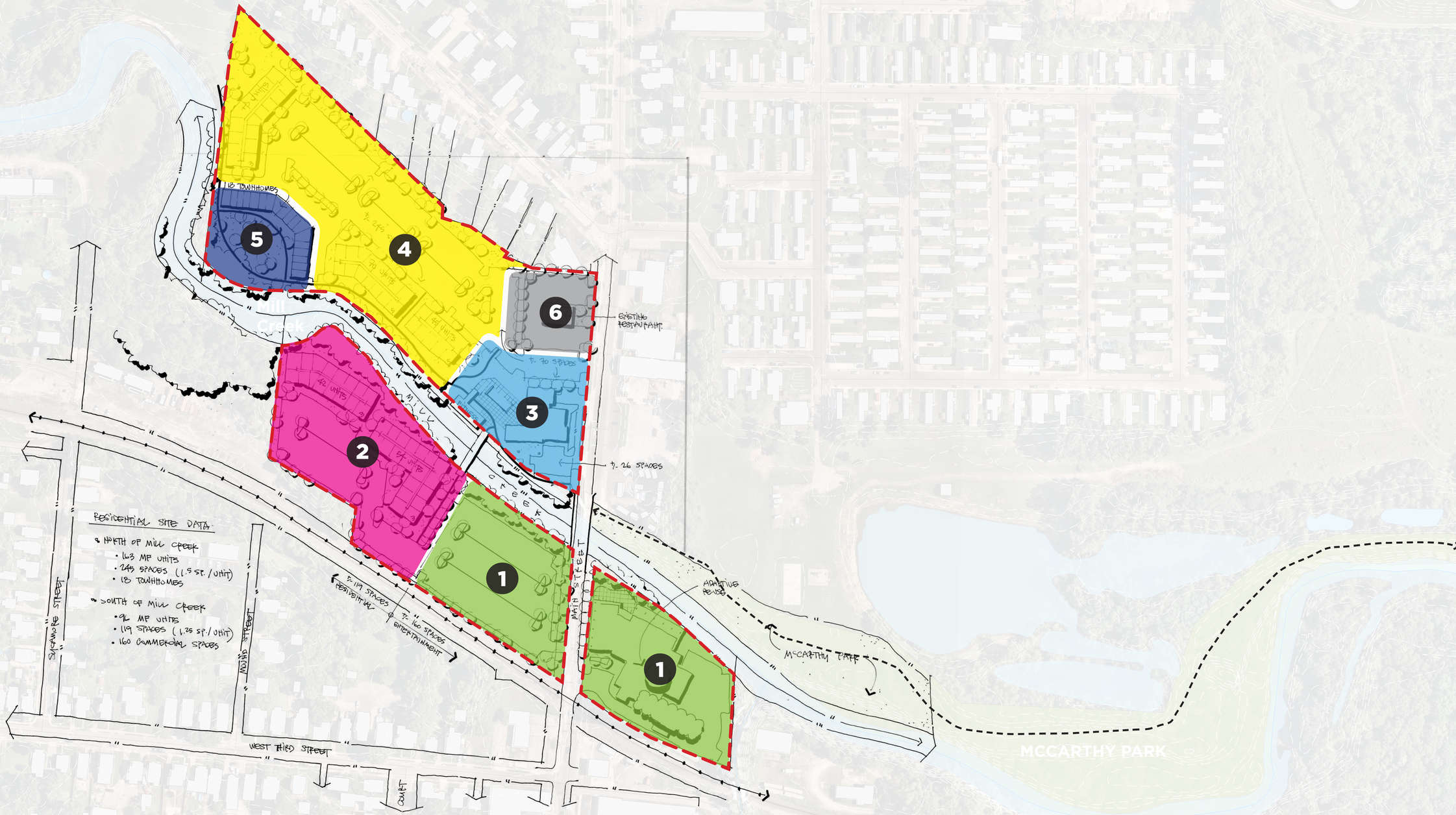
- Adaptive Reuse - 15k SF

SOUTH OF MILL CREEK

- 96 Multifamily Units
- 119 Spaces (1.25 sp. / unit)
- 160 Commercial Spaces
- 12.76 Units/Acre South

- Adaptive Reuse - 150k SF
  (new adjoining building = 26k SF)

← → Existing Trail
Site Area (~16.15 Acres)



Silo at Water & Light - Phasing Plan- 03.27.24

0' 100' 200' 300'

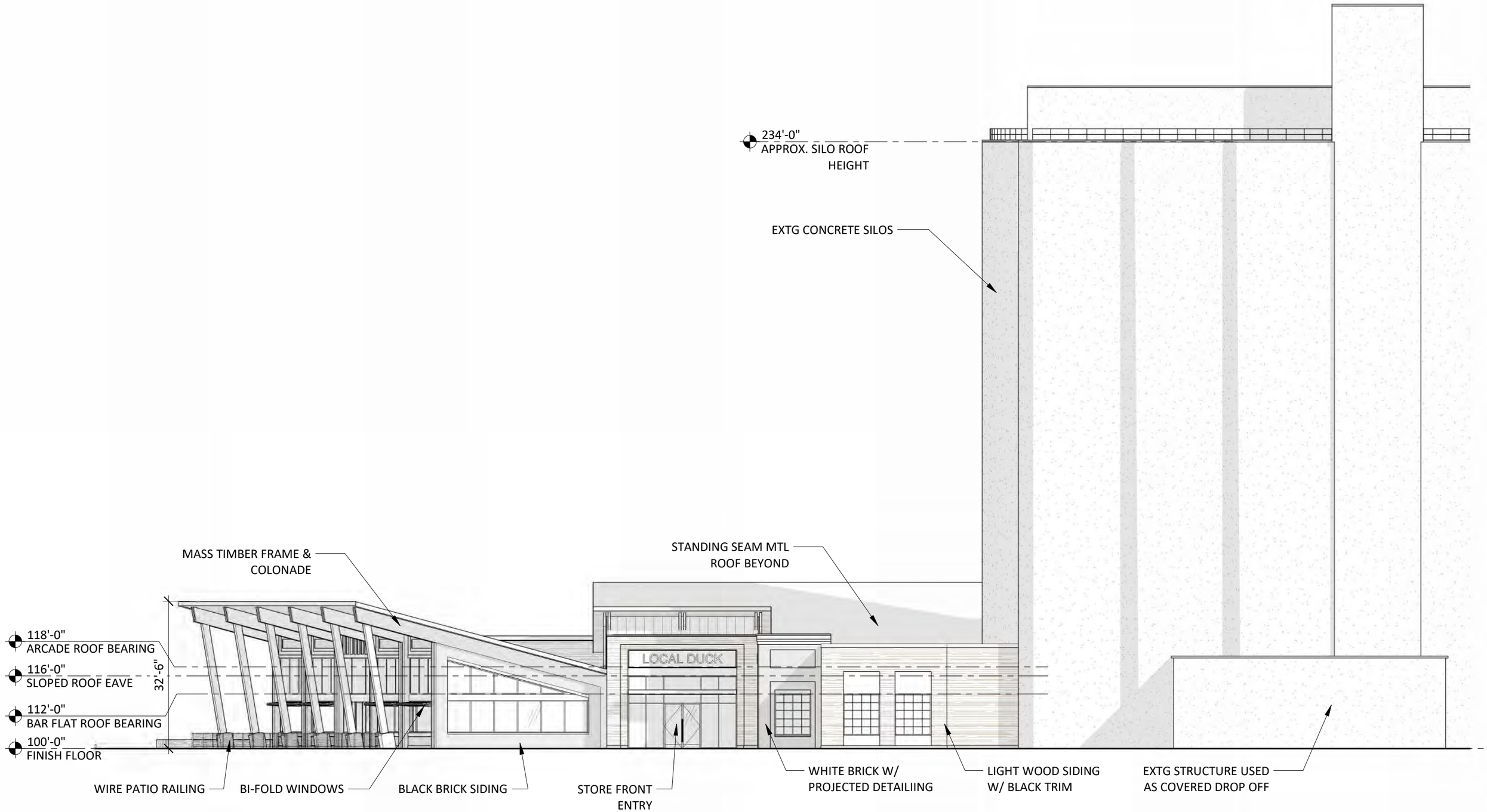



LOCAL DUCK
SILO AT WATER AND LIGHT

WATER AND LIGHT
SILO

INITIAL DRAFT

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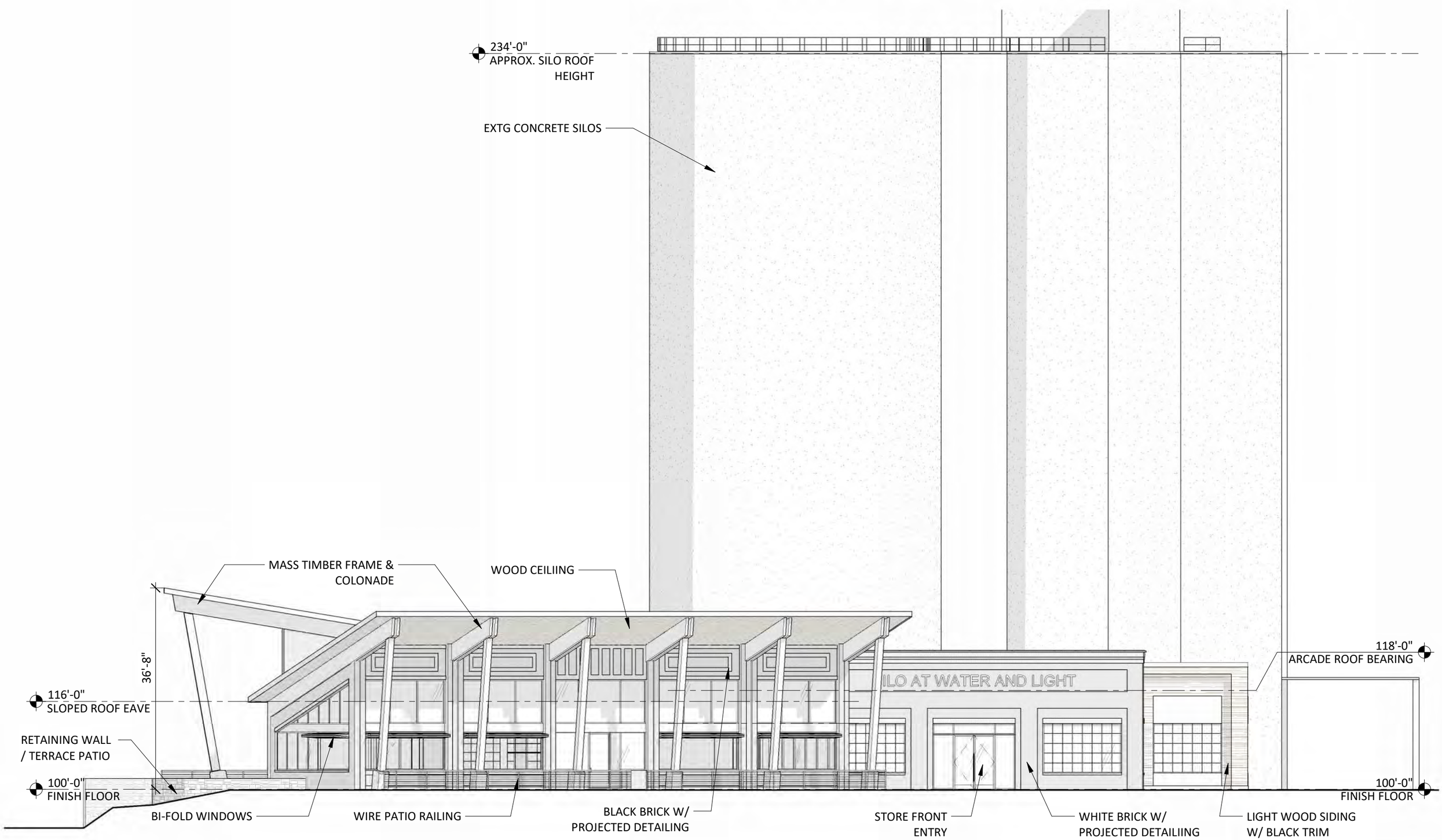


SILO SOUTH ELEVATION

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PROJECT #: CNT023
02/09/24

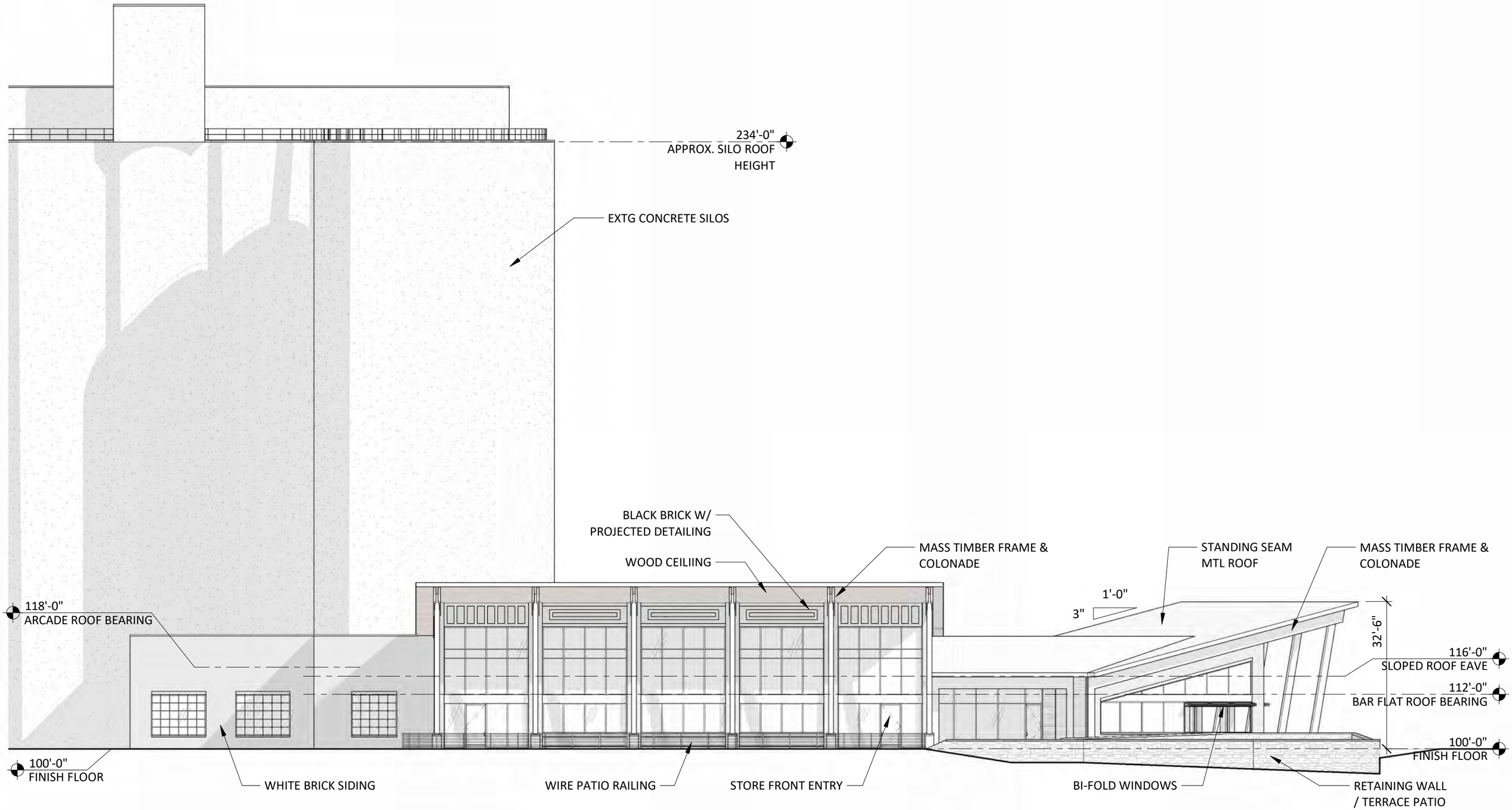


SILO WEST ELEVAITON

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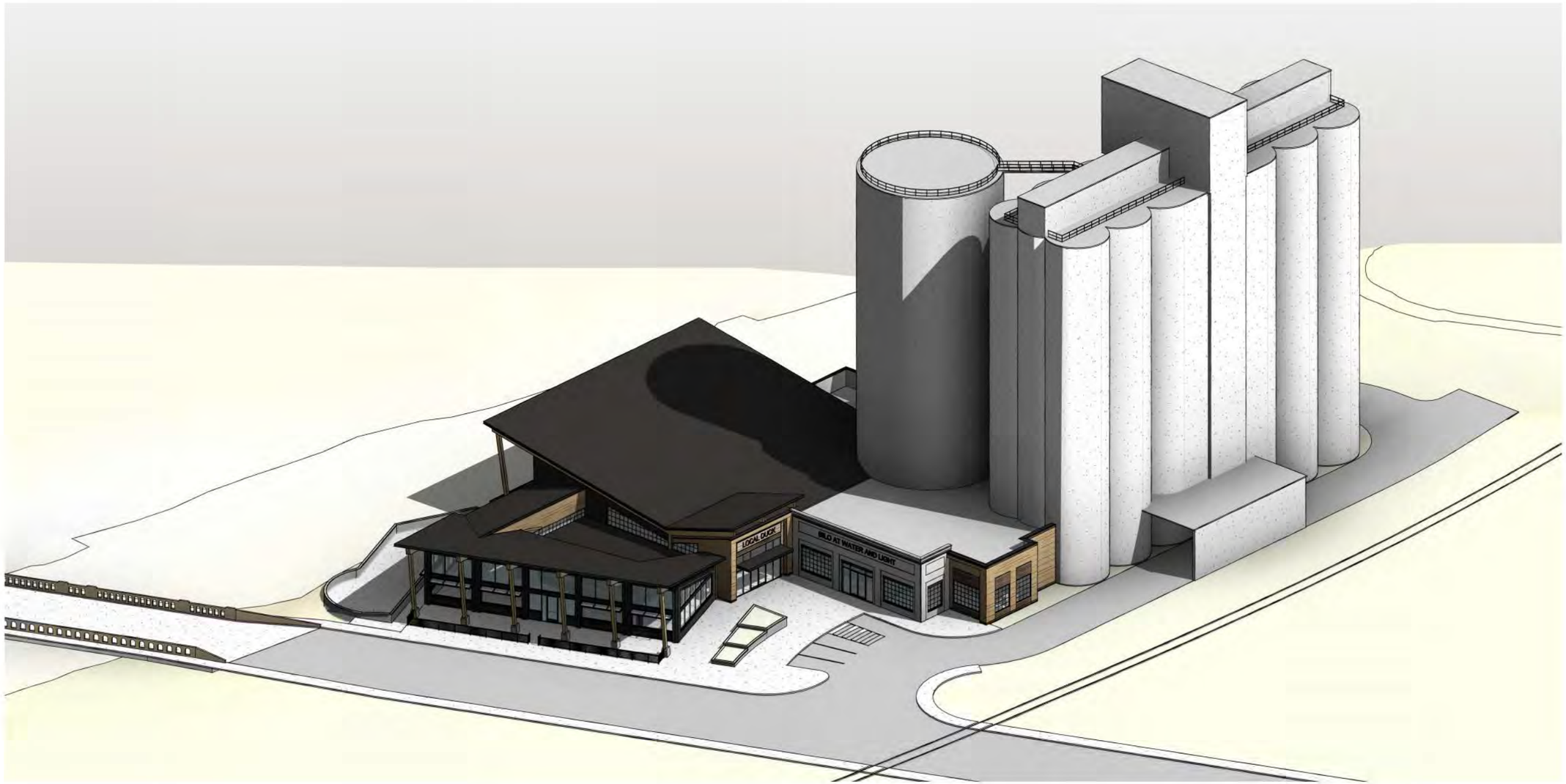


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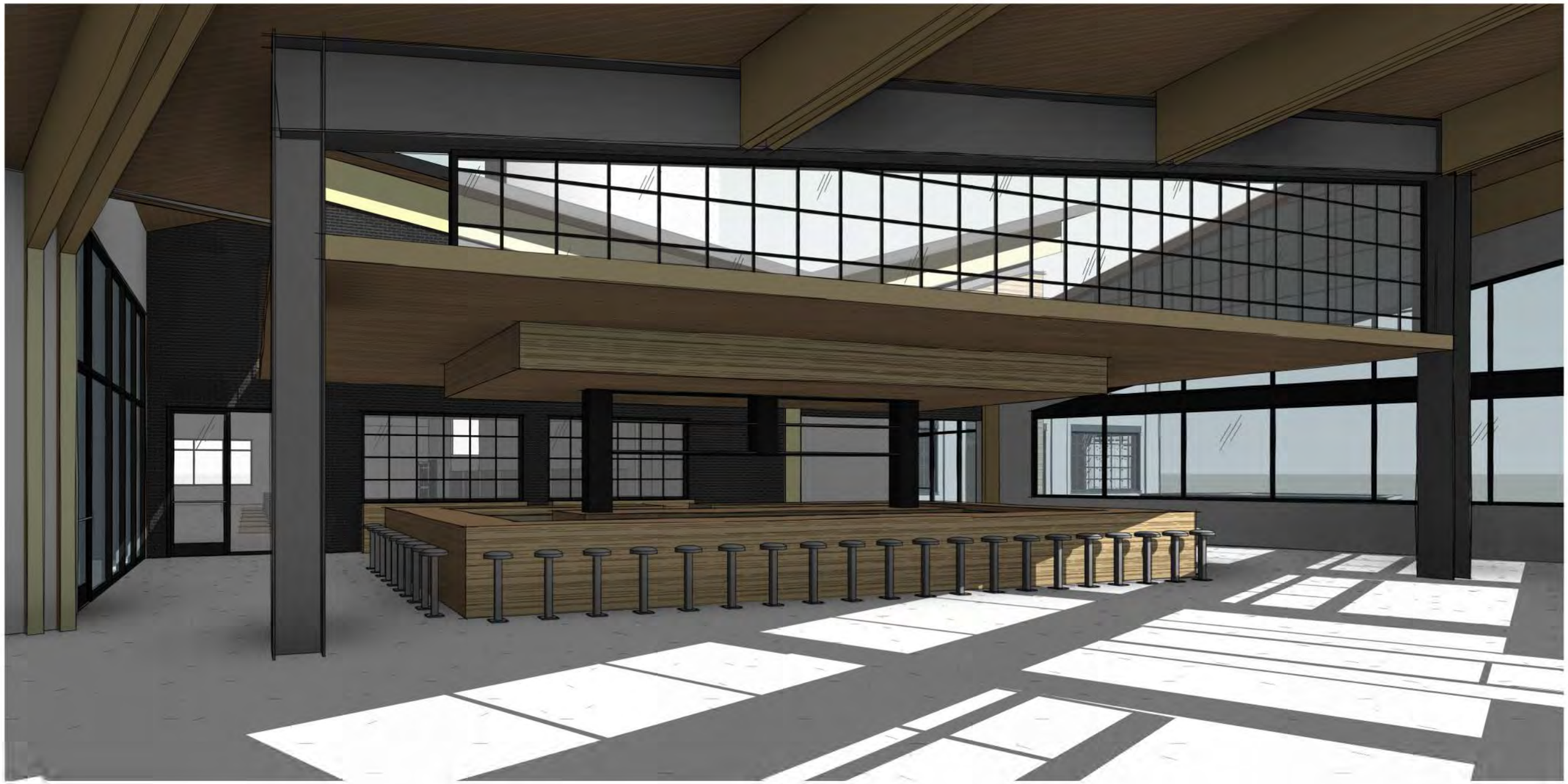
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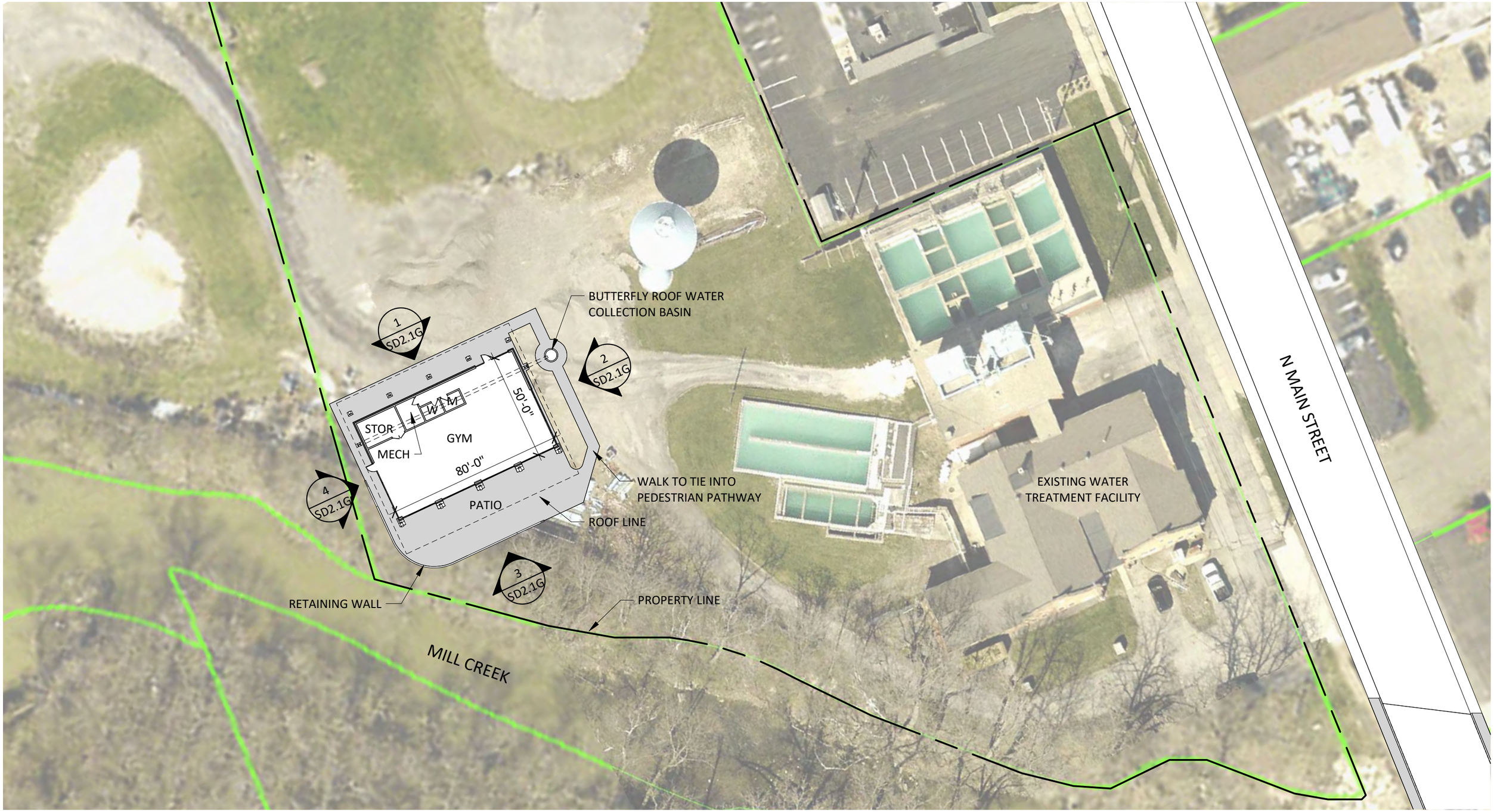
WATER & LIGHT
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PROJECT #: CNT023
02/09/24

WATER AND LIGHT
GYM

INITIAL DRAFT

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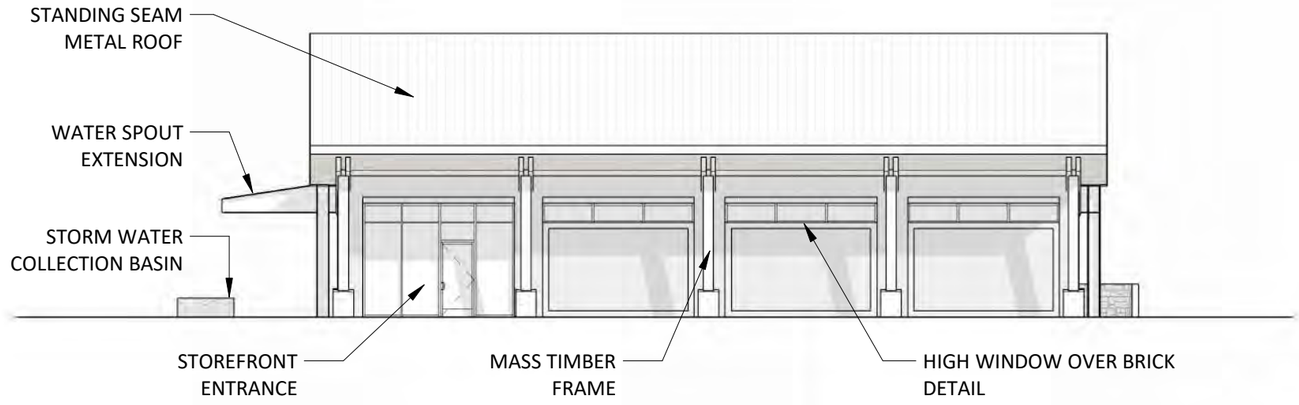


GENERAL BUILDING & SITE LOCATION
PLAN OF THE GYM BUILDING

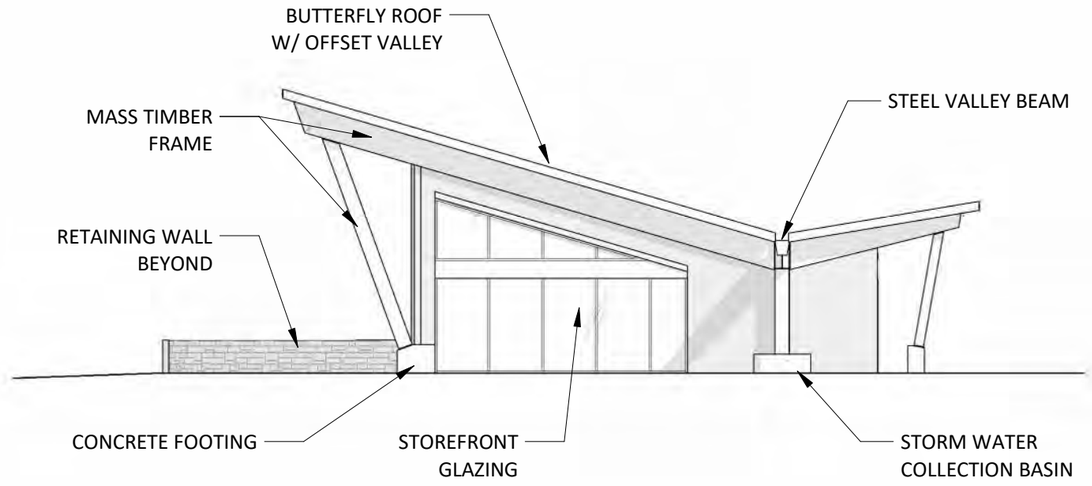
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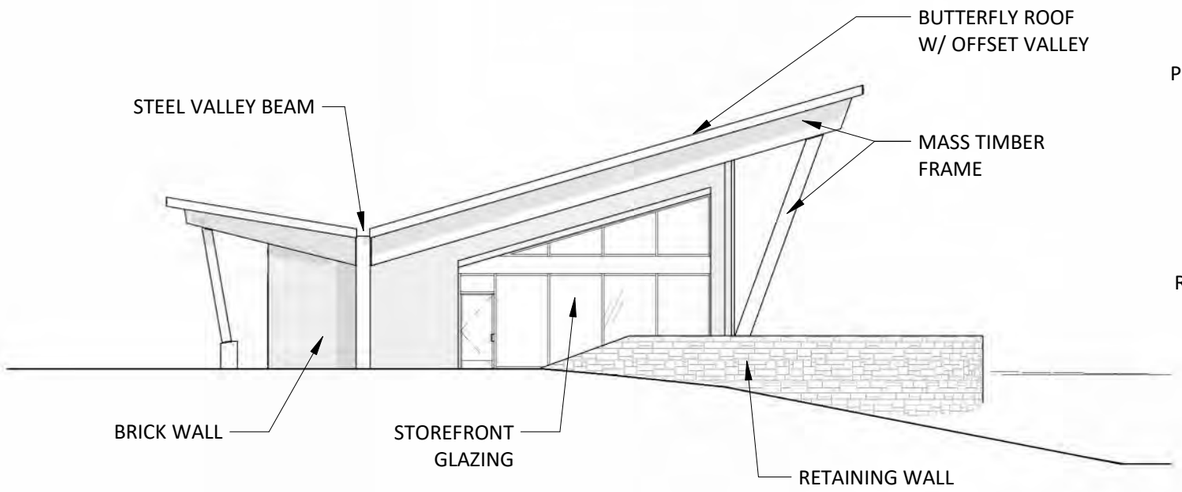
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02/12/24



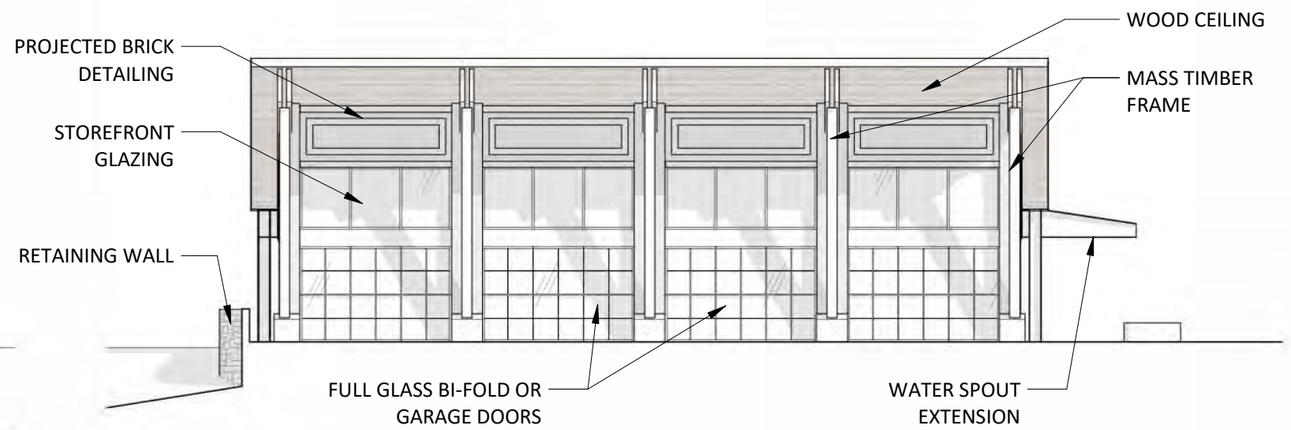
NORTH ELEVAITON



EAST ELEVAITON



WEST ELEVAITON

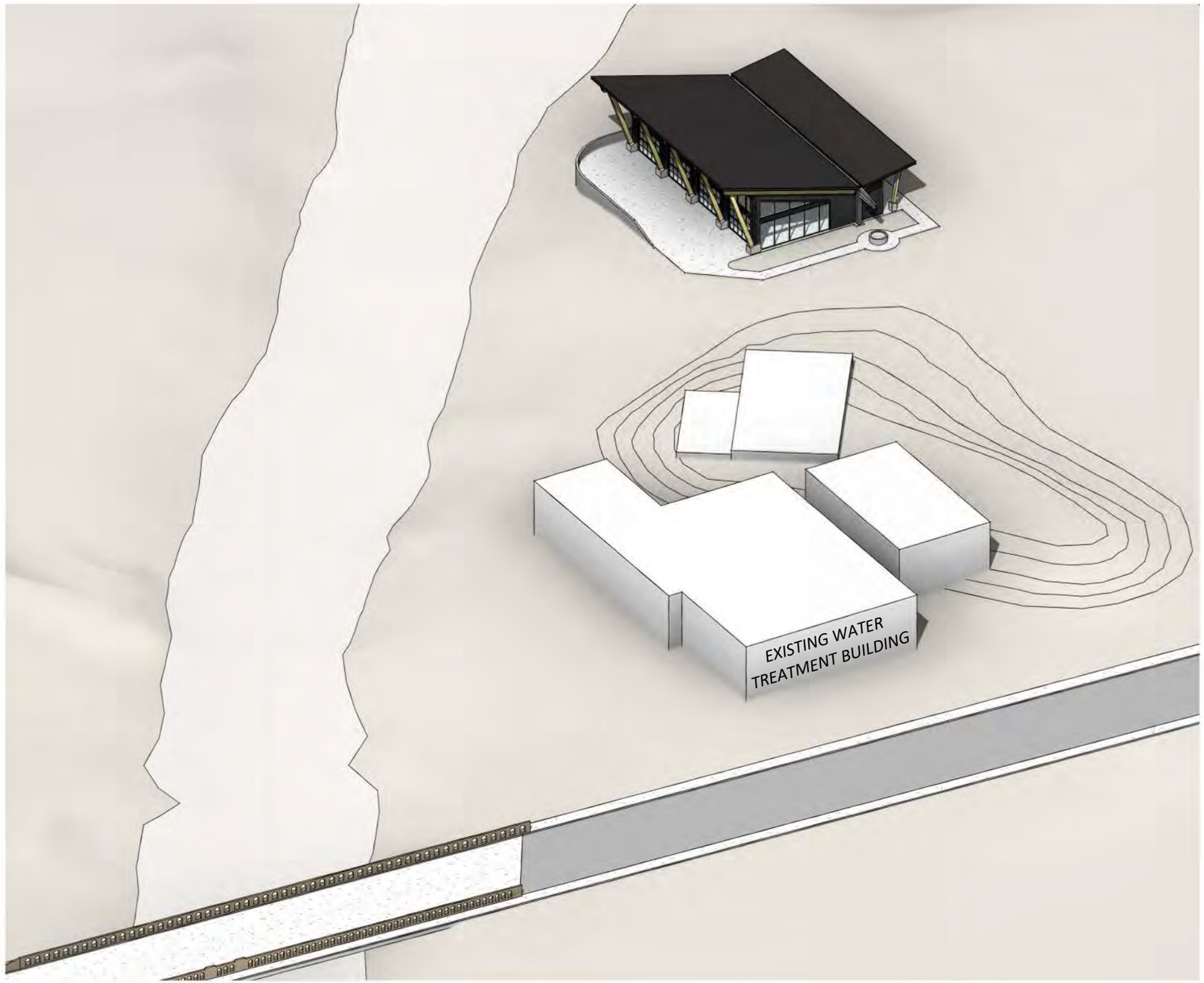


SOUTH ELEVAITON

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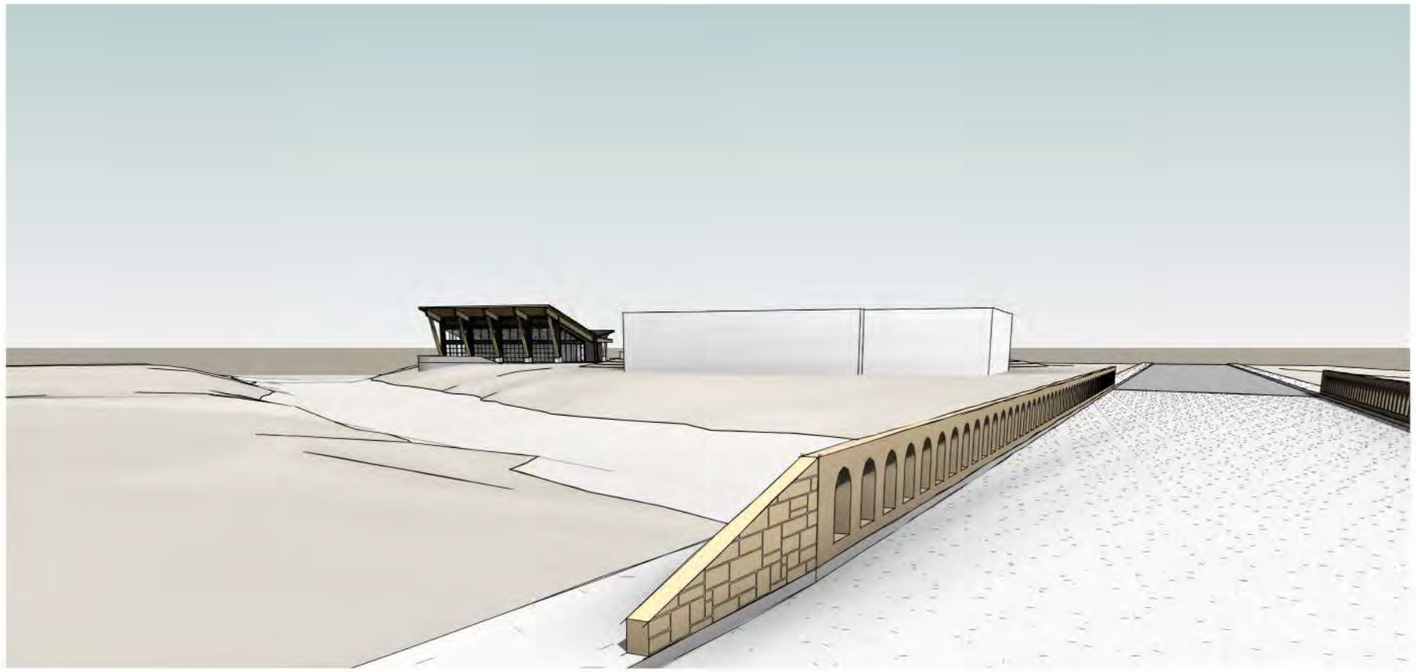
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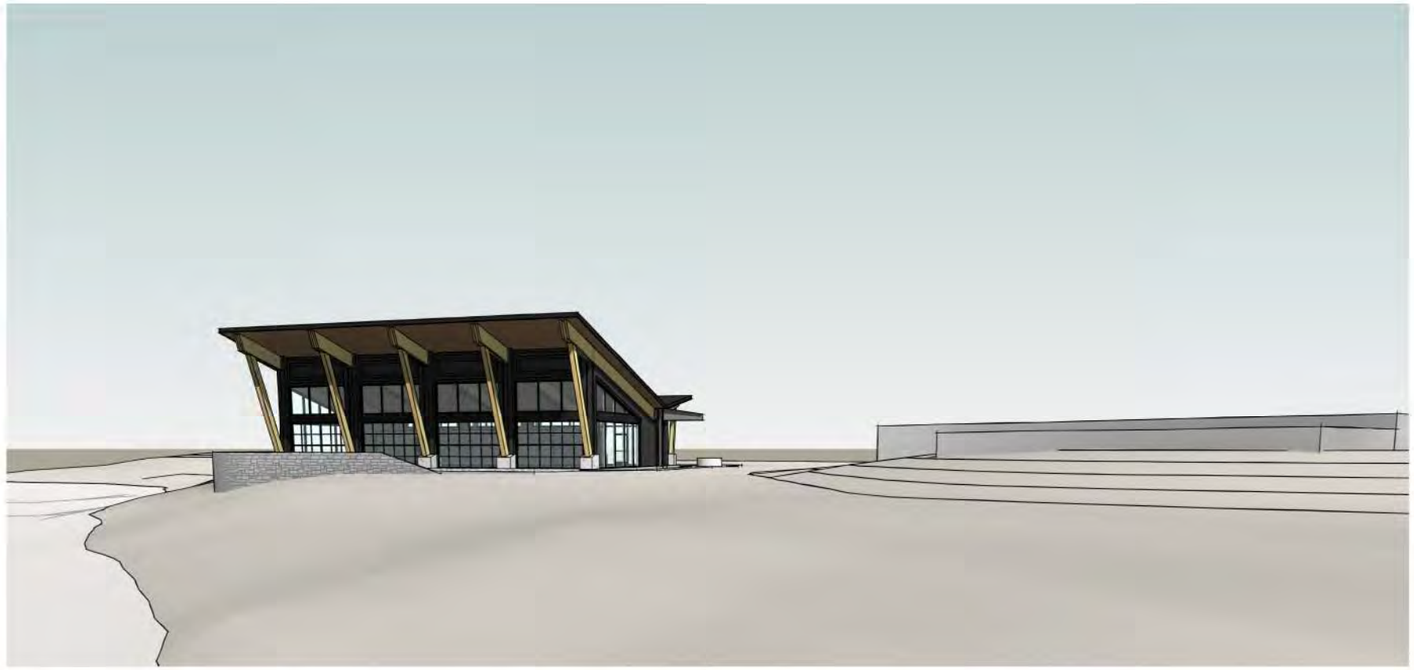


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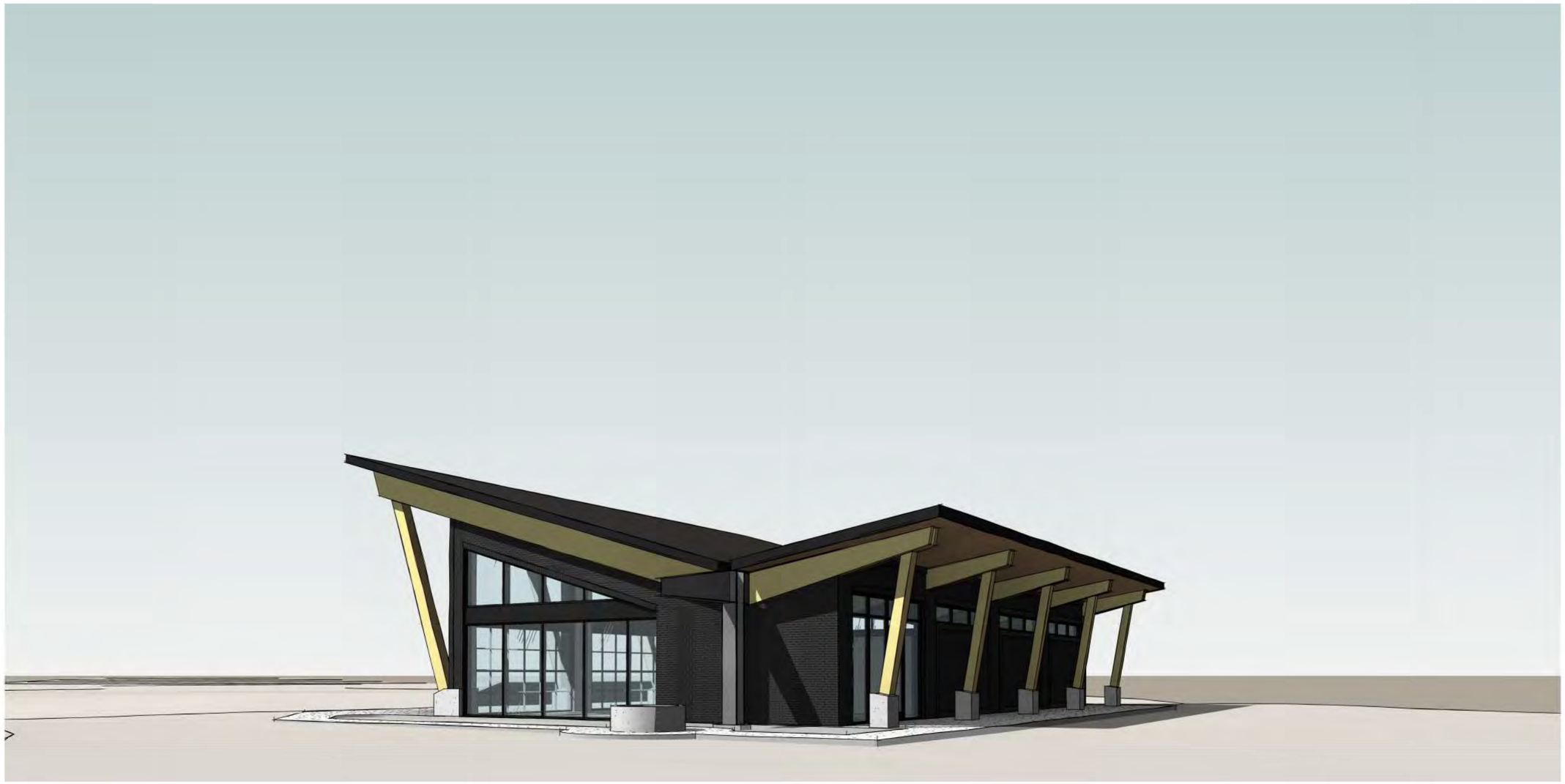




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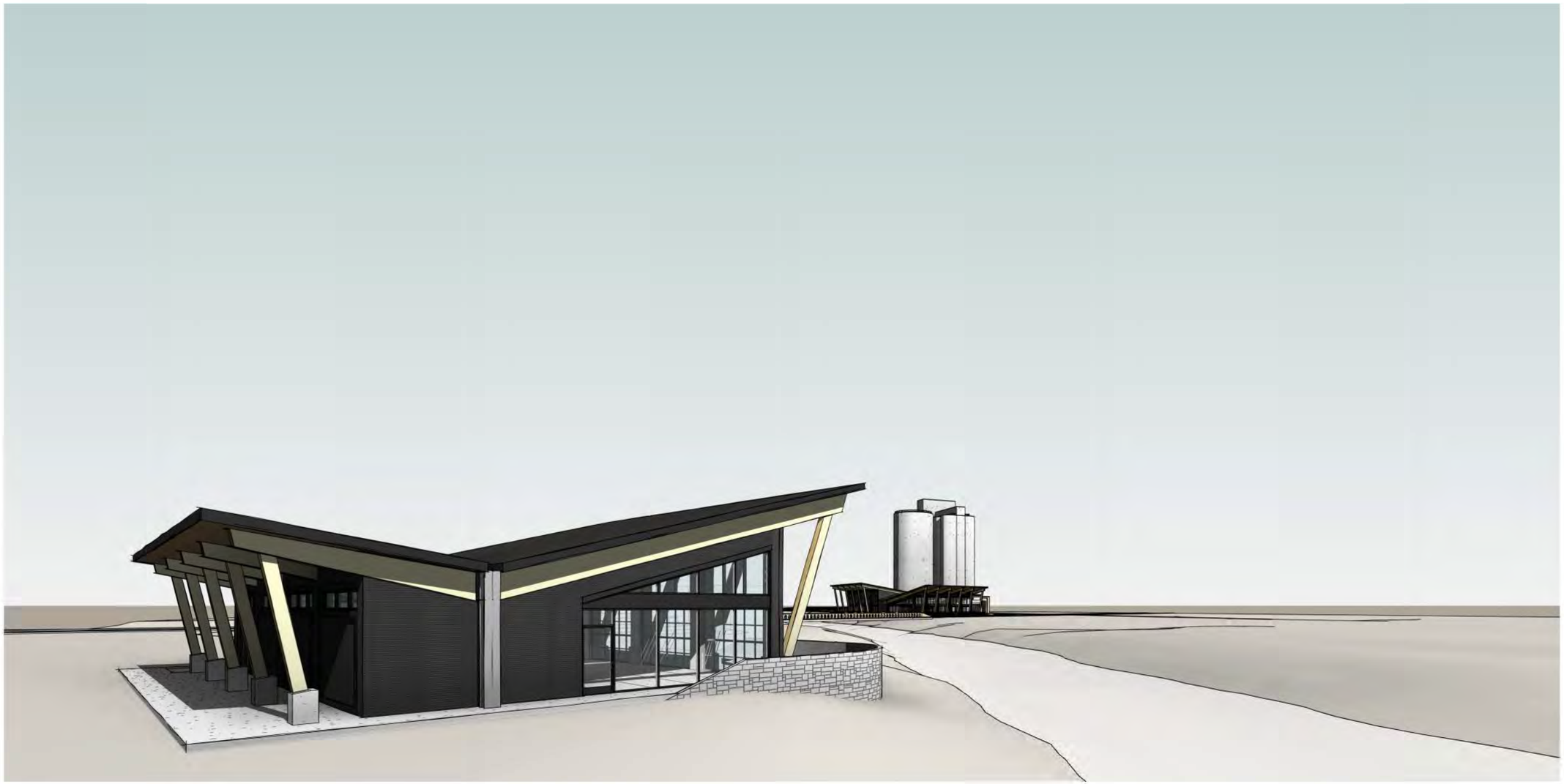
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PROJECT #: CNT024
02/12/24



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WATER & LIGHT
NORTH MAIN STREET
MARYSVILLE, OH 43040

SD3.2G
PROJECT #: CNT024
02/12/24



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WATER & LIGHT
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SD3.3G
PROJECT #: CNT024
02/12/24