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

LEGAL NOTICE

Notice of Public Hearing for Planning Commission in the City of Marysville. The Public Hearing will be held on June 4, 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 Final Plat for Adena Pointe Section 10 Phase 3 located between Weaver Road and London Ave. and Zoned as Suburban Residential District.
2. To hear an application for a Planned Unit Development (PUD) Sketch Plan application for a development known as Marysville South located at Parcels with ID numbers of 2900300600000, 2900300470000, 2900300480000, 2900300560010, 2900300670000, 2900230740000, 2900230560000, 2900230731000, 2900300521050, 2900300500000.
3. To hear an application for a Planned Unit Development (PUD) Sketch Plan application for a development known as Marysville East Section 3 located at Parcels with ID numbers of 2800170080010, 2800170050000, 2800170060010, 2800170010000, 2800140280010, 2800170030000.

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, June 4 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:

April 1, 2024 Joint Council Session Meeting Minutes

May 7, 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:

NEW BUSINESS:

1. To hear an application for a Final Plat for Adena Pointe Section 10 Phase 3 located between Weaver Road and London Ave. and Zoned as Suburban Residential District.
2. To hear an application for a Planned Unit Development (PUD) Sketch Plan application for a development known as Marysville South located at Parcels with ID numbers of 2900300600000, 2900300470000, 2900300480000, 2900300560010, 2900300670000, 2900230740000, 2900230560000, 2900230731000, 2900300521050, 2900300500000.
3. To hear an application for a Planned Unit Development (PUD) Sketch Plan application for a development known as Marysville East Section 3 located at Parcels with ID numbers of 2800170080010, 2800170050000, 2800170060010, 2800170010000, 2800140280010, 2800170030000.

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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SPECIAL MEETING:

CITY COUNCIL WORK SESSION and PLANNING COMMISSION MEETING MINUTES

Monday, April 1, 2024 – 6:00 p.m.

Police & Court Facility, 1250 W. Fifth Street, Marysville, Ohio

The meeting was called to order by Vice President Berbee at 6:00 p.m.

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was led by Vice President Berbee.

INVOCATION: The invocation was given by Vice President Berbee.

COUNCIL MEMBERS PRESENT PER ROLL CALL: Donald Boerger (arrived at 6:02 p.m.), Henk Berbee, J.R. Rausch, Mark Reams, Steven Wolfe, Zack Bordner and Scott Hunter.

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

CITY ADMINISTRATION PRESENT: *City Manager* Terry Emery, *Law Director* Tim Aslaner, *Finance Director* Brad Lutz, *Public Service Director* Jeremy Hoyt, *Police Chief* Tony Brooks, *Fire Chief* Nate Burns, *Planning and Development Manager* Ashley Gaver, *Zoning Administrator* Zach Andrews, *Planning Officer* Jeff Beard, *Director of Economic Development* Eric Phillips and *Clerk of Council* McKenzie Proudfoot.

ADDITIONAL PERSONS PRESENT: *Marysville Journal Tribune* Mac Cordell, Ed Mickelson, Bob Bailey, Vince Papsidero, Andrew Souders and Jamie Greene.

PROCLAMATION: A Proclamation was read by President Boerger:

April 2024 Ohio Native Plant Month in the City of Marysville

Whereas: Native plants are as old as our country, and indigenous species have evolved and occur naturally in a particular region, ecosystem, and habitat; and

Whereas: There are more than 17,000 native plant species in the United States, which include trees, shrubs, vines, grasses and wildflowers; and

Whereas: Native plants help prevent flooding, drought, and erosion and can help restore damaged ecosystems; and

Whereas: Native plants provide shelter, as well as nectar, pollen and seeds that serve as food for native butterflies, insects, birds and other wildlife in ways that non-native plants cannot; and

Whereas: More than 200 of the native plant species in the United States are estimated to have been lost since the early 19th century; and

Whereas: Habitat loss, development, extreme climate change, and invasive species have contributed to the decline of native plants in the United States; and

Whereas: Native plants are essential components of resilient ecosystems and our natural heritage.

NOW, THEREFORE, I, Donald Boerger, Mayor of the City of Marysville, Ohio do hereby proclaim **April 2024 as Ohio Native Plant Month**, in the City of Marysville.

FINANCE COMMITTEE REPORT: Councilman Berbee reported that during the February 26, 2024 Finance Committee meeting, they reviewed the length of their meetings historically and decided to move the meeting start time from 5:30 p.m. to 6:00 p.m. Also reviewed was the paving schedule for this year. Later this week, bids will be received and we will know the number of streets that can be paved. There was not a Finance Committee meeting in March.

PUBLIC SAFETY/SERVICE COMMITTEE REPORT: Councilman Hunter said that during the March 11, 2024 Public Safety/Service Committee Meeting, they reviewed preliminary information regarding the zoning of farm animals within the City. Potential Zoning Code changes will be presented to the Planning Commission and then to City Council. Construction updates were also provided, which have already been reviewed by Council.

AGENDA ITEMS:

- **Comprehensive Plan Assessment Discussion Facilitated by Planning NEXT:** Manager Emery thanked the Planning Commission and City Council for coming together for a joint meeting. Jamie Greene, Principal and Vince Papsidero, Principal Planner at Planning NEXT provided a presentation as shown in Exhibit A. Prior to the meeting, City Staff engaged Planning NEXT to conduct a survey of the City Council and Planning Commission Members. The survey was completed by 13 of the 14 members and the preliminary results of that survey were reviewed. The results will be a catalyst for the recommendations of Planning NEXT for the City's potential completion of the next Comprehensive Plan. There was dialogue throughout the presentation and the discussion centered around four main questions:

    - *What is the appropriate role of the Comprehensive Plan in the City's policy decisions and development approvals?*
    - *What policy areas and analyses should be included in the plan update?*
    - *What thoughts are triggered by this conversation regarding issues facing the City, as well as steps necessary for updating the Comprehensive Plan?*
    - *What are the outcomes of a successful planning process?*

Comments from City Council and Planning Commission are outlined below:

- Councilman Bordner asked if surveying residents would be a part of the process. Manager Gaver responded yes, if the decision is made to engage Planning NEXT for the development of our next Comprehensive Plan, there will be surveys of community members.
- President Boerger said residents want to see things done in our community, however, the Zoning Code does not fit the Comprehensive Plan. Councilman Rausch said that is one person's opinion, some of us do not think that. Mr. Greene said one of the most important things communities can do is evaluate their Zoning Code to ensure it aligns with their Comprehensive Plan. Councilman Rausch said that is what was done with our last Comprehensive Plan update in 2018. Updates to the Zoning Code followed in 2020. Some on the Committee, such as President Boerger, had views that differed from what the majority of members wanted. Mr. Greene said that predictability is important and residents want to know what they can count on for certain land uses. It is important to have good relationships with private developers as well. Generally, they are not going to want to go up against a fight for development, so that is something to consider as well.
- Councilman Rausch said we went from 23 to 18 zoning districts with the 2020 Zoning Code update. We spent a lot of time inside the current boundaries of Marysville and didn't spend the time necessary outside of the corporation limits. Going forward, we need to consider land outside of the City as a part of the Comprehensive Plan. In his opinion, applications for annexation have given the most concern regarding the development of Marysville. Commissioner Stillion agreed and said that we need something to refer to in the Comprehensive Plan when it comes to the annexation process. Mr. Greene said one of the reasons people are against development is the creation of stuff that people don't care about. You have to think about what people have affection for in your community, and are you creating things that will create an emotional connection and pride for the community in the future. A study was completed that showed a connection between a high level of pride and economic prosperity. Gallup has a well-being index. The fifth factor reflects how people feel about where they live. As a Planner, that is a big deal.
- Councilman Berbee said with the silos and the annexation of Marysville East, the number of potential housing stock will be considerably higher than is reflected in Exhibit A. Having affordable housing will continue to be difficult. Marysville has one of the lowest income tax rates in the area, at 1.5%. The cost to the City to provide the services needed for the additional housing exceeds what a 1.5% income tax will allow. Mr. Papsidero said the net fiscal benefit shows that housing development generally doesn't pay for itself. Mr. Greene said this is also a decision that the City will have to make. Retail doesn't do much good for communities either, but you do have to have some level of retail. It just usually doesn't pay for itself. Councilman Berbee asked for a recommendation regarding the order for infrastructure and development. Mr. Greene said it is important that they occur and be planned, together. Mr. Papsidero added that the developer should pay their fair share, which is also a policy decision.
- Manager Gaver said that sustainability is another point that may need to be considered as a part of the Comprehensive Plan. Mr. Greene said sustainability would need to be a part of the entire plan, not just in one area.
- President Boerger said the City's vision statement is too vague and that we claim to be certain things that we are not. We talk about the Uptown and the importance of preservation and walkability. For the Facade Improvement Grant, however, we allow wooden windows to be replaced with vinyl windows which are not historically accurate. We are not protecting taxpayer

dollars. Manager Emery clarified that for the Facade Improvement Grant, non-tax revenue funds are used to pay for the grant monies awarded.

- Councilman Bordner said when it comes to housing, the middle isn't available. We have rental properties or new homes for $500,000, there isn't a whole lot to offer in-between. Mr. Greene said one way to achieve affordability is to increase density. Commissioner Verbus addressed senior housing options and asked if City Planning occurs for 55 plus neighborhoods. Mr. Greene said it is all about providing housing opportunities. Planners have to be informed by community needs and values. Active seniors don't want to be in a project, they want to be in a community to get basic needs met. You want to be able to appeal to various demographics. Mr. Papsidero said that through zoning you cannot restrict the ages of where people live. It is about a balance of uses. Whether seniors or young professionals, they often want similar things, they want to be able to walk and have less property maintenance. Mr. Greene said you need to have six different housing types to be considered a complete community. If people want to move back, such as its college graduates, but they cannot afford a place to live, or if there are seniors who cannot downsize, and they both have to move out of the community, the social fabric of your community disintegrates. Communities have to ask themselves what it means to be a complete community.
- Mr. Greene said an additional consideration is the distinction between a neighborhood and a subdivision. Communities need to be intentional about what is meant by those definitions. Mr. Papsidero said it is important to consider what is authentic to Marysville. It ties back to identity and should be reflected into the built environment. Mr. Greene said if there are certain places in the City that people really like, consider what the setbacks are and what are the aspects of those places are that people really like. Councilman Reams said that he has realized that as a City, we do a great job with physical issues, such as infrastructure, water, sewer, traffic and streets. It's the soft side that people have hesitation. The emotional side, how do we maintain that friendly neighborhood feeling, that emotional attachment and pride in our community. That seems to be a piece that we need to focus on. Mr. Greene said yes, it is important to take care of the basic things, but what makes a great neighborhood can be something to focus on and then ultimately, to be proud of. Those attributes need to be defined.
- President Boerger said when he talks to residents, they understand the need for growth and density, but the issue is that they feel the design standards are lacking and that houses in the Uptown are falling into disarray. If the City cannot maintain its current housing stock, what will it let happen with new housing stock. Commissioner Stillion clarified that home maintenance is the responsibility of the homeowner, not of the City. Further, Councilman Rausch said increasing the level of building materials will increase costs and make it less likely that property maintenance will occur.
- Councilman Hunter said that in terms of the first question asked, the Comprehensive Plan gives a high-level guide to zoning development. Pictures are shown in the current Comprehensive Plan, but the descriptions are vague and provide little guidance. The City just completed a Thoroughfare Plan, and he would think that it would be integrated into an updated Comprehensive Plan.
- Councilman Bordner asked how many people would be part of a steering committee. Mr. Greene responded that the number of members and the development can occur a number of different ways. You want to make sure you have people that have some knowledge of the community, even if it's just of their neighborhood. Given the complexity of the meetings, there is typically a facilitator facilitating. Manager Emery said last time there were 18 community members on the steering committee. While we haven't hired Planning NEXT for the completion of our next Comprehensive Plan, it may behoove us to do so. Manager Gaver concluded the dialogue by stating

that following this meeting, City Staff will take the comments heard tonight, wrap them into the 2018 Comprehensive Plan Assessment and then collectively with Council, will decide next steps.

THE POTENTIAL TO ADJOURN TO EXECUTIVE SESSION TO DISCUSS IMMINENT LITIGATION: At 8:14 p.m., Councilman Rausch and Commissioner Verbus moved to adjourn to Executive Session, Councilman Hunter and Commissioner Laub seconded and the question put, stood:

Mr. Boerger YES;	Mr. Hunter YES;	Mr. Reams YES;	Mr. Rausch YES;
Mr. Bordner YES;	Mr. Wolfe YES;	Mr. Berbee YES;	Mr. Wolniewicz YES;
Mr. Nickoson YES;	Mr. Fishes YES;	Mr. Stillion YES;	Ms. Verbus YES;
Ms. Laub YES.			

City Council, vote 7-0; Motion carried. Planning Commission, vote 6-0; Motion carried.

At 8:47 p.m., City Council and Planning Commission adjourned to Open Session.

ADJOURN: There being no further business to bring before Council, Councilman Rausch and Commissioner Verbus moved to adjourn the meeting. Affirmative voice vote in favor was unanimous. The meeting adjourned at 8:47 p.m.

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PLANNING COMMISSION MEETING MINUTES
May 7, 2024 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: Chad Wolniewicz, Matthew Fisher, Robert Stillion, Bret Ingle Paige Laub, Michael Nickoson and Lesley Verbus.

CITY ADMINISTRATION PRESENT: *Planning and Development Manager* Ashley Gaver, *Planning Officer* Jeff Beard, *Zoning Administrator* Zach Andrews and *Planning Intern* Catherine Rolnicki.

ADDITIONAL PERSONS PRESENT: Stephanie Cunningham, Nichole Martin, Amelia Eve, Marc Hanson, Shari Anderson, Carlton Dean and Ashley Thompson.

APPROVAL OF MINUTES: Commissioner Stillion moved to approve the April 16, 2024 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: Carlton Dean of Sterile Waste Solutions, a medical waste company, stated their business recently relocated to Marysville from Westerville. They received funding from the State to move to a rural county and create jobs in Ohio. He said he is representing Dave Sells who owns 14711 Industrial Parkway, a building which is expected to be complete in a couple of weeks. They are requesting a zoning amendment to permit Non-Hazardous Waste Treatment to the Manufacturing and Innovation District list of Permitted Uses. Administrator Andrews said zoning text amendments can only be initiated by Planning Commission or by City Council. If a property or business owner has a requested a change, they can come to a Planning Commission Meeting and ask for the Zoning text amendment to be considered as a first step in the process. Chairman Nickoson asked if Non-Hazardous Waste Treatment is defined in the Zoning Code. Administrator Andrews responded no, it is not, which is part of the reason why Mr. Dean is making the request. Chairman Nickoson said he can work with the applicant and with the City regarding the potential zoning text amendment.

REPORT OF ADMINISTRATION: None.

NEW BUSINESS:

1. **To hear an application for a Conditional Use Application for personal services located at 240 W 5th Street with a Parcel number of 2900070690000 and Zoned as Uptown Transitional District.**

   Stephanie Cunningham of RevelationU Reiki and Wellbeing stated she has owned her business for seven years and is looking to expand. Her business is all about helping people to improve their health and wellbeing.

   Commissioner Comments: Commissioner Nickoson said it is the recommendation of City Staff to add low planting landscape around the existing monument sign. Landscaping may be required as a conditional approval. Commissioner Wolniewicz asked if the services can be explained further and asked about the expected traffic in a typical day. Ms. Cunningham said Reiki is a Japanese massage typically described as hands on meditation. She sees three to four clients, one at a time, for about an hour each, three days per week. She is planning to expand and add two to three additional practitioners, who will follow a similar schedule. Some group classes will also be offered as a small portion of the overall business. Mark Hanson, owner of 240 W. 5th Street, and resident of Marysville, spoke in opposition to adding landscaping. Adding the additional landscaping around the sign will not be aesthetically pleasing, given the height and size of the sign. The sign is well maintained and newly painted to match the building. Landscaping around the sign will obscure it. Commissioner Stillion said flowers and additional landscaping around the building wouldn't hurt. Something would be better than nothing. There is only white stone around the sign and no plants are around the front porch. Mr. Hanson said flower boxes have been installed under the windows, although no flowers are in them. Chairman Nickoson said as a general rule, we like to see plants and flowers and he hopes they can be added. Commissioner Laub asked if he will be planting annual plants. Mr. Hanson responded no. Commissioner Wolniewicz asked if any renovations will need to be done for the tenant. Mr. Hanson responded no renovations will be required. Commissioner Stillion said he doesn't feel like plants should be a condition of approval.

   Citizen Comments: None.

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

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

   Vote 7-0; Motion carried.

2. **To hear an application for a Final Plat for Amrine Meadows Section 1 Phase 2 located along State Route 31 & Amrine-Wood Road and Zoned as Suburban Residential District.**

   Nichole Martin of Pulte Homes representing the applicant, spoke. The Final Plat application is for an additional 47 lots. The lots are a mixture of 55- and 66-feet. Ms. Martin said they reviewed the comments from City Staff and are accepting of the changes requested.

   Commissioner Comments: None.

   Citizen Comments: None.

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

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

Vote 7-0; Motion carried.

3. To hear an application for a Zoning Code Amendment to Part Eleven - Zoning Code, Section 1123 - Generally Applicable District.

Administrator Andrews provided a presentation as shown in Exhibit A. This was originally brought as a concern from a citizen during a Public Safety/Service Committee meeting. City Council asked that City Staff follow-up regarding the topic, to research what other communities are doing and to present potential modifications to the Zoning Code to the Planning Commission. This topic has been discussed during the following meetings: October 9, 2023 Public Safety/Service Committee, November 13, 2023 Public Safety/Service Committee, February 5, 2024 City Council Work Session and March 11, 2024 Public Safety/Service Committee. The recommendation is based on feedback received during those meetings and the research that followed by City Staff.

Citizen Comments: Amelia Eve said she is the owner of three miniature horses in Mill Valley. She thanked the Commission for the opportunity to speak and bring clarity to the topic. Ultimately, she said she discourages amendments to the Zoning Code as it is currently written. They purchased their miniature horses to be members of their family and to serve as a 4-H project for her daughter. She said she is passionate about giving kids opportunities for responsibility. The County Health Department was called to their house on September 14, 2023. We were given a glowing report. No waste or odors were noted. Amendments should be made when there is a large consensus to support the changes. She is not seeing that is the case in this situation. Her family has been given positive feedback and been on the front page of the newspaper twice. She has been overwhelmed by positive comments received and shocked that there haven't been negative comments. Marysville is a City that supports what they are doing, so long as owners do their due diligence as to not be a nuisance. We take preemptive measures on a daily and weekly basis to ensure there is not a smell, that there aren't any flies, etc. and they touch base with neighbors regularly to see if there are any concerns to be addressed. Miniature horses are novelty animals, not farm animals. They are typically used as pasture mates. Additionally, she said, the American Academy of Pediatrics recognizes them as a therapy animal. One of their miniature horses is starting the process soon to be a therapy animal and they hope to certify the other two as well. Lastly, in terms of grandfathering, she said it is important to know that miniature horses, and horses in general, tend to be transient. They tend to change location for several weeks, to months at a time, primarily due to training, 4-H, lease, etc. Their miniature horses will likely be leased to 4-H kids and will leave to do training. Since they live in the City, it will be beneficial to send their miniature horses to a boarding facility in the winter. She welcomed the Commissioners to visit their home anytime.

Shari Anderson, an Advisor of the Marysville FFA program, spoke to how these amendments could impact their students. Regarding the exemption period of four months for kids participating in the Union County Fair, that length of time is appropriate. However, in FFA, students have projects called Supervised Agricultural Experience Projects, which last well over four months, and can sometimes last four to five years, depending on the project. Regarding space requirements for chickens, she said the industry

standards are significantly less, she thinks the Code should be more conservative to align with industry standards.

Ashley Thompson, also an Advisor of the Marysville FFA program, spoke. She said it is important that kids and the public, in general, learn about a safe and affordable food supply. It is important to realize how varied Marysville is throughout the City. She said she can agree that common sense and courtesy are needed, and it is also important to consider the larger properties. Kids are not able to decide where they live, and we don't want to hinder their ability to participate in 4-H or FFA. It is important for people to understand where their food comes from, which includes animals as a part of the food supply. She understands and respects the fact that neighbors don't want noise or smell issues, and she also requested that the decision makers keep an open mind as the potential Code Amendments are reviewed.

Response to Citizen Comments: Administrator Andrews said very good points were raised. He said they can take the feedback received and rework the draft, if that is the desire of the Commission. Commissioner Stillion asked how many police calls are initiated because of issues with animals. Administrator Andrews responded that from his perspective, the calls received reporting issues are much less than calls received of property owners asking if they can have certain types of animals. Commissioner Nickoson said either way, this topic is not defined in the Code and it should be. Commissioner Verbus said a big sticking point seems to be the length of time restriction, maybe that should be removed. Administrator Andrews said there could be some sort of application filled out by the owner and the advisor with regard to exemptions, maybe that would be easier to administer. Commissioner Stillion said if that is recommended, he asked that there be no application fee. Commissioner Ingle said that related to nonconformities, if one animal passes away, he doesn't see why it can't be replaced. The number shouldn't be able to go up, but should be allowed to be maintained. Administrator Andrews responded that is the nature of nonconformities, the intent is not to allow them to continue into perpetuity. Commissioner Ingle said he understands that point, but this is in regard to animals, not buildings. Chairman Nickoson said his perspective regarding grandfathering is that if a property owner has three grandfathered animals and one is gone for significant amount of time, such as six months, then the threshold becomes two. That is one way that grandfathering goes away over time, when current usage is not maintained. How to police that, however, he is unsure. Administrator Andrews said administrating would be difficult, but he understands Chairman Nickson's perspective. Commissioner Stillion asked how many properties these Zoning Code amendments would affect, given there are HOAs. Administrator Andrews said he isn't sure, but there is a large portion of the City that doesn't have an HOA. Given the considerable feedback and dialogue that occurred, the Commission recommended to table the Zoning Code Amendment to allow time for further research and edits to be made.

Commissioner Stillion moved to table the Zoning Code Amendment and the question put, stood:

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

Vote 7-0; Motion carried.

DISCUSSION ITEMS: Manager Gaver provided an update that a couple of Planning Commission Members met prior to this meeting, along with couple of City Council Members, regarding marijuana legislation. They plan to come to Planning Commission with proposed amendments within the next few months. Additionally, City

Council passed a moratorium on small box discount stores, which are not currently defined in the Zoning Code. Information will be coming forward in the fall regarding potential zoning code changes. Additionally, there are a handful of development plans that will be coming in the summer, so the Planning Commission Agendas will be busy this summer. Lastly, she said two Planning Interns have started and will work with us this summer. Commissioner Verbus said she is the Community Reinvestment Area (CRA) representative and they had their annual meeting in March. All incentives that were reviewed were approved. Further, she said that according to the bi-laws, the members serve a three-year term and do not necessarily have to be a member of the Planning Commission.

DESIGN REVIEW BOARD LIAISON REPORT: Commissioner Stillion said that all items on the agenda from the April 10, 2024 Design Review Board meeting were approved.

COMMENTS OF INDIVIDUAL COMMISSION MEMBERS:

Commissioner Verbus had no further comments for the evening.

Commissioner Stillion asked if Aldi submitted anything for their reconstruction. Administrator Andrews said they did a revision to their application because the scale of their project wasn't over threshold to be reviewed by the Design Review Board.

Commissioner Fisher had no further comments for the evening.

Commissioner Laub had no further comments for the evening.

Commissioner Ingle had no further comments for the evening.

Commissioner Wolniewicz had no further comments for the evening.

Commissioner Nickoson had no further comments for the evening.

ADJOURN: There being no further business to bring before the Commission, Commissioner Stillion moved to adjourn the meeting. Voice vote in favor was unanimous. The meeting adjourned at 7:46 p.m.

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June 4, 2024

To: City of Marysville
Planning Commission Members

From: Ashley Gaver
Planning and Development Manager

RE: Final Plat Review – Adena Pointe Section 10, Part 3

APPLICATION: To hear an application for a Final Plat for Adena Pointe Section 10, Part 3 located between Weaver Road and London Ave. and Zoned as Suburban Residential District.

Applicant: CESO, Inc.
Jonathan Buchanan, P.E.
2800 Corporate Exchange Drive, Suite 400
Columbus, OH 43231

Owner: Grand Communities, LLC
3940 Olympic Boulevard, Suite 400
Erlanger, KY 41018

LOCATION: West of Weaver Road and East of London Avenue (State Route 38).

AERIAL (LOCATION IS IN BLUE):



Following are the comments received for the Final Plat Review of the development known as Adena Pointe Section 10, Part 3, located along Weaver Road.

Items listed are requirements and/or recommendations from the applicable agencies.

ENGINEERING STAFF ANALYSIS

1. A twenty (20) foot wide sidewalk easement shall be provided, centered on the lot line between Lot 73 and 74 for a future shared use path.

PLANNING & ZONING ANALYSIS

1. The Applicant shall correct the spelling error on Drawing Plat 2 for the Owner's Name of Parcel # 2900190683000 located at the southwest corner of the Final Plat where the Iron Pin is to be set. KATEHRINE should be (KATHERINE) A. MIRENDA AND GREGORY J. MIRENDA

2. The Preliminary Plat and Final Plat have multiple discrepancies in the Lot Numbers. The applicant shall provide clarification on why the lot numbers are different on the final plat compared to the preliminary plat. (i.e. PP 30 is FP 48, PP 65 is FP 83).

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

Received (stamp):

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

APPLICATION FOR MAJOR SUBDIVISION APPROVAL (FINAL PLAT)

***** 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 required applicable submittal items found in Chapter 1105 of the Planning & Zoning Code 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 subdivision approval 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 or Subdivision name: Adena Pointe Section 10, Phase 3

Present Zoning District: Suburban Residential (SRD) Present Use of the Land: Vacant

Proposed Zoning District: Suburban Residential (SRD) Proposed Use of the Land: Single Family Residential

Owner of Property: Grand Communities, LLC

Owner's Address (Street): 3940 Olympic Boulevard, Suite 400

City, State and Zip Code: Erlanger, KY 41018

Owner's Telephone Number: (614) 348-6257

Applicant Information *(Please print clearly)*

Applicant: Jonathan Buchanan, P.E. ☐ Owner ☐ Agent ☒ Representative ☐ Other

Company: CESO, Inc.

Address (street): 2800 Corporate Exchange Drive, Suite 400

City, State, and Zip Code: Columbus, OH 43231

Telephone Number: (614) 942-3019

E-mail Address: buchanan@cesoinc.com

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

Signature of Applicant:_____ Date: 4/24/2024

Signature of Owner:_____ Date: 4/24/2024

FOR CITY USE ONLY

Paid (stamp):

Fees Due:

Final Plat: $200 plus $50 per **lot** = $ _____

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

_____ _____

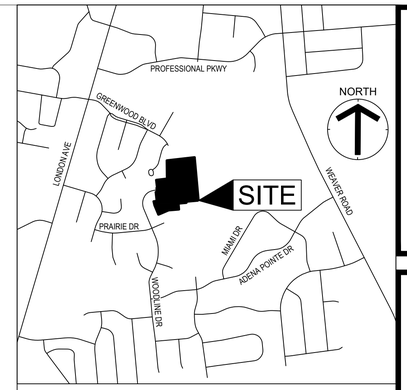
City Staff Date

In addition to completing the information on page one (1) of this application; you are required to submit the following information.

For staff Use Yes	No	*Application Requirements*
		REQUIRED FOR ALL SUBMITTALS: Two (2) copies of the Application and Final Plat, drawn at a suitable scale and 24 x 36 inches in size. The Final Plat and supplementary information shall be prepared by a registered engineer, registered in the State of Ohio, for all subdivision which are defined as subdivisions in Section 1101.02(a)(34)A. The boundary survey shall be prepared by a registered surveyor registered in the State of Ohio
		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.
		FINAL PLAT REQUIREMENTS: ***(Shall include the following information)***
		Final Plat drawing shall contain the following information, including all design elements and standards in Chapter 1107
		Name of the subdivision, location by Virginia Military Survey number; date of survey and engineer's stamp of approval, north arrow, scale and acreage
		Names and addresses of the applicant, and the engineer and surveyor who prepared the Final Plat along with the engineer and surveyor's stamp
		Plat boundaries, based on accurate traverse, with angular and lineal dimensions
		Bearings and distances to nearest established street lines or other recognized permanent monuments, including municipal and Township lines
		Radii, internal angles, pointes of curvature, tangent bearings, lengths of arcs, and lengths and bearings of chords
		Show building setback lines and their dimensions, along with exact location and width of all easements, and rights-of-way provided for public services or utilities, and any limitations of such easements
		All lot numbers and lines with accurate dimensions in feet and hundredths. Street addresses shall be shown for all lots within the City
		Accurate location and description of all monuments set per Sections 1109.03
		Accurate outlines measured in feet and hundredths of area to be dedicated or reserved for public use, or any area to be reserved for common uses of all property owners
		A list of any restrictions and covenants the subdivider intends to include in the deeds to the lots in the subdivision
		Certification by a registered surveyor, using the forms in section 1115.03
		Notarized certification by the owner or owners of the adoption of the plat and the dedication of streets and other public areas using the form in Section 1115.02
		Locations, widths and names of existing and proposed streets within and adjoining the plat, railroad rights-of-way, if any, easements, parks, permanent buildings; corporations, township and county lines; location of wooded areas; flood plains, streams, and creeks, high water line of ponds and lakes, swamp r marsh lands, and other significant natural items
		Space for signatures as required in Section 1115.05
		Space for acceptance of dedication pursuant to Section 1115.04
		The following information shall also be provided:

		A listing of any approved deviations or variances from the City Planning and Zoning Code
		For Final Plats beyond the first plat of the development, provide an updating of the phasing plan to show completed phases of the development, revisions that have been approved for the development of phases and revisions to the schedule of completion
		The survey must close and the subdivider shall submit a closure letter from the Union County Engineers Office
		When required by the City Engineer, all calculations and field notes shall be submitted for review

ADENA POINTE
SECTION 10, PART 3
VIRGINIA MILITARY SURVEY NO. 2256, CITY OF MARYSVILLE
PARIS TOWNSHIP, UNION COUNTY, OHIO



VICINITY MAP NOT TO SCALE

WE THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THE LANDS HEREIN PLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF THE SAID PLAT AND DO DEDICATE THE STREETS, PARKS, OR PUBLIC GROUNDS AS SHOWN HEREON TO THE PUBLIC USE FOREVER.

THE PROPERTY SHOWN AND PLATTED HEREON IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR GRAND COMMUNITIES, LLC (F/K/A GRAND COMMUNITIES, LTD.) FOR ADENA POINTE SUBDIVISION RECORDED IN OFFICIAL RECORD BOOK 744 PAGE 297, IN UNION COUNTY, OHIO AS MAY BE AMENDED OR SUPPLEMENTED.

SITUATED IN VIRGINIA MILITARY SURVEY NO. 2256, CITY OF MARYSVILLE, PARIS TOWNSHIP, UNION COUNTY, OHIO CONTAINING 9.004 ACRES OF LAND, MORE OR LESS, BEING OUT OF THAT 31.294 ACRE TRACT OF LAND CONVEYED TO GRAND COMMUNITIES, LLC (F/K/A GRAND COMMUNITIES, LTD.), OF RECORD IN INSTRUMENT NUMBER 201804030002507.

THE UNDERSIGNED, GRAND COMMUNITIES, LLC (F/K/A GRAND COMMUNITIES, LTD.) BY _____, _____, BEING OWNER OF THE LANDS PLATTED HEREIN, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS, "ADENA POINTE SECTION 10, PART 3", A SUBDIVISION CONTAINING LOTS NUMBERED 48-83 INCLUSIVE, RESERVE "G" AND DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATED TO PUBLIC USE, AS SUCH, ALL OR PARTS OF GREENFIELD DRIVE, WOODLINE COURT AND WOODLINE DRIVE.

EASEMENTS ARE HEREBY RESERVED, IN, OVER AND UNDER AREA DESIGNATED ON THIS PLAT AS "EASEMENT" (ESMT.), "DRAINAGE EASEMENT" (DRN. ESMT.), "PRIVATE ACCESS EASEMENT" OR "PRIVATE DRAINAGE EASEMENT". EASEMENTS DESIGNATED AS "EASEMENT", "DRAINAGE EASEMENT" OR "PRIVATE ACCESS EASEMENT" PERMIT THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF ALL PUBLIC AND QUASI-PUBLIC UTILITIES ABOVE, BENEATH, AND ON THE SURFACE OF THE GROUND AND, WHERE NECESSARY, FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF SERVICE CONNECTIONS TO ALL ADJACENT LOTS AND LANDS AND FOR STORM WATER DRAINAGE.

WITHIN THOSE AREAS OF LAND DESIGNATED "DRAINAGE EASEMENT" ON THIS PLAT, AN ADDITIONAL EASEMENT IS HEREBY RESERVED FOR THE PURPOSE OF CONSTRUCTING, OPERATING AND MAINTAINING MAJOR STORM WATER DRAINAGE, SWALES AND/OR OTHER ABOVE GROUND STORM WATER DRAINAGE FACILITIES. NO ABOVE GRADE STRUCTURES, DAMS, OR OTHER OBSTRUCTIONS TO THE FLOW OF STORM WATER RUNOFF ARE PERMITTED WITHIN PLATTED AREA OR WITHIN LANDS OWNED BY THE UNDERSIGNED AND EASEMENTS ARE HEREBY RESERVED FOR THE USES AND PURPOSES EXPRESSED HEREIN.

EASEMENTS ARE HEREBY RESERVED IN, OVER, AND UNDER AREAS DESIGNATED AS "PRIVATE DRAINAGE EASEMENT" FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF MAJOR STORM WATER RUNOFF SWALES AND/OR STORM WATER RUNOFF DRAINS, AND FACILITIES. SUCH FACILITIES SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS OR AN ASSOCIATION COMPRISED OF THE OWNERS OF THE FEE SIMPLE LOTS. SAID FACILITIES WILL NOT BE DEDICATED TO THE CITY OF MARYSVILLE AND THE CITY OF MARYSVILLE WILL NOT RE RESPONSIBLE FOR THE MAINTENANCE OF SAID FACILITIES.

THE HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTAINING ALL STORM WATER FACILITIES LOCATED OUTSIDE OF THE PUBLIC RIGHT OF WAY INCLUDING SEWER, STRUCTURES, DETENTION/RETENTION BASINS, AND SUMP MAINS.

IN WITNESS WHEREOF, GRAND COMMUNITIES, LLC (F/K/A GRAND COMMUNITIES, LTD.) A KENTUCKY LIMITED LIABILITY COMPANY BY, _____, _____, HAS CAUSED THIS PLAT TO BE EXECUTED BY THIS DULY AUTHORIZED OFFICE.

THIS _____ DAY OF _____, 2024.

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

BY: _____

GRAND COMMUNITIES, LLC
(F/K/A GRAND COMMUNITIES, LTD.)
A KENTUCKY LIMITED LIABILITY COMPANY

_____
_____
_____

COMMONWEALTH OF KENTUCKY
COUNTY OF BOONE:

THIS IS AN ACKNOWLEDGEMENT CLAUSE; NO OATH OR AFFIRMATION WAS ADMINISTERED TO THE SIGNER. THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 2024, BY _____, _____, GRAND COMMUNITIES, LLC, (F/K/A GRAND COMMUNITIES, LTD.) A KENTUCKY LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY.

MY COMMISSION EXPIRES _____.

_____
NOTARY PUBLIC

THE WITHIN GREENFIELD DRIVE, WOODLINE COURT AND WOODLINE DRIVE IS HEREBY APPROVED AND ACCEPTED FOR PUBLIC MAINTENANCE BY ORDINANCE (RESOLUTION) NUMBER _____ RECORDED IN CITY COUNCIL'S RECORD BOOK _____ (UNION COUNTY COMMISSIONER'S JOURNAL) _____
ON THIS THE _____ DAY OF _____, 2024.

_____
CITY MANAGER

APPROVED THIS _____ DAY OF _____, 2024

_____
MARYSVILLE CITY ENGINEER

APPROVED THIS _____ DAY OF _____, 2024

_____
CHAIRMAN, CITY PLANNING COMMISSION

TRANSFERRED THIS _____ DAY OF _____, 2024

_____
UNION COUNTY AUDITOR

FILED FOR RECORD THIS _____DAY OF _____, 2024 IN PLAT BOOK _____ PAGE NO. _____ SLIDE_____

_____
UNION COUNTY RECORDER

ZONING

"ADENA POINTE SECTION 10, PART 3" IS ZONED AS SRD (SUBURBAN RESIDENTIAL DISTRICT) AND SHALL BE IN ACCORDANCE TO THE ADOPTED DEVELOPMENT TEXT PER THE CITY PLANNING AND ZONING CODE.

SETBACKS

MIN. FRONT SETBACK:	30'
MIN. REAR SETBACK:	20'
MIN. SIDE SETBACK:	7.5'

BASIS OF BEARING

BASIS OF BEARINGS - U.S. STATE PLANE, NAD83 (2011) OHIO NORTH ZONE DETERMINED BY POST PROCESSED OPUS SOLUTIONS ON CONTROL POINTS 1 AND 2.

SOURCE OF DATA

THE SOURCES OF RECORDED SURVEY DATA REFERENCED IN THE PLAN AND TEXT OF THIS PLAT ARE THE RECORDS OF THE RECORDER'S OFFICE, UNION COUNTY, OHIO.

IRON PINS

ALL IRON PINS SET ARE SOLID 5/8" REBAR WITH A CAP MARKED "CESO". MONUMENTS SHALL BE SET UPON COMPLETION OF CONSTRUCTION.

PERMANENT MARKERS

ALL PERMANENT MARKERS SET ARE SOLID IRON PINS, 1" IN DIAMETER, WITH AN ALUMINUM CAP STAMPED "CESO". MONUMENTS SHALL BE SET UPON COMPLETION OF CONSTRUCTION.

CERTIFICATION

THE ACCOMPANYING PLAT REPRESENTS A SUBDIVISION OF LAND IN V.M.S. NO. 2256, UNION COUNTY, OHIO. THE TRACT HAS AN AREA OF 1.956 ACRES IN RIGHT-OF-WAYS, 0.100 ACRES IN RESERVES AND 6.948 ACRES IN LOTS MAKING A TOTAL OF 9.004 ACRES.

I HEREBY CERTIFY THAT THE ACCOMPANYING PLAT IS A CORRECT REPRESENTATION OF ADENA POINTE SECTION 10, PART 3, AS SURVEYED SEPTEMBER 2021.

_____ DATE:
JEFFREY MILLER, P.S.
OHIO P.S. NO. 7211
2800 CORPORATE EXCHANGE DRIVE, SUITE 400
COLUMBUS, OHIO 43231

APPLICANT/ENGINEER
CESO, INC.
2800 CORPORATE EXCHANGE DRIVE. SUITE 400
COLUMBUS, OH 43231
PH: 614-794-7080

OWNER / SUBDIVIDER / DEVELOPER:
GRAND COMMUNITIES, LLC
(F/K/A GRAND COMMUNITIES, LTD.)
3940 OLYMPIC BLVD. SUITE 400
ERLANGER, KY 41018
PHONE: (859) 341-4709
EMAIL: MKADY@FISCHERHOMES.COM

SURVEYOR:
CESO INC
2800 CORPORATE EXCHANGE DR.
SUITE 400
COLUMBUS, OH
PHONE: (614) 794-7080

ACREAGE BREAKDOWN

PARCEL NUMBERS:	MAP NUMBERS:	ACREAGE:
29-0019041.0000	101-12-01-001.000	9.004 ACRES

CESO IRON PIN LEGEND

○	IRON PIPE FOUND
◎	IRON PIN FOUND (ALL IRON PINS FOUND ARE 5/8"X30" REBAR W/ CESO CAP UNLESS OTHERWISE NOTED
◉	IRON PIN TO BE SET (5/8"x30" REBAR W/ CESO CAP)
△	MAG NAIL SET
●	PERMANENT MARKER SET (1"X30" REBAR W/ ALUMINUM CESO CAP)

CESO
WWW.CESOINC.COM

GRAND COMMUNITIES, LLC
ADENA POINTE SECTION 10 PART 3
CITY OF MARYSVILLE,
UNION COUNTY, OHIO

Revisions / Submissions

ID	Description	Date

Project Number:	757846
Scale:	N/A
Drawn By:	OPG
Checked By:	ALB
Date:	4/10/2024
Issue:	N/A

Drawing Title:
PLAT

W:\PROJECTS\FISCHER HOMES\757846-01 Adena Pointe\04-SURVEY\Dwg\757846-SURV-PLAT PH 10 PT3.dwg - 4/10/2024 - Andreas Chevalier

NOTE "A": NO VEHICULAR ACCESS TO BE IN EFFECT UNTIL SUCH TIME AS THE PUBLIC STREET RIGHT-OF-WAY IS EXTENDED BY PLAT, DEED, OR EASEMENT.

NOTE "B": CITY OF MARYSVILLE ZONING CODE FOR ADENA POINTE SECTION 10, PART 3, IN EFFECT AT THE TIME OF PLATTING OF ADENA POINTE SECTION 10, PART 3, SPECIFIES THE FOLLOWING SETBACK REQUIREMENTS:

SINGLE FAMILY (LOTS 48-83 INCLUSIVE)

LOT DESIGNATION SRD: RESIDENTIAL DISTRICT	SUBURBAN
MIN. LOT SIZE:	5,500 SF
MIN. WIDTH:	55'
MIN. FRONT SETBACK:	30'
MIN. REAR SETBACK:	20'
MIN. SIDE SETBACK:	7.5'

NOTE "C": ACREAGE BREAKDOWN

TOTAL ACREAGE:	9.004
ACREAGE IN LOTS 48-83 INCLUSIVE:	6.948
ACREAGE IN RESERVES:	0.100
TOTAL ACREAGE IN RIGHT-OF-WAYS:	1.956

NOTE "D": AT THE TIME OF PLATTING, ALL OF THE LAND HEREBY BEING PLATTED ADENA POINTE SECTION 10, PART 3, IS IN THE FLOOD HAZARD ZONE "X" (OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN) AS DESIGNATED AND DELINEATED ON THE FEMA FLOOD INSURANCE MAP FOR UNION COUNTY, OHIO, AND INCORPORATED AREAS, MAP NUMBER 39159C0355D AND MAP NUMBER 39159C0351D WITH EFFECTIVE DATES OF DECEMBER 16, 2008.

NOTE "E": THE PURPOSE OF THIS PLAT IS TO SHOW CERTAIN PROPERTY, RIGHTS OF WAY, AND EASEMENT BOUNDARIES AS OF THE TIME OF PLATTING. AT THE REQUEST OF ZONING AND PLANNING AUTHORITIES AT THE TIME OF PLATTING, THIS PLAT SHOWS SOME OF THE LIMITATIONS AND REQUIREMENTS OF THE ZONING CODE IN EFFECT ON THE DATE OF FILING THIS PLAT FOR REFERENCE ONLY. THE LIMITATIONS AND REQUIREMENTS MAY CHANGE FROM TIME TO TIME AND SHOULD BE REVIEWED TO DETERMINE THE THEN CURRENT APPLICABLE USE AND DEVELOPMENTS LIMITATIONS OF THE ZONING CODE AS ADOPTED BY THE ZONING CODE SHALL CONTROL OVER CONFLICTING LIMITATIONS AND REQUIREMENTS THAT MAY BE SHOWN AS ON THIS PLAT. THIS NOTE SHOULD NOT BE CONSTRUCTED AS CREATING PLAT OR SUBDIVISION RESTRICTIONS, PRIVATE USE RESTRICTIONS, COVENANTS RUNNING WITH THE LANDS OR TITLE ENCUMBRANCES OF ANY NATURE, EXCEPT TO THE EXTENT SPECIFICALLY IDENTIFIED AS SUCH.

NOTE "F": RESERVE "G" IS TO BE OWNED, MAINTAINED, MANAGED AND GOVERNED BY ADENA POINTE HOMEOWNER'S ASSOCIATION, INC. (HOA) FOR THE PURPOSE OF STORMWATER CONTROL, MAINTENANCE AND OPEN SPACE.

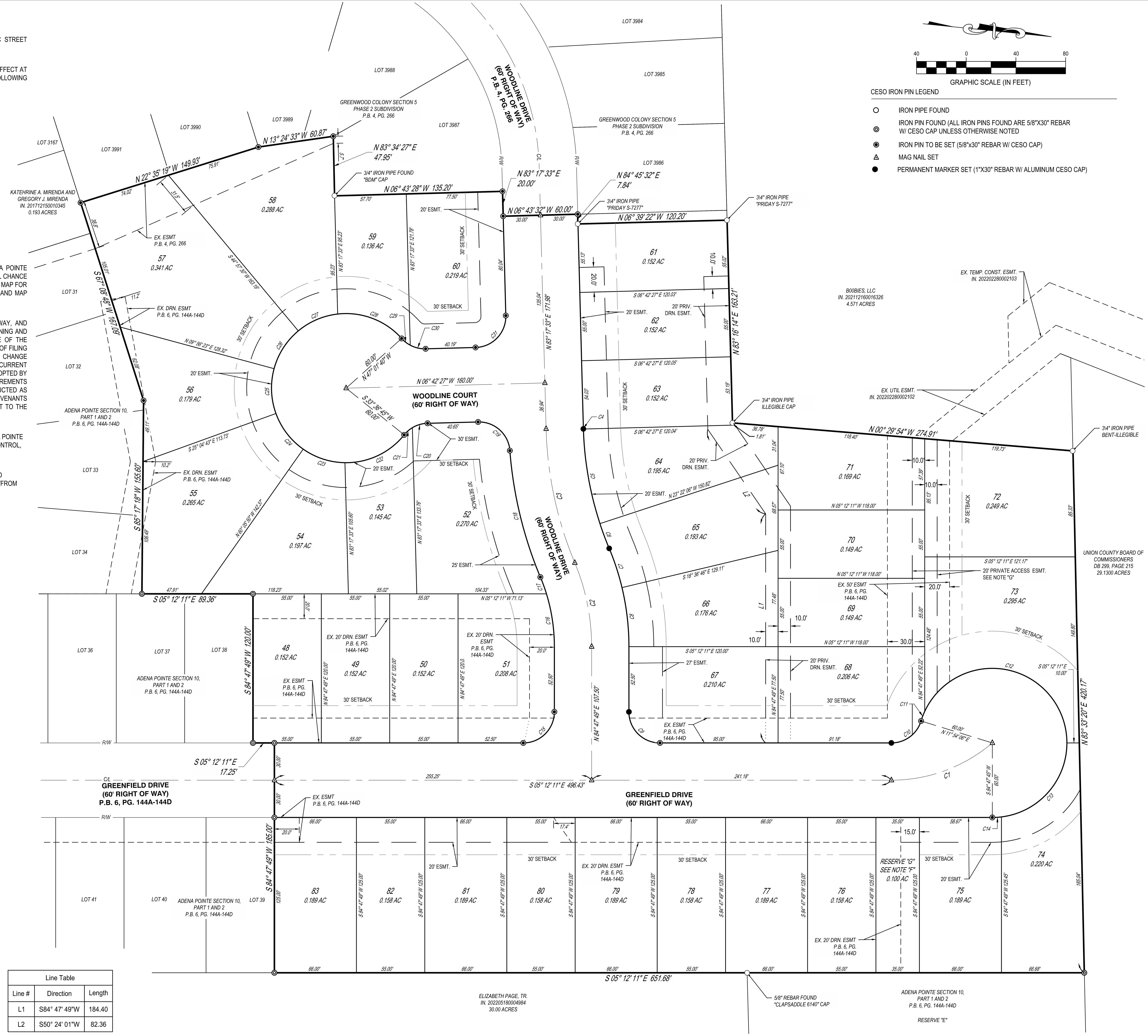
NOTE "G": A PRIVATE ACCESS EASEMENT IS HEREBY RESERVED AS SHOWN AND DELINEATED HEREON FOR THE PURPOSE OF THE OWNERS OF LOTS 68-73 TO HAVE ACCESS TO/FROM GREENFIELD DRIVE.

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD	DELTA ANGLE
C1	125.00'	88.44'	S25° 28' 15"E, 86.60'	40° 32' 09"
C2	175.00'	69.30'	N73° 27' 11"E, 68.84'	22° 41' 17"
C3	300.00'	110.92'	N72° 42' 02"E, 110.29'	21° 11' 01"
C4	270.00'	0.97'	S83° 11' 22"W, 0.97'	0° 12' 21"
C5	270.00'	77.54'	S74° 51' 33"W, 77.28'	16° 27' 17"
C6	270.00'	21.31'	S64° 22' 13"W, 21.31'	4° 31' 22"
C7	205.00'	33.20'	S66° 44' 53"W, 33.16'	9° 16' 42"
C8	205.00'	47.98'	S78° 05' 32"W, 47.87'	13° 24' 35"
C9	25.00'	39.27'	S39° 47' 49"W, 35.36'	90° 00' 00"
C10	25.00'	31.81'	S41° 39' 03"E, 29.70'	72° 53' 43"
C11	60.00'	8.18'	S74° 11' 36"E, 8.17'	7° 48' 37"
C12	60.00'	162.40'	S7° 15' 16"W, 117.17'	155° 05' 06"
C13	60.00'	86.90'	N53° 42' 42"W, 79.50'	82° 58' 58"
C14	60.00'	7.35'	N8° 42' 44"W, 7.34'	7° 00' 57"
C15	25.00'	39.27'	N50° 12' 11"W, 35.36'	90° 00' 00"
C16	145.00'	43.13'	S76° 16' 30"W, 42.97'	17° 02' 38"
C17	145.00'	14.28'	S64° 55' 52"W, 14.28'	5° 38' 39"
C18	330.00'	105.21'	S71° 14' 32"W, 104.76'	18° 16' 00"
C19	25.00'	38.00'	S36° 50' 02"W, 34.44'	87° 04' 59"
C20	25.00'	12.87'	S21° 27' 12"E, 12.73'	29° 29' 30"
C21	25.00'	8.81'	S46° 17' 36"E, 8.76'	20° 11' 17"
C22	60.00'	54.53'	S30° 21' 12"E, 52.67'	52° 04' 04"
C23	60.00'	35.84'	S12° 47' 30"W, 35.31'	34° 13' 20"
C24	60.00'	36.67'	S47° 24' 43"W, 36.10'	35° 01' 07"
C25	60.00'	36.67'	S82° 25' 50"W, 36.10'	35° 01' 07"
C26	60.00'	36.67'	N62° 33' 03"W, 36.10'	35° 01' 07"
C27	60.00'	34.93'	N28° 21' 46"W, 34.44'	33° 21' 26"
C28	60.00'	57.24'	N15° 38' 38"E, 55.09'	54° 39' 23"
C29	25.00'	8.81'	N32° 52' 41"E, 8.76'	20° 11' 17"
C30	25.00'	12.87'	N8° 02' 18"E, 12.73'	29° 29' 30"
C31	25.00'	39.27'	N51° 42' 27"W, 35.36'	90° 00' 00"

Line Table

Line #	Direction	Length
L1	S84° 47' 49"W	184.40
L2	S50° 24' 01"W	82.36



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CESO
WWW.CESOINC.COM

GRAND COMMUNITIES, LLC

ADENA POINT SECTION 10 PART 3

CITY OF MARYSVILLE, UNION COUNTY, OHIO

Revisions / Submissions

ID	Description	Date

Project Number:	757846
Scale:	1"=40'
Drawn By:	OPG
Checked By:	ALB
Date:	4/10/2024
Issue:	

Drawing Title:

PLAT

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

June 4, 2024

To: City of Marysville
Planning Commission Members

From: Ashley Gaver
Planning and Development Manager

RE: Planned Unit Development (PUD) Sketch Plan Review – Marysville South

Application: The applicant would like to develop the properties located at Parcels with ID numbers of 2900300600000, 2900300470000, 2900300480000, 2900300560010, 2900300670000, 2900230740000, 2900230560000, 2900230731000, 2900300521050, 2900300500000 for a Planned Unit Development known as Marysville South.

Applicant: Underhill & Hodge LLC
Aaron Underhill
8000 Walton Pkwy.
New Albany, OH 43054

Owners:

Property Owner A
Parcels: 2900300600000, 2900300470000, 2900300480000, 2900300560010, 2900300670000
Mary Ann Vickner, (Trustee of the Rosemary A. Emswiler Trust dated December 27, 1978)
Rosemary A. Emswiler, (Trustee of the Rosemary A. Emswiler Trust dated December 27, 1978)
13167 Morse Road, S.W.
Pataskala, OH 43062

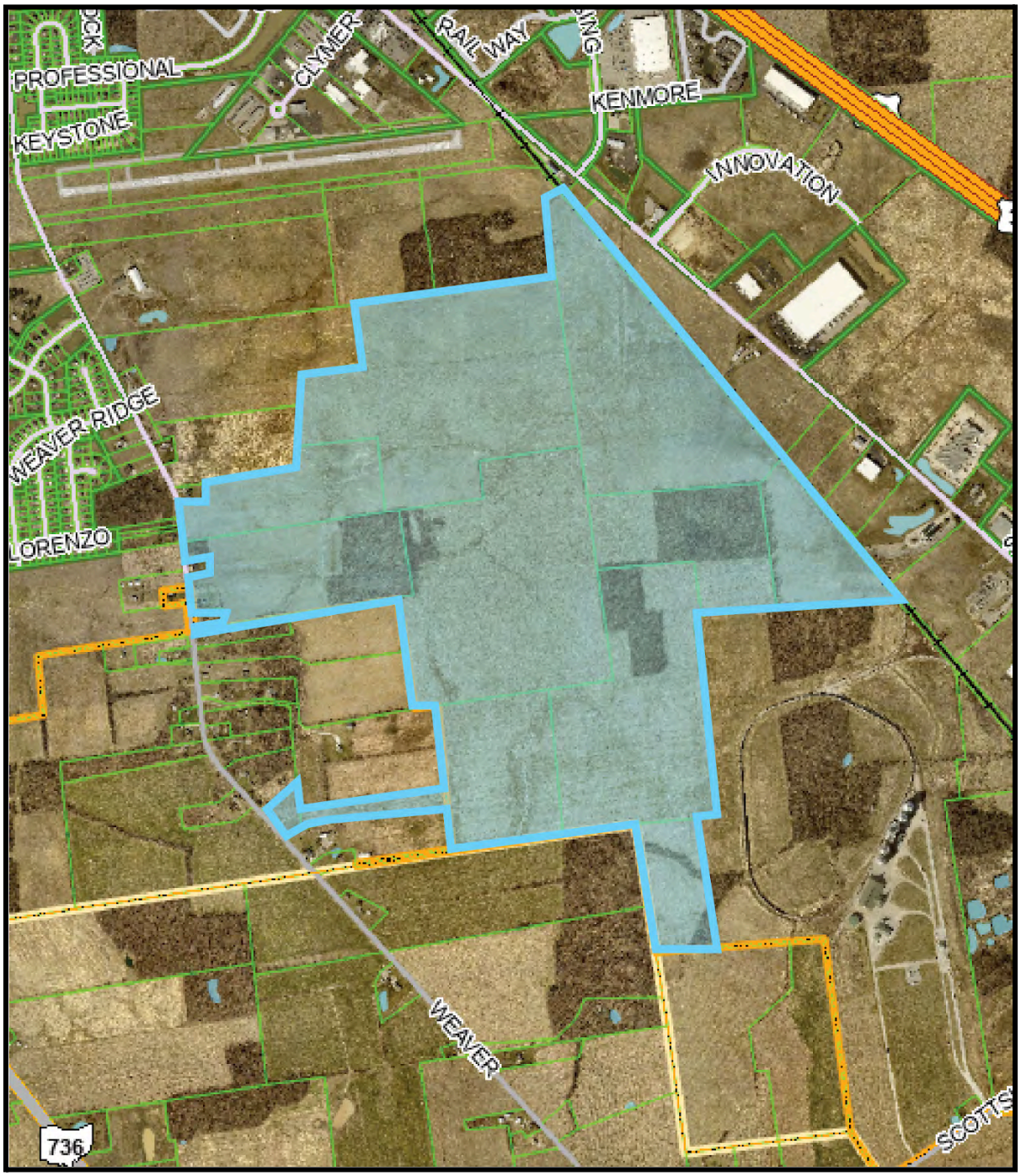
Property Owner B
Parcels: 2900230740000, 2900230560000, 2900230731000, 2900300521050
14879 Industrial Parkway LLC
302 State Street
Zanesville, OH 43701

Property Owner C
Parcel: 2900300500000
Weaver Road Holdings LLC
229 Penn Street
Brooklyn, NY 11211

Location: The applicant is requesting a zoning amendment to rezone +/- 591.5 acres located north of Scottslawn Rd. to allow for a Planned Unit Development (PUD). Existing property surrounding the subject property are zoned as followed:

North: Airport / Government / Light Manufacturing
East: Regional Mixed-Use / Manufacturing Innovation
South: Agricultural (A-1) / Manufacturing Innovation
West: Farm /Residential (U-1) / Light Manufacturing

Aerial (location is outlined 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 one zoning district. The district that incorporates these properties is Manufacturing.

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

PUD Zoning Code Requirements:

The following is the City's Zoning Code requirements for Planning Commission review related to the proposed Planned Unit Development.

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

1135.01 OBJECTIVES FOR A PLANNED UNIT DEVELOPMENT (PUD).

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

B. Specific Objectives.

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

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

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

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

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

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

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

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

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

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

1135.06 COMMON OPEN SPACE

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

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

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

(a) Type of development.

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

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

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

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

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

Engineering Comments

1. Traffic Analysis
    a. The following studies and analysis will be addressed during the final engineering approval process for each development within the Marysville South Planned Unit Development.
        i. Traffic Impact Study Guidelines – These guidelines are used to 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.

b. Coordination with the Union County Engineer's Office will be required for site access along Weaver Road and Scottslawn Road.
c. Right-of-way dedication along Weaver Road (width to be determined) and a utility easement (width to be determined) flanking the proposed right-of-way will be required.
d. Exhibit C.2 calls out two locations along Weaver Road for "Emergency & Employee Access Only". However, Exhibit D labels these same locations as "Potential Employee & Emergency Access (No Trucks)". Since there is a minor discrepancy in the wording, please clarify and update the exhibits to accurately show the intended use.

2. Sustainability and Green Infrastructure
   a. The City of Marysville is committed to building a sustainable community through the utilization of Green Infrastructure. Provide a section addressing how the Marysville South Planned Unit Development plans to incorporate sustainable and green infrastructure (i.e. green infrastructure for stormwater management, renewable energy, water conservation, electric vehicle charging stations, sustainable architecture, pedestrian, and bike facilities, etc.).

3. Utilities
   a. The following utility design / alignment (stormwater, water, and wastewater) will be addressed during the final engineering approval process for each development within the Marysville South Planned Unit Development:
      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. A master Stormwater Management Plan is recommended for the entire PUD. This may include regional detention/retention basins.
         2. Any existing streams will need to be preserved and proper riparian setbacks maintained per the City of Marysville Stormwater Drainage Manual. This process is outlined in the Stream Protection Regulations chapter of the Manual.
         3. All off-site drainage will need to be properly maintained / routed to provide an adequate outlet.
         4. An adequate outlet shall be verified for all proposed stormwater management facilities.
         5. If available, an existing field tile map / exhibit shall be provided during the engineering approval process.
         6. The developer/applicant is responsible for ensuring that any tiles broken during the construction of the development shall be reconnected.

7. 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. Coordination with the Union County Health Department shall occur during the final engineering process to determine outlet locations of the adjacent septic systems along Weaver Road.
   i. If it's possible to make gravity sewer available to the adjacent residents along Weaver Road, this should be taken into consideration when looking at the sanitary sewer alignment and site layout.

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

d. All Ohio EPA permits (NOI, PTIs, etc.) will be required prior to construction.

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 for each development within the Planned Unit Development.

5. Please set up a Utility Coordination meeting with private utility providers and the City of Marysville as soon as practicable.

PLANNING & ZONING ANALYSIS

1135.01 Objectives for a Planned Unit Development (PUD)

- The applicant has provided responses to the objectives that are applicable to the proposed development on pages 9-10 of the Development Text.

1135.06 Common Open Space

- A minimum of 10% of the land developed will be dedicated to open space.
  - The Applicant noted that public accessibility to the Open Space will be dependent on the final development plan and end user's security requirements.

The applicant shall update the Development Text to state Common Open Space.
The applicant meets City Code per Section 1135.06. The required minimum for Commercial/Industrial development is 5%.

Existing Conditions Preliminary Plan

- The Applicant is proposing 3 existing buildings/structures to be demolished; See Exhibit C
- The Applicant is proposing an existing ditch be kept on site; See Exhibit C
- The Applicant is proposing two wooded areas be removed and an effort to preserve a wooded area on the east side of the PUD; See Exhibit C

The applicant shall provide standards for tree replacement for the existing trees that will be removed, otherwise the City's code requirement in Section 1125.04 will be followed.

Proposed Development Plan

- The proposed sketch plan provides one site area on +/-591.5 acres consisting of a Planned Unit Development.
- Access

    - Primary public entry - Scottslawn Road.
    - Employee and Emergency Access - three potential access points (not trucks) to the site off of Weaver Road.
    - Access points will be finalized in the Design Review and Final Engineering process.
- The Applicant has not defined any bike paths or other trail systems.
- The Applicant is proposing to keep the existing wooded area on the east side of the PUD as shown in Exhibit C.
- The Applicant has proposed landscaping standards in the Development Text on pages 5 and 6 of the text.

The applicant shall provide a broad level exhibit of possible connectivity for the site as part of the Development Plan application.

The applicant shall provide streetscape and landscape buffering exhibits as part of the Development Plan application.

Development Text Requirements

- The Applicant is proposing the following permitted and conditional uses:
    - Permitted
        - Artisan Workshops
        - 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
        - Ground Passenger Dispatch
        - Recycling Centers, if operated at an industrial scale
- The Applicant is proposing the following development standards which align with the Marysville East Manufacturing Subarea.
    - Minimum Lot Width:100’
    - Minimum Lot Size: 2.0 acres
    - Maximum Building Height: 70’
    - Density: No density defined as the uses will not include residential
    - Open Space: A minimum of 10% of the land developed will be dedicated to open space
        - The Applicant noted that public accessibility to the Common Open Space will be dependent on the final development plan and end user’s security requirements.

Additional Application Information

- The Applicant outlines how the proposed development impacts public service and facilities, including but not limited to, school, water, sewer, and traffic on Page 10-11 of the Development Text

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

Planning and Zoning Sketch Plan Comments

1. The Applicant shall confirm parcel numbers on the Landowner Detail sheet. Exhibit D indicates the PUD boundary line to include parcel # 2800200160000 and 2800200150010 owned by Mary Ann Vickner, yet it is not reflected on the Landowner Detail sheet on page 2 of the Planning Commission Application for Planned Unit Development(PUD) - Sketch Plan.
2. The applicant shall update the Development Text to state Common Open Space.
3. The applicant meets City Code per Section 1135.06. The required minimum for Commercial/Industrial development is 5%.
4. The applicant shall provide standards for tree replacement for the existing trees that will be removed, otherwise the City's code requirement in Section 1125.04 will be followed.
5. The applicant shall provide streetscape and landscape buffering exhibits as part of the Development Plan application.

Development Plan Application - Preliminary Comments

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

1. The applicant shall provide the proposed signage standards and provide sign details such as square footage display area, size, height, materials and illumination.
2. The applicant shall include parking standards for the site or the parking standards will have to comply with the City Code.
3. The applicant shall update the Development Text to state Common Open Space and not just Open Space.
4. The applicant shall provide a broad level exhibit of possible connectivity for the site as part of the Development Plan application.
5. The applicant shall provide streetscape and landscape buffering exhibits.
6. The applicant shall provide standards for tree replacement for the existing trees that will be removed otherwise the City's code requirement will be followed.

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.

Received (stamp):

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

PLANNING COMMISSION 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.**
- **Digital Only Submittals Preferred**
- **Applications and applicable fees shall be submitted by no later than 5:00 p.m. on the application deadline date.**
- **Submitted applications and all checklist items shall be reviewed by City staff for completeness. Submittals found to be incomplete will be rejected and the application will not be placed on the 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: Approximately 591.5 acres north of Scottslawn, east of Weaver, south of the airport, and west of the railroad.

Present Zoning District: M / I and LMD Present Use of the Land: Agriculture

Proposed Zoning District: PUD Proposed Use of the Land: Industrial / Commercial

Owner of Property: See accompanying 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: Aaron Underhill ☐ Owner ☐ Agent ☒ Representative ☐ Other

Company: Underhill & Hodge LLC

Address (Street): 8000 Walton Pkwy.

City, State and Zip Code: New Albany, OH 43054

Telephone Number: (614) 939-8000

E-mail Address: aaron@uhlawfirm.com

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

PLANNING COMMISSION APPLICATION FOR PLANNED UNIT DEVELOPMENT (PUD) - SKETCH PLAN

LANDOWNER DETAIL

Mary Ann Vickner, Trustee of the Rosemary A. Emswiler Trust dated December 27, 1978 and Rosemary A. Emswiler, Trustee of the Rosemary A. Emswiler Trust dated December 27, 1978

- Parcel numbers:
  - 2900300600000
  - 2900300470000
  - 2900300480000
  - 2900300560010
  - 2900300670000
- Contact name - Mary Ann Vickner
- Address - 13167 Morse Road, S.W., Pataskala, Ohio 43062
- Email - mvickner6@yahoo.com

14879 Industrial Parkway LLC

- Parcel numbers:
  - 2900230740000
  - 2900230560000
  - 2900230731000
  - 2900300521050
- Contact name(s) - Brandon Hess; Rusty Deaton
- Address - 302 State Street, Zanesville, Ohio 43701
- Phone - 740.587.7441
- Email(s) - bhess@shai-hess.com; rdeaton@mattinglymail.com

Weaver Road Holdings LLC

- Parcel numbers:
  - 2900300500000
- Contact name - Al Weinberger
- Address - 229 Penn Street, Brooklyn, NY 11211
- Phone - 646.207.1532
- Email - wfinancial11@gmail.com

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

Signature of Applicant: By: [signature] Attorney for Applicant Date: 5/17/2024

Signature of Owner: [signature] Date: 5/14/2024

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

Signature of Applicant: By: [signature] (Attorney for Applicant) Date: 5/17/2024

Signature of Owner: Russell Seaton Date: 5/14/2024

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

Signature of ~~Applicant~~ Owner: Weaver Ld Holdings Date: May 16 24

Signature of ~~Owner~~ Applicant: By: Date: 5/17/2024

Attorney for Applicant

FOR CITY USE ONLY

Paid (stamp):

Fees Due: $500 $ _____

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

Jeff Beard
City Staff

5/20/2024
Date

DECISION OF THE PLANNING COMMISSION

☐ Approved

☐ Disapproved

☐ Approved with conditions

_____

_____

_____

_____ _____

Chairperson, Planning Commission Date

Applicant Checklist Required Documents

Digital Submittal Required: All applications require a digital (.pdf) submittal (applications, plans, renderings, text, etc.) to be considered a complete application.

	For Applicant	*For Staff Use Only*	
City Staff Meeting		**Yes**	**No**
Pre-application meeting with City Staff to discuss and review application submission materials.	X		

Existing Conditions Preliminary Plan		**Yes**	**No**
A vicinity map with a north arrow	X		
Location by Virginia Military Survey (VMS)	X		
Map outlining the following *Existing* conditions:			
Identify any existing buildings or structures to be removed or demolished	X		
Existing natural and manmade features such as wetlands, rivers, streams, ponds, lakes and other water sources	X		
Location of all wooded areas, tree lines, hedge rows, natural areas and other features, and indicate if they will remain or will be removed	X		

Proposed Development Preliminary Plan		**Yes**	**No**
The proposed name of the PUD, which shall not duplicate or closely approximate the name of any other PUD or subdivision in the City or County	X		
Map outlining the following *Proposed* conditions:			
Boundaries of the PUD/subdivision and its acreage	X		
Proposed streets and rights-of-way and connections to existing public infrastructure	X		
The proposed location and size of each subarea and their intended general uses	X		
General location of proposed bike paths and other trail systems and connections to existing public infrastructure	X		
The location of any vegetation (existing to remain or proposed) including street trees, tree lines, hedge rows, tree groupings or other vegetative areas.	X		

	For Applicant	For Staff Use Only	

Development Text Requirements (Preliminary)

Preliminary description of the zoning requirments for the PUD and each subarea within the PUD, which at a minimum shall include:		Yes	No
General list of permitted and conditional uses	X		
General lot size requirments	X		
Density of the entire development and each individual subarea(s)	X		

Additional Application Information

Written presentation by the developer setting forth the following:		Yes	No
How the development meets the proposed and specific objectives set forth in *Section 1135.01* of the Planning and Zoning Code	X		
How the proposed development impacts public services and facilities, including but not limited to, schools, water, sewer, and traffic	X		



CITY OF MARYSVILLE, UNION COUNTY, OHIO
SKETCH PLAN
FOR

MARYSVILLE SOUTH VICINITY MAP

EXHIBIT A

REVISIONS

MARK	DATE	DESCRIPTION

EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

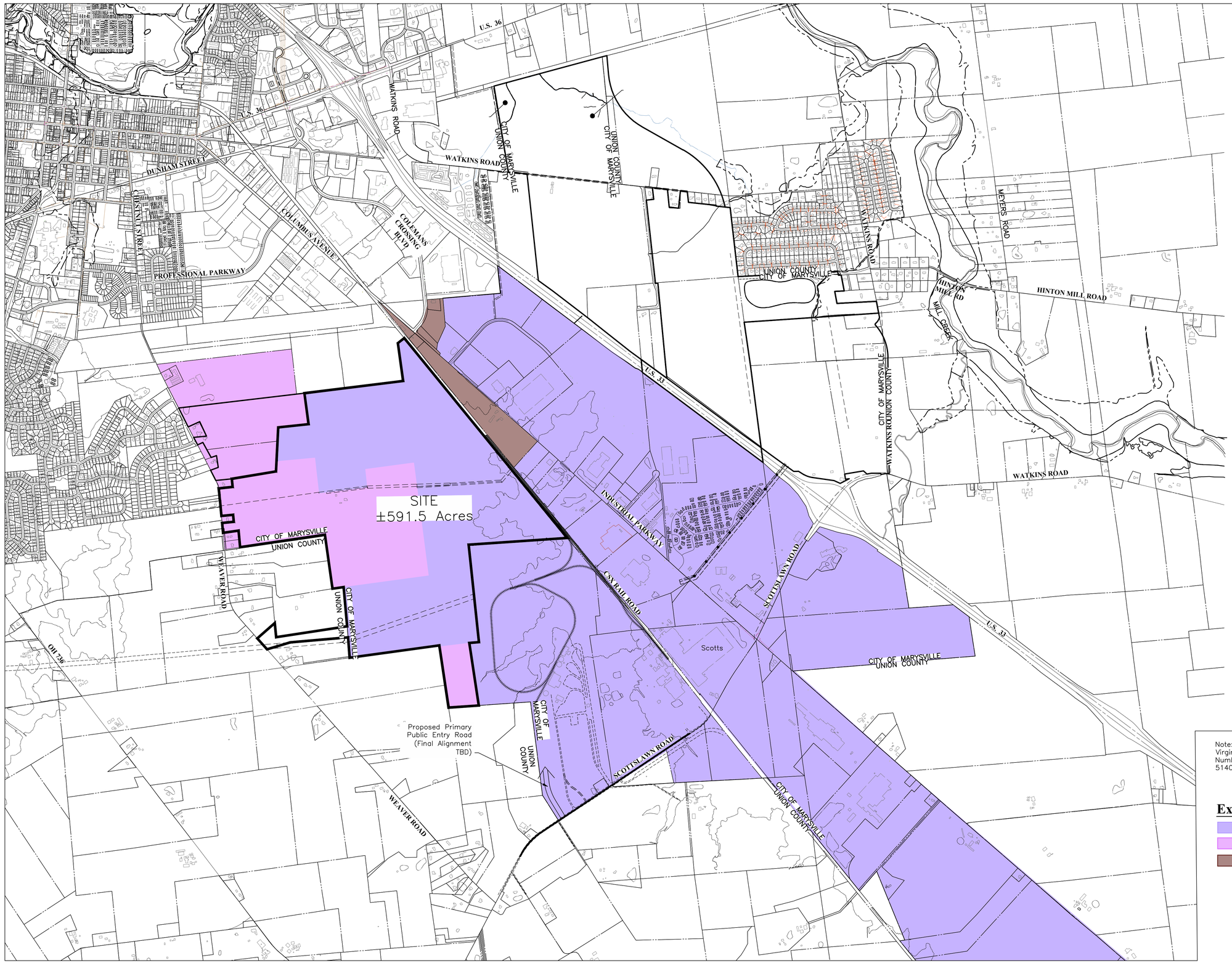
DATE
May 14, 2024

SCALE
1" = 1200'

JOB NO.
20240051

SHEET
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Note: Site is located within Virginia Military District Survey Numbers 2254, 2256, and 5140.

Existing Zoning District Legend

- Manufacturing Innovation District
- Light Manufacturing District
- Regional Mixed-Use District

GRAPHIC SCALE

0 600 1200 2400

1 inch = 1200 feet

REVISIONS

MARK	DATE	DESCRIPTION

CITY OF MARYSVILLE, UNION COUNTY, OHIO
SKETCH PLAN
FOR

MARYSVILLE SOUTH EXISTING ZONING MAP

EXHIBIT B

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

DATE
May 14, 2024

SCALE
1" = 1200'

JOB NO.
20240051

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SITE
±591.5 Acres

Ex Ditch

Overhead Electric to be Relocated

Ex 48" Sanitary Sewer

100' Electric Easement
138 KV Power Line

U.S. 33

INDUSTRIAL PARKWAY

CSX RAIL ROAD

MILL CREEK

WATKINS ROAD

SCOTTSLAWN ROAD

SCOTTSLAWN ROAD Ex. 12" WM

WEAVER ROAD

CITY OF MARYSVILLE
UNION COUNTY

Scotts

WATKINS

GRAPHIC SCALE
0 300 600 1200
1 inch = 600 feet

REVISIONS

MARK	DATE	DESCRIPTION

CITY OF MARYSVILLE, UNION COUNTY, OHIO
SKETCH PLAN
FOR
MARYSVILLE SOUTH
EXISTING CONDITIONS
EXHIBIT C

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

DATE
May 14, 2024

SCALE
1" = 600'

JOB NO.
20240051

SHEET
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Ex Ditch

Efforts will be made to preserve this wooded area, subject to final user's site plan and utility services

Overhead Electric to be Relocated

3 Existing Structures to be Demolished

Emergency & Employee Access Only

SITE
±591.5 Acres

Wooded Area To Be Removed

100' Electric Easement

138 KV Power Line

Emergency & Employee Access Only

Planned Annexation to Centerline of Weaver Road

Trees to be Removed for Road Crossing – Exact Location TBD

CITY OF MARYSVILLE
UNION COUNTY

WEAVER ROAD

INDUSTRIAL PARKWAY

CSX RAIL ROAD

SCOTTSLAWN ROAD

WATKINS ROAD

MILL CREEK

US-33

Scotts

SCOTTSLAWN ROAD Ex 12" WM

GRAPHIC SCALE
0 300 600 1200
1 inch = 600 feet

REVISIONS

MARK	DATE	DESCRIPTION

CITY OF MARYSVILLE, UNION COUNTY, OHIO
SKETCH PLAN
FOR
MARYSVILLE SOUTH EXISTING CONDITIONS
EXHIBIT C

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

DATE
May 16, 2024

SCALE
1" = 600'

JOB NO.
20240051

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50' Pavement and Parking Setback and 100' Building Setback

50' Pavement and Parking Setback and 100' Building Setback

50' Pavement and Parking Setback and 100' Building Setback

400' Parking & Building Setback from centerline of Weaver Road with a minimum of 50' from rear property lines.

50' Electric Easement To be Relocated

400'

Potential Employee & Emergency Access (No Trucks)

SITE
±591.5 Acres

200' Building Setback

150' Parking and Pavement

400'

50' Pavement and Parking Setback and 100' Building Setback

50' Pavement and Parking Setback and 100' Building Setback

CITY OF MARYSVILLE
UNION COUNTY

WEAVER ROAD

200' Building Setback

150' Parking and Pavement

CITY OF MARYSVILLE
UNION COUNTY

100' Electric Easement

Potential Employee & Emergency Access (No Trucks)

200' Building Setback

150' Parking and Pavement

Planned Annexation to Centerline of Weaver Road

US. 33

MILL CREEK

CITY OF MARYSVILLE
UNION COUNTY

WATKINS ROAD

WATKINS

INDUSTRIAL PARKWAY

CSX RAIL ROAD

SCOTTSLAWN ROAD

US. 33

Scotts

CITY OF MARYSVILLE
UNION COUNTY

CITY OF MARYSVILLE
UNION COUNTY

SCOTTSLAWN ROAD

Proposed Primary Public Entry Road (Final Alignment TBD)

WEAVER ROAD

300'±

600'±

Existing Heritage Co-op Drive to Be Relocated (If Necessary)

CITY OF MARYSVILLE
UNION COUNTY

GRAPHIC SCALE
0 300 600 1200
1 inch = 600 feet

REVISIONS

MARK	DATE	DESCRIPTION

CITY OF MARYSVILLE, UNION COUNTY, OHIO
SKETCH PLAN
FOR
MARYSVILLE SOUTH
PROPOSED CONDITIONS
EXHIBIT D

EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

DATE
May 14, 2024

SCALE
1" = 600'

JOB NO.
20240051

SHEET
4/4

Marysville South PUD
Marysville, Ohio



PUD Sketch Plan Submittal – May 14, 2024

Sketch Plan Document Index

1. PUD Sketch Plan Application

2. Existing Conditions Preliminary Plan

    a. Vicinity map – See Exhibit A
    b. Location by Virginia Military Service – See Exhibit B
    c. Existing conditions map – See Exhibits C

3. Proposed Development Preliminary Plan – See Exhibit D

    a. Boundaries of PUD/subdivision and its acreage and proposed setbacks
    b. Proposed streets and rights-of-way and connections to existing public infrastructure
    c. Proposed location and size of each subarea and their intended general uses
    d. General location of proposed bike paths, other trail systems, and connections to existing public infrastructure
    e. Location of any vegetation including street trees, tree lines, hedge rows, tree groupings, or other vegetative areas.

4. Development Text

    a. Preliminary description of the zoning requirements for the PUD and each subarea within the PUD
    b. General list of permitted and conditional uses
    c. General lot size requirements
    d. Density of the entire development and each individual subarea

5. Written developer presentation
    a. How the development meets objectives set forth in *Section 1135.01* of the Planning and Zoning Code
    b. How the proposed development impacts public services and facilities

REZONING STATEMENT

Marysville South is ~591 acres of industrial-zoned land being master planned by the New Albany Company. The subject property is located south of the Union County Airport, west of the CSX railroad tracks, north of Scottslawn Rd., and east of Weaver Rd. Several of the area's existing conditions are barriers to development:

- At the time of this Sketch Plan application's filing, the site consists of two zoning classifications: Manufacturing / Innovation District and Light Manufacturing District.
- The Union County Airport, CSX railroad, and Scottslawn Rd. at-grade rail crossing are encumbrances to the flow of employee and truck traffic.
- The current minimum requirements under the existing zoning districts do not provide adequate setbacks or buffering between development on the subject property and residential development along Weaver Road.

A single zoning district that is better aligned with the site's physical characteristics, surrounding uses, and current market conditions is critical to unlocking its potential for the City of Marysville. To achieve this goal, the site 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.

PRELIMINARY DESCRIPTION OF ZONING REQUIREMENTS

The flexibility of a PUD will maximize Marysville South's potential by providing a zoning district with uniform standards and requirements. This PUD will eliminate less desirable uses that are permitted under the existing zonings while also clarifying the nature of certain uses that will be permitted or conditional in this PUD. The Marysville South PUD will implement robust standards that are intended to reduce the impact on surrounding uses as compared to existing zoning requirements. As a result, the economic opportunity to Marysville from the development of this property will be maximized. The PUD will consist of a single subarea.

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
- Recycling Centers, if operated at an industrial scale

  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 include:

- 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
- Security structures and barriers

Lots Size, Open Space, or Coverage Ratio

- The minimum lot width shall be 100' within this PUD, and the minimum lot size shall be 2.0 acres.
- Maximum building height – 70'
- A minimum of 10% of the land developed will be dedicated to open space.
- There is no maximum lot coverage for this subarea as long as all setbacks and open space requirements are satisfied. Whether open space will be accessible to the public is dependent on the site's development plan and end user's security requirements.

Setbacks

Parking and pavement and building setbacks, all of which, except where specifically provided below, shall be measured from either the edge of right-of-way or the perimeter boundary of the PUD, as applicable, shall be as follows:

- Unless otherwise specified below, elsewhere in this text, or in the exhibits, setbacks from the perimeter boundary of the PUD shall be a minimum of 50' for parking and pavement and 100' for buildings. Private entry roads may extend into and through the minimum pavement setback when connecting to a public street.
- 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.
- See Exhibit D for expanded setbacks from the neighboring residential lots on Weaver Road.
- Pedestrian trails, underground utilities, stormwater management basins, drainage facilities, and improvements relating to any of the foregoing shall be permitted to be located within any required minimum setbacks, subject to the mounding and screening requirements of this text.

If a future parcel(s) located adjacent to this PUD 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.

Access

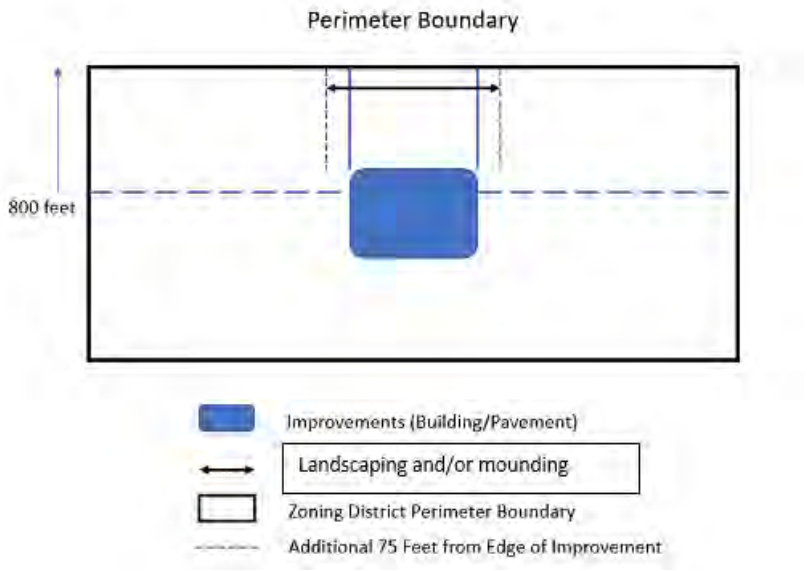
A new public road (Road A) will be constructed from Scottslawn Rd to access the site. The alignment of Road A has not yet been determined. The road will have a typology and streetscape that will include fencing, street trees, and landscaping, and may have either a ditch/swale design or curb and gutter design. The location and final specifications for Road A and roads internal to this PUD shall be approved by the City Engineer and shall be subject to the City's platting process. 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. All public and private roads may be constructed in phases consistent with the pace of development and as approved during the platting process for public roads and/or the Design Review process for private roads.

Landscaping

- The landscaping requirements of the PUD will be per the general landscaping standards identified in Section 1125 of the Marysville Codified Ordinances unless noted below.
- For those perimeter boundaries of the PUD that 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 the PUD, 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 the PUD 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. Where this PUD and a residential property as described above have an intervening public street right-of-way located between them, the mounding and screening requirements of this paragraph shall apply.

- 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 the PUD for all portions of the PUD where there is required mounding and landscaping, it may be installed in phases. For each phase of development in the PUD, 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 PUD 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 as 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 the PUD. 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 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. 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.







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 the PUD shall be permitted from lighting sources within the PUD.

Sound

- Development within the PUD shall comply with the performance standard regulations of Codified ordinances Section 1123.17. Noise levels shall be measured at the perimeter boundary lines of the PUD.

How the development meets objectives set forth in *Section 1135.01* of the Planning and Zoning Code

The New Albany Company, through its affiliate The Marysville Land Company LLC, is in the early stages of developing Marysville East, which also involved establishing a PUD. While the

Marysville East site does not have the same physical constraints as Marysville South, the flexibility of a PUD was instrumental in creating a zoning district that put Marysville in the most competitive economic development position while minimizing the impact on nearby residential development. During the Marysville East PUD approval process feedback was gathered from residents, Planning Commission and City Council in determining permitted uses, setbacks, buffering and screening, lighting, etc. Many of those provisions are captured in the Marysville South PUD and are reflected in this application.

The site is bound by the Union County airport on the north, a railroad to the east that only has an at-grade crossing, and residential development to the west. The site is unlikely to attract end users that fit within its existing zoning districts without major proactive infrastructure investments.

Chapter 1135.01 notes the following objectives of a PUD:

- Allowing the creation of development standards that respect the unique characteristics of a site
- The promotion of economical and efficient use of land and reducing infrastructure cost through unified development.
- Assure compatibility between proposed land uses within and around the PUD through appropriate development control.

The objective of the Marysville South PUD is to maximize the site's potential value to the City of Marysville while minimizing its impact on the surrounding area. The site is envisioned to attract high-paying tech jobs and substantial capital investment to supplement the city's innovation economy, which is currently driven by Honda, Nestle, and Scotts, along with investments made by the community in the U.S. 33 Smart Mobility Corridor and Connected Marysville.

The site will generate income and real estate tax revenues to support City services, infrastructure improvements, and the Marysville EVSD. At the same time, any new construction on the site will be substantially more buffered and screened from neighboring residential compared to the existing zoning of the property and minimize the impact on Weaver Road.

Potential impacts public services and facilities, including but not limited to schools, water, sewer, and traffic.

The New Albany Company is working with City Council and the Marysville EVSD to put together a financial package to provide funds for the City and Schools. For example, Marysville South will be included in the same New Community Authority (NCA) as the industrial subarea of Marysville East. The NCA will include a 9.75 mil charge on land and improvements that does not expire and can be used to fund roadways, public utilities, other infrastructure improvements, and services.

The New Albany Company is discussing the extension of water and sewer laterals to serve Marysville South with the City Engineer. There is an existing 12" water main located on Scottslawn Road that will be extended with Road A to the site's southern boundary. There is also a 16" water main on Industrial Parkway which could be extended to the site from the east. Sanitary sewer service will come from an existing 48" line that extends through the adjacent Heritage Cooperative site to the eastern boundary of the District. There is also a 60" sanitary line on Industrial Parkway that could be extended to the site. AES has a 138kV transmission line on-site and the Darby substation adjacent to the site on Industrial Pkwy. Natural gas service will be provided by Union Rural Electric or Columbia Gas of Ohio.

Traffic flow is a key consideration for rezoning the site, which is being done to align the property's existing conditions with the attributes of the surrounding area and market conditions. Traffic was listed among the most important issues in the most recent Marysville Comprehensive Plan. The PUD has stated a goal of minimizing the traffic impact on Weaver Road. A traffic study will be conducted during the site's development phase.

Engineering, Planning and Zoning
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June 4, 2024

To: City of Marysville
Planning Commission Members

From: Ashley Gaver
Planning and Development Manager

RE: Planned Unit Development Review - Marysville East Section 3

Application: The applicant would like to develop the properties located at Parcels with ID numbers of 2800170080010, 2800170050000, 2800170060010, 2800170010000, 2800140280010, 2800170030000 for a Planned Unit Development known as Marysville East Section 3.

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

Owners: **Parcels: 2800140280010 and 28001700300000**
Robert C. and Betty Jo Feucht
209 Prairie Drive
Marysville, Ohio 43040

Parcels: 2800170080010, 2800170050000, 2800170060010, 2800170010000
Jerry L. Feucht
14742 US RT 36
Marysville, Ohio 43040

Location: The applicant is requesting a zoning amendment to rezone +/- 243.89 acres located north of US 36. to allow for mixed-used development as a Planned Unit Development(PUD) Existing property surrounding the subject property are as followed:

North: Farm / Residential District (U-1)
East: Farm / Residential District (U-1)
South: US Route 36, Farm / Residential District (U-1), and Regional Mixed-Use (RMU)
West: Regional Mixed-Use (RMU)

Aerial (project location is outlined by blue line):



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 Suburban Residential District and Regional Mixed Use.

On Page 54 of the Comprehensive Plan it states, Future development in Suburban Residential Districts should promote walkable environments and neighborhoods. This starts with the street network, which should have sidewalks, street trees, and short block lengths to promote walkability. Furthermore, each home should be at most a half-mile from a park or significant open space, to provide residents the opportunity to walk to recreational activities. Integrating institutional uses, such as schools and day-care centers, are complementary, and encouraged in residential districts. Suggested uses in the Comprehensive plan for the Suburban Residential District include Single family detached homes, Duplex homes and Schools.

On Page 57 of the Comprehensive Plan it states, Future development in the Regional Mixed Use District should accommodate smaller lots and smaller footprints that allow flexibility for current retailers while providing stronger opportunities for adaptive reuse. Streets in the district should begin to prioritize pedestrians, and not only automobiles. Streets should be developed as adaptable, interconnected grids, rather than internal, drive aisle linkages. Furthermore, introduction of other uses may be needed to allow these areas to be successfully repositioned for the future. Suggested uses in the Comprehensive plan for the Regional Mixed Use District include Regional Retail, Office and Multi-Family.

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 following is the City's Zoning Code requirements for Planning Commission review related to the proposed Planned Unit Development.

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

1135.01 OBJECTIVES FOR A PLANNED UNIT DEVELOPMENT (PUD)

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

B. Specific Objectives.

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

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

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

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

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

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

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

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

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

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.

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 required. This includes any costs to potentially convert Allenby Drive to one-way traffic, between Square Drive and Millcreek Dr.
    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 are used to determine if the individual development requires a Traffic Impact Study or a Turn Lane Analysis.
        ii. Intersection sight distance exhibits/drawings shall be reviewed and approved by the City during the Zoning Permit / Engineering review process.
    c. Right-of-way dedication along US 36 (width to be determined) and a utility easement (width to be determined) flanking the proposed right-of-way will be required.
    d. 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.

2. Roadway
    a. Road "A" shall include a landscaped boulevard section.

b. Final right-of-way and road section dimensions will be determine during the Development Plan approval process.
c. The applicant should look for ways to enhance the aesthetics of the Road “A” corridor by incorporating greenspace and landscaping throughout the corridor.
d. Roundabouts shall be included at the intersection of Road “A” and Allenby Drive and at the end of Road “A”.
e. For the Development Plan application, please provide an exhibit showing dimensions for the access drive spacing along Road “A”. Ensure the spacing meets the City’s Access Management Guidelines. These guidelines 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.
f. 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.

3. Pedestrian Connectivity
    a. A ten (10) foot wide shared use path will be required throughout the development and along US 36 to connect the Marysville East Planned Unit Development to US Route 36.
    b. Sidewalks and/or a shared use path will be required on both sides of all roadways.

4. Sustainability and Green Infrastructure
    a. The City of Marysville is committed to building a sustainable community through the utilization of Green Infrastructure. Provide a section addressing how the Marysville East Planned Unit Development plans to incorporate sustainable and green infrastructure (i.e. green infrastructure for stormwater management, renewable energy, water conservation, electric vehicle charging stations, sustainable architecture, pedestrian, and bike facilities, etc.).

5. Utilities
    a. The following utility design / alignment (stormwater, water, and wastewater) will be addressed during the final engineering approval process for each development within the Marysville East Planned Unit Development:
        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. A master Stormwater Management Plan shall be considered for the entire PUD. This may include regional detention/retention basins.
    2. Any existing streams will need to be preserved and proper riparian setbacks maintained per the City of Marysville Stormwater Drainage Manual. This process is outlined in the Stream Protection Regulations chapter of the Manual.
    3. Looking at the preliminary layouts the 100-yr. flood plain may be impacted by this development. If the flood plain is impacted, a LOMAR and/or CLOMAR may be required.
    4. All off-site drainage will need to be properly maintained / routed to provide an adequate outlet.
    5. An adequate outlet shall be verified for all proposed stormwater management facilities.
    6. If available, an existing field tile map / exhibit shall be provided during the engineering approval process.
    7. The developer/applicant is responsible for ensuring that any tiles broken during the construction of the development shall be reconnected.
    8. 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.
    9. Coordination with the Union County Engineer's Office and Union County Soil and Water will be required to ensure an adequate downstream outlet and that there are no downstream obstructions or points of concern.

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. All Ohio EPA permits (NOI, PTIs, etc.) will be required prior to construction.

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

7. Please set up a Utility Coordination meeting with private utility providers and the City of Marysville as soon as practicable.

PLANNING & ZONING ANALYSIS

1135.01 Objectives for a Planned Unit Development (PUD)

- The applicant has provided responses to the objectives that are applicable to the proposed development on pages 4 to 6 of the Development Text.

1135.06 Common Open Space

The applicant has provided Sub-Area H as Public Common Area and is stated on page 13 of the Development Text.

- Exhibit C shows a Public Common Area of **+/-52.91 acres** listed as Sub-Area H in the Development Text.

The applicant shall update the labeling on Exhibit C of the Public Common Area with the title Subarea H

Existing Conditions Preliminary Plan

- Exhibit A, Exhibit B, Exhibit C address all requirements
    - Vicinity map is found in Exhibit A
    - Buildings to be demolished found in Exhibit B
    - Natural waters found in Exhibit B
    - Location of all natural areas and indication of removal found in Exhibit B

The applicant shall provide standards for tree replacement for the existing trees that will be removed otherwise the City's code requirement will be followed.

Staff recommends that the applicant maintain portions of the existing trees in order to add character to the future development or provide screening to adjacent uses.

Proposed Development Plan

- The proposed sketch plan provides eight (8) subareas on +/- 243.89 acres as shown in Exhibit C.
- Exhibits A, B and C provide the following requirements
    - Boundaries of the PUD and its acreage are shown on Exhibits A and C
    - Access
        - The main access points are shown on Exhibit C and are proposed to be Allenby Drive extension and a Road A off of US Hwy 36.
        - Final access location will be determined with the Development Plan process.
        - Proposed streets and rights-of-way and connections to existing infrastructure are shown on Exhibit C
    - Proposed locations and size of each subarea and their intended use are shown on Exhibit C

        - The proposed sketch plan provides eight(8) subareas on +/- 243.89 acres consisting of single family patio homes, single family, single family/duplex, townhomes, multi-family empty nester, multi-family apartment, neighborhood commercial, and public common area zones.
    - General location of trail system are shown on Exhibit C
    - Location of the existing vegetation is shown in Exhibit B

Staff recommends showing only one (1) arrow accessing each subarea to allow instead of showing multiple per subarea. The applicant shall include a statement outlining that the final access locations will be determined during Design Review and Final Engineering phase.

Staff recommends to remove the circle pathway shown in Sub-Area C in order to allow for future determination of the exact location of the pathway. A statement shall be included that final path location will be determined during Design Review and Final Engineering phase.

Staff recommends modifying the label of Sub-Area A-F as residential and Sub-Area G as commercial, since each specific use is outlined in the permitted use section of the Development Text.

The applicant shall label the Public Common Area as Sub-Area H on Exhibit C and modify the name of the Public Common Area as Public Common Open Space.

Development Text Requirements

Sub-Area A

The Applicant is proposing the following Uses:

- Permitted Uses
    - Single Family Detached
    - Single Family Patio Homes

The Applicant is proposing the following development standards:

- Acres
    - 33.92 acres
- Density
    - 4 units per acre
- Lot Size
    - 6,760 sq. feet
    - Minimum 52’ wide and 130’ deep
- Setbacks:
    - Front - 25’
    - Side - 5’
    - Rear - 20’
- Lot Coverage
    - 55% maximum lot coverage including accessory structures.

- Open Space
    - The Development Text states “Common area will be greater than the recommended 10%”

The applicant shall change the term Common Area to Open Space.

Sub-Area B

The Applicant is proposing the following Uses:

- Permitted Uses
    - Single Family Detached
    - Single Family Patio Homes

The Applicant is proposing the following development standards:

- Acres
    - 56.92 acres
- Density
    - 4 units per acre
- Lot Size
    - 6,760 sq. feet
    - Minimum 52’ wide and 130’ deep
- Setbacks:
    - Front - 25’
    - Side - 5’
    - Rear - 20’
- Lot Coverage
    - 55% maximum lot coverage including accessory structures.
- Open Space
    - The Development Text states “Common area will be greater than the recommended 10%”

The applicant shall change the term Common Area to Open Space.

Sub-Area C

The Applicant is proposing the following Uses:

- Permitted Uses
    - Single-Family
    - Single-Family Attached

The Applicant is proposing the following development standards:

- Acres
    - 18.91 acres
- Density
    - 6 units per acre
- Lot Size

    - No less than 55’ wide for single-family detached and single-family attached (2 attached units) with a minimum of 25’ each additional unit. All lots will be 130’ deep
- Setbacks:
    - Front - 25’
    - Side - 7.5’
    - Rear - 20’
- Lot Coverage
    - 60% maximum lot coverage including accessory structures.
- Open Space
    - The Development Text states “Common area will be greater than the recommended 10%”

The applicant shall change the term Common Area to Open Space.

Sub-Area D

The Applicant is proposing the following Uses:

- Permitted Uses
    - Attached Multi-Family (4-, 6-, 8-unit buildings)
    - Commercial Recreation (indoor/outdoor) - Clubhouse with pool and fitness
    - Garage Attached or Detached

The Applicant is proposing the following development standards:

- Acres
    - 15.17 acres
- Density
    - 10 units per acre
- Lot Size
    - Lot sizes will adhere to the requirements of the SRD zoning district.
- Setbacks
    - Setbacks will adhere to the requirements of the SRD zoning district.
- Open Space
    - The Development Text states “Common area will be greater than the recommended 10%”

The applicant shall change the term Common Area to Open Space.

Sub-Area E

The Applicant is proposing the following Uses:

- Permitted Uses
    - Attached Multi-Family (2-, 4-, 6-, and 8-unit buildings)
    - Commercial Recreation (indoor/outdoor) - Clubhouse with pool and fitness
    - Garage Attached

The Applicant is proposing the following development standards:

- Acres
  - 33.95 acres
- Density
  - 8 units per acre
- Lot Size
  - Lots sizes will adhere to the requirements of the SRD zoning district.
- Setbacks
  - Setbacks will adhere to the requirements of the SRD zoning district.
- Lot Coverage
  - 60% maximum lot coverage including accessory structures.
- Open Space
  - Common area will be greater than the recommended 10%

The applicant shall change the term Common Area to Open Space.

Sub-Area F

The Applicant is proposing the following Uses:

- Permitted Uses
  - Multi-Family
  - Commercial Recreation (indoor) - Clubhouse with pool and fitness
  - Garage Detached

The Applicant is proposing the following development standards:

- Acres
  - 16.23 acres
- Density
  - 16 units per acre
- Building Height
  - 45’ maximum building height
- Lot Size
  - Lot sizes will adhere to the requirements of the SCD zoning district.
- Setbacks
  - Setbacks will adhere to the requirements of the SCD zoning district.
- Lot Coverage
  - 65% maximum lot coverage including accessory structures.
- Open Space
  - The Development Text states “Common area will be greater than the recommended 10%”

The applicant shall change the term Common Area to Open Space.

Sub-Area G

The Applicant is proposing the following Uses:

- Permitted Uses
    - Artisan Studio
    - Bank of Financial Institution (w/ drive thru)
    - Child Day-Care Center
    - Congregate Care Facility, Assisted Living
    - Congregate Care facility, Nursing Home
    - Emergency Care Facility
    - General Retail (50+ employees)
    - Institution/ Government Offices
    - Medical or Dental Office or Clinic
    - Meeting Facility
    - Multi-family
    - Personal Services
    - Professional Offices
    - Restaurant (sit down)
    - Restaurant(w/ drive thru)
    - Retail, Sales, & Services
    - Specialty Food and/or Beverage Facility
    - Senior Living, Independent Living

The Applicant is proposing the following development standards:

- Acres
    - 15.88 acres
- Building Height
    - 40’ maximum build height

Maximum height aligns with the Suburban Commercial District

- Lot Size
    - Lot sizes will adhere to the requirements of the SCD zoning district
- Setbacks
    - Setbacks will adhere to the requirements of the SCD zoning district
- Lot Coverage
    - 85% maximum lot coverage including accessory structures.
- Open Space
    - The Development Text states “Common area will be greater than the recommended 10%”

The applicant shall change the term Common Area to Open Space.

Sub-Area H

The Applicant is proposing the following Uses:

- Permitted Uses
    - Park

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

The Applicant is proposing the following development standards:

- Acres
    - 52.91 acres

Additional Application Information

Information regarding the impact on public services, water, sanitary sewers, traffic, and other utilities are outlined on pages 11-13 of the Development Text.

Overall Design Goals

On page 8 of the Development Text, the developer mentions the following goals they are striving to achieve. These are as follows:

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

Planning and Zoning Sketch Plan Comments:

1. The applicant shall update the labeling on Exhibit C of the Public Common Area with the title Subarea H
2. The applicant shall provide standards for tree replacement for the existing trees that will be removed otherwise the City's code requirement will be followed.
3. Staff recommends that the applicant maintain portions of the existing trees in order to add character to the future development or provide screening to adjacent uses.
4. Staff recommends showing only one (1) arrow accessing each Sub-Area from the main access points instead of showing multiple arrows per subarea. The applicant shall include a statement outlining that the final access locations will be determined during the Design Review and Final Engineering phase.
5. Staff recommends removing the circle pathway shown in Sub-Area C in order to allow for future determination of the exact location of the pathway. A statement shall be included that final path location will be determined during the Design Review and Final Engineering phase.
6. Staff recommends modifying the label of Sub-Area A-F as residential and Sub-Area G as commercial, since each specific use is outlined in the permitted use section of the Development Text.
7. The applicant shall label the Public Common Area as Sub-Area H on Exhibit C and modify the name of the Public Common Area as Public Common Open Space.

8. The applicant shall change the term Common Area to Open Space for all Sub-Areas.
9. Eliminate the Total Units and Density numbers as these contradict the density listed in the Development Text and could limit the development during the Design Review and Final Engineering process.

Development Plan Application – Preliminary Comments:

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

1. The applicant shall provide the proposed permitted materials for the buildings in each subarea.
2. The applicant shall include all parking counts for all sub-areas conform that the parking is in compliance with City Code requirements.
3. The applicant shall provide standards for lighting or state that the lighting standards will be in compliance with City Code requirements.
4. The applicant shall provide standards for signage or state that the signage standards will be in compliance with City Code requirements.
5. The applicant shall provide standards for landscaping or state that the landscaping standards will be in compliance with City Code requirements.
6. The applicant shall provide streetscape and screening exhibits with the Development Plan Application.

Received (stamp):

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

PLANNING COMMISSION 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.**
- **Digital Only Submittals Preferred**
- **Applications and applicable fees shall be submitted by no later than 5:00 p.m. on the application deadline date.**
- **Submitted applications and all checklist items shall be reviewed by City staff for completeness. Submittals found to be incomplete will be rejected and the application will not be placed on the 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: Multiple parcels of ground north side of US 36 owned by Feucht family.

Present Zoning District: Paris Township - Residential Default Present Use of the Land: Agricultural

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

Owner of Property: Robert and Bettty Feucht, Jerry Feucht

Owner's Address (Street): See attached

City, State and Zip Code: See attached

Owner's Telephone Number: See attached

Applicant Information *(Please print clearly)*

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

Company: Rockford Development Investements (RDI)

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

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

Signature of Applicant: _____ Date: 5-13-24

Signature of Owner: See attached _____ Date: _____

FOR CITY USE ONLY

Paid (stamp):

Fees Due: $500 $ _____

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

_____ 5/20/2024

City Staff Jeff Beard Date

DECISION OF THE PLANNING COMMISSION

☐ Approved

☐ Disapproved

☐ Approved with conditions

_____

_____

_____

_____ _____

Chairperson, Planning Commission Date

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

PLANNING COMMISSION APPLICATION FOR PLANNED UNIT DEVELOPMENT (PUD) - SKETCH PLAN

Property Owners / Signature Page

Owner of Property: Robert C. and Betty Jo Feucht
Owner Address: 209 Prairie Drive, Marysville, Ohio 43040
Owner's Telephone #: 937-209-9909

Signature of Owner: Betty J Feucht Date: 5/13/2024

Owner of Property: Jerry L. Feucht
Owner Address: 14742 US RT 36, Marysville, Ohio 43040
Owner's Telephone #: 937-537-0475

Signature of Owner: Jerry L Feucht Date: 5-13-24

Applicant Checklist Required Documents

Digital Submittal Required: All applications require a digital (.pdf) submittal (applications, plans, renderings, text, etc.) to be considered a complete application.

	For Applicant	*For Staff Use Only*	
City Staff Meeting		**Yes**	**No**
Pre-application meeting with City Staff to discuss and review application submission materials.	✓	✓	

Existing Conditions Preliminary Plan		**Yes**	**No**
A vicinity map with a north arrow	✓	✓	
Location by Virginia Military Survey (VMS)	✓	✓	
Map outlining the following *Existing* conditions:			
Identify any existing buildings or structures to be removed or demolished	✓	✓	
Existing natural and manmade features such as wetlands, rivers, streams, ponds, lakes and other water sources	✓	✓	
Location of all wooded areas, tree lines, hedge rows, natural areas and other features, and indicate if they will remain or will be removed	✓	✓	

Proposed Development Preliminary Plan		**Yes**	**No**
The proposed name of the PUD, which shall not duplicate or closely approximate the name of any other PUD or subdivision in the City or County	✓	✓	
Map outlining the following *Proposed* conditions:			
Boundaries of the PUD/subdivision and its acreage	✓	✓	
Proposed streets and rights-of-way and connections to existing public infrastructure	✓	✓	
The proposed location and size of each subarea and their intended general uses	✓	✓	
General location of proposed bike paths and other trail systems and connections to existing public infrastructure	✓	✓	
The location of any vegetation (existing to remain or proposed) including street trees, tree lines, hedge rows, tree groupings or other vegetative areas.	✓	✓	

	For Applicant	For Staff Use Only	

Development Text Requirements (Preliminary)

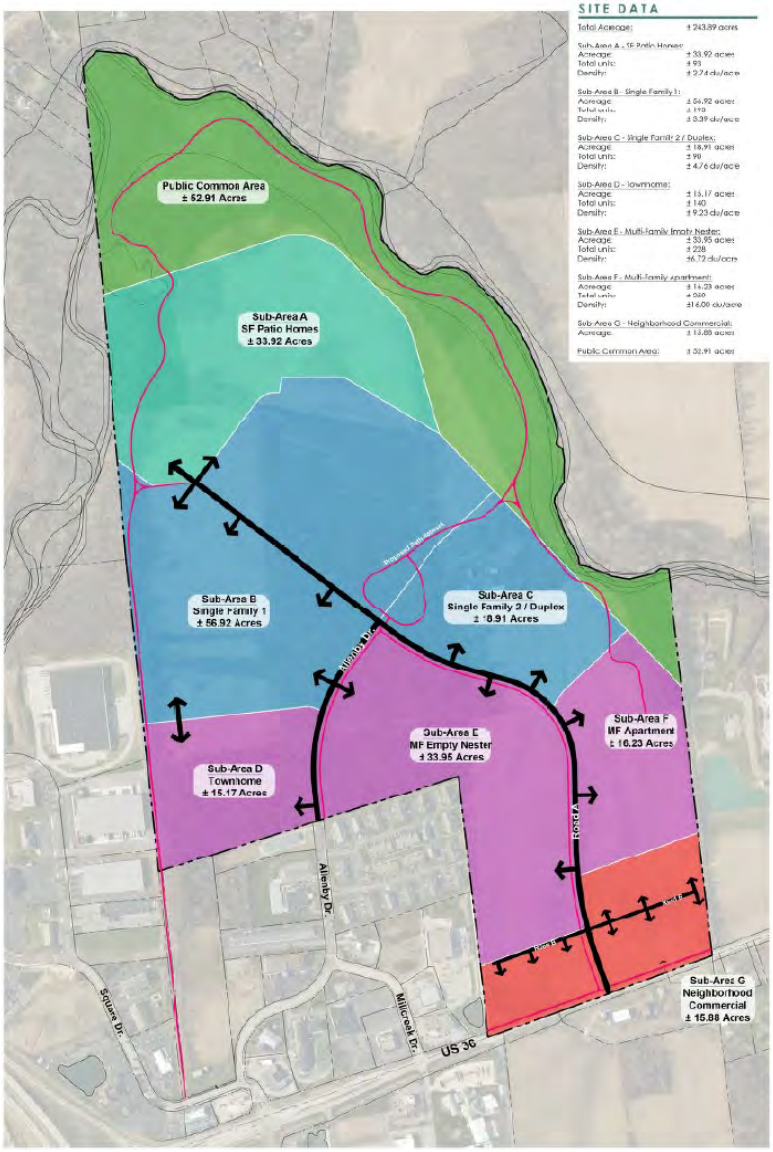
Preliminary description of the zoning requirments for the PUD and each subarea within the PUD, which at a minimum shall include:		Yes	No
General list of permitted and conditional uses	✓	✓	
General lot size requirments	✓	✓	
Density of the entire development and each individual subarea(s)	✓	✓	

Additional Application Information

Written presentation by the developer setting forth the following:		Yes	No
How the development meets the proposed and specific objectives set forth in *Section 1135.01* of the Planning and Zoning Code	✓	✓	
How the proposed development impacts public services and facilities, including but not limited to, schools, water, sewer, and traffic	✓	✓	

Marysville East Annexation #3

Marysville, Ohio



PUD Sketch Plan Submittal – May 14, 2024

Sketch Plan Document Index

1. PUD Sketch Plan Application

2. Rezoning Statement

3. Additional Information Requested
    a. Specific objectives section 1135.01
    b. Public services
    c. Comprehensive plan conformity
    d. Additional development standards

4. General Development Standards

5. Preliminary Description of Each Subarea

6. Regional Vicinity (Context) Map – Exhibit A

7. Survey and Legal Description

8. Existing Buildings and Structures – Exhibit B

9. Existing Conditions Map – Exhibit B

10. Subarea Plan – Exhibit C

11. Concept Plan – Streets, Bike Trails, and Connections – Exhibit C

12. Location of Vegetation – Exhibit B

REZONING STATEMENT

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

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

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

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

RDI and its partners will present multiple Annexations 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 Annexations #1 and #2 included more than 560 acres and defined the majority of the business/industrial park and sets the stage for business growth, which will bring high paying jobs, additional income tax revenues, and new families into Marysville.

Marysville East Annexation #3 is approximately 243.9 acres and is located north of US 36. The western boundary is the business park on Square Drive and the east side is bounded by Union County Sheriff Public Safety Training Facility. To the north the project's boundary is Mill Creek and to the south the property borders US 36. Marysville East Annexation #3 is the first major residential area and will begin the process of establishing a retail corridor along US 36. Marysville East Annexation #3 is being rezoned to Planned Unit Development (PUD) under Chapter 1135 of the Codified Ordinances of Marysville as in effect March 25, 2024 (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 #3 will consist of 8 subareas which include multi-family (apartments and multi-family empty-nester), single-family (three varieties), townhomes, retail, and public common area developments. The total acreage of these 8 subareas is 243.892 acres.

Marysville East Annexation #3 will have upgraded design standards that include common fencing and tree lines along major thoroughfares, standardized signage, and other identifiers that will create a unique gateway feel for the area. Over time, these design elements will be incorporated into the existing core development on the east side of US 33 and US 36.

Marysville East Annexation #3 will provide benefits to the overall Marysville community through the anticipated preservation of the natural areas, and extension of multi-purpose trails that connect the subareas to the natural areas along Mill Creek. In addition, the development of the residential areas will provide employees and other residents the opportunity to reside in the area of the new employment center.

The development of Marysville East Annexation #3 will help facilitate and fund improvements to existing roads and the future construction of new roads. A traffic study and revised thoroughfare plan are currently being conducted with the assistance of the City Engineer and should be available shortly.

ADDITIONAL INFORMATION REQUESTED

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

1135.01(a) General Objective: A planned unit development shall be classified as a unique zoning district or combination of districts that is subject to the provisions of this chapter. The purpose is to encourage and allow more creative and imaginative design of land development than is possible under standard zoning district regulations. A PUD is intended to allow flexibility in planning and design and overall benefits to the City. A PUD also permits the establishment of a variety of uses brought together as parts of a compatible and unified plan. This flexibility should result in a development that has unique characteristics and features that are not found in a development produced in accordance with standard zoning district and subdivision regulations.

1135.01 (b) Specific Objectives:

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

The proposed PUD contains 8 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 around Mill Creek are protected and maintained, the retail uses are aligned all the US 36 corridor, and the higher density residential is planned near the existing higher density uses and will serve as a buffer for the single-family homes. The single-family developments are surrounded on multiple sides by some of the most beautiful spaces in Marysville, which is the natural areas along Mill Creek. The blending of all these uses could not be achieved under a straight zoning district.

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

Marysville East Annexation #3 provides standard setbacks to natural areas that are larger than required by the Codified Ordinances and will protect sensitive environmental areas on-site by preserving these areas as a separate subarea (public common areas). The large open space and tree preservation area in Annexation #3 consists of approximately 53 acres. This public space will be in ADDITION to the required common area of each developed subarea and will be commonly owned and managed through a newly created community authority. Trails will be added to these common areas that link to all the other subareas and this process will be expanded with the future annexation of other areas.

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

The development will promote the economical and efficient use of the land and infrastructure by providing a platform for the development of various mixed uses. The industrial/innovation areas zoned in Annexations #1 and #2 will provide businesses with jobs and will generate income tax and real estate tax revenues to support services and infrastructure improvements. The residential development in Annexation #3 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 and transition to the single-family residential areas to the north.

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

The protected common areas and pod common areas combined will provide for recreational activities and the ability to enjoy the natural beauty of the site, Mill Creek, and surrounding areas in Marysville through the multi-purpose trails and parks. The property values for the retail, multi-family (commercial taxation) and single-family homes will create much higher assessed value than the current CAUV ground and will help energize the region for many years.

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

Compatibility between proposed land uses within and around the PUD are provided through the planned transition of high-density developments around the existing core commercial development as well as increased setbacks and landscape buffers within the PUD Development Standards along mixed uses. The multi-family subarea will help to buffer the existing multi-family development and the natural features and Mill Creek to the north will provide a beautiful backdrop

for the single-family development.

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

*T*he large open space of approximately 53 acres will preserve existing natural features, with trails and connectivity added to and from each subarea. This preservation area will be in addition to the common area and trails that will be included in each subarea. Private recreation facilities (pool, fitness, dog parks) will be added to the multi-family subarea.

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

The integration of the industrial / innovation district in Annexations #1 and #2 provide opportunities for employers to be positioned within the area and the multi-family and single-family options will provide housing options to the employees and other existing or future residents of Marysville. The unique combination of the multi-family communities incorporates both three-story walk-up units and an empty-nester development which will provide a variety of housing opportunities. The townhome product and a variety of single-family products gives future residents a choice of housing types within the same project. Amenities with this multi-family project will be top of the market with the pool, fitness, dog parks, and trails throughout and linked to other common areas within the overall PUD.

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

The PUD will provide a mix of complementary residential, multi-family, and retail 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 #3, 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.

Water:

- There is an existing 12" water main located along Allenby Drive to the southern edge of the property as well as another 12" line along US 36 at the southwestern corner of the property. The initial service for Marysville East Annexation #3 ground will be serviced by extensions of these two lines. 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 was annexed to Marysville as part of Annexation #1. 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 construction and 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 lines are along US 36.

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

Traffic:

- A traffic study and regional thoroughfare plan update is currently underway with the assistance and direction of the City Engineer. This document will help identify the needed roadway infrastructure needed for the industrial/innovation park as well as improvements to Watkins Road and the intersections of US 36/Watkin Road, US 36/Coleman Crossing, US 33/US36, 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.

Schools:

- Marysville East developer is working closely with the schools to provide them accurate projections of the number of school age children that can be expected by the different types of housing as well as the types of businesses and other uses (retail) to help gauge future school funding.

- A financial package will be negotiated with the schools and city that will include funding for infrastructure, schools, and other services (police and fire). That package will include traditional funding mechanisms as well as the NCA.

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

The proposed PUD utilized the existing Marysville Comprehensive Plan as the basis for its development. Both the PUD and Comp Plan anticipated retail along the US 36 corridor and residential products to the north. The PUD utilizes the multi-family developments to buffer the existing residents to the west and the newly created single-family pods to the north. The Comp Plan promotes the protection of common areas and the connection of the community to these areas, which is being accomplished with the proposed trail system. The Comp Plan also promotes mixed residential housing types which is being provided.

D. Additional Development Standards.

Marysville East Annexation #3 will have upgraded design standards that include common fencing and street trees along major thoroughfares, standardized signage, and other identifiers that will create a unique gateway feel for the area. All streets within the subarea pods will also include street trees and sidewalks. Over time, these design elements will be incorporated into the existing core development on the east side of US 33 and US 36. More details regarding signage, landscaping, buffers, setbacks, and other design features will be provided with the development plan application.

GENERAL DEVELOPMENT STANDARDS

Marysville East Annexation #3 will be developed with 8 subareas providing for a mixed-use community. The project will be developed in accordance with the Marysville East Annexation #3 Rezoning Statement, and the Codified Ordinances of the City of Marysville as in effect March 25, 2024 (the "Codified Ordinances"), unless noted otherwise in these PUD Development Standards to be provided. Where conflicts occur between the Codified Ordinances and these PUD Development Standards, these PUD Development Standards shall control over the Codified Ordinances.

MARYSVILLE EAST ANNEXATION #3 PUD OVERALL DESIGN GOALS

All development within Marysville East Annexation #3 will strive to achieve the following goals:

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

PRELIMINARY DESCRIPTION OF ZONING REQUIREMENTS FOR EACH SUBAREA

Subarea A and B – Single-Family Residential

Subarea A (approximately 33.92 acres) and Subarea B (approximately 56.92 acres) are being zoned as a single-family detached product. Subarea A will be 1 to 1 ½ story patio home product and Subarea B will be traditional 2 story product. Access to Subarea A will be via Road A and Subarea B primary access will be via Allenby Drive. Utilities for Subarea A will extend up Road A and Subarea B utilities will be via Allenby Drive.

The common area within the development is anticipated to exceed the 10% required level under a straight zoning district. Trails will be added to the site to get to the regional trail network that will be developed with the surrounding properties.

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

List of Permitted Uses

- Single Family Detached
- Single Family Detached Patio Homes

Lots Size, Common Area, or Coverage Ratio

- Lot sizes will be no less than 52' wide and 130' deep
- Setbacks: Front 25', Side - 5'; Rear – 20'
- Common area will be greater than the recommended 10%
    - In addition, this PUD has a "public common area" subarea which will provide additional acreage that will increase the overall common area % for the entire PUD
- 55% maximum lot coverage including accessory structures

Density

- Maximum density of 4 units per acre

Subarea C – Single-Family / Single Family Attached Residential (Single Family, Duplexes, Triplexes)

Subarea C (approximately 18.91 acres) is being zoned for as a single-family or single-family attached product. Access to this area will be via Allenby Drive and utilities will extend up the main drive.

The common area within the development is anticipated to exceed the 10% required level under a straight zoning district. Trails will be added to the site to get to the regional trail network that

will be developed with the surrounding properties.

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

List of Permitted Uses

- Single-Family
- Single-Family Attached

Lots Size, Common Area, or Coverage Ratio

- Lot sizes will be no less than 55' wide for single-family detached and single-family attached (2 attached units) with a minimum of 25' each additional unit. All lots will be 130' deep,
- Setbacks: Front 25', Side – 7.5'; Rear – 20'
- Common area will be greater than the recommended 10%
    - In addition, this PUD has a "public common area" subarea which will provide additional acreage that will increase the overall common area % for the entire PUD
- 60% maximum lot coverage including accessory structures

Density

- Maximum density of 6 units per acre

Subarea D – Attached Multi-Family Residential (Townhomes)

The attached multi-family residential subarea D (approximately 15.17 acres) will consist of 4-to-8-unit townhomes. The product may have attached 1 or 2 car garages or detached private garages. The townhomes will provide 2- or 3-bedroom options.

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

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

List of Permitted Uses

- Attached Multi-Family (4-, 6-, and 8-unit buildings)
- Commercial Recreation (indoor/outdoor) – Clubhouse with pool and fitness
- Garage Attached or Detached

Lots Size, Common Area, or Coverage Ratio

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

- 60% including accessory structures

Density

- The overall density for this product will be 10 units per acre.

Subarea E – Attached Multi-Family Residential (Ranch Apartments)

The attached multi-family residential subarea E (approximately 33.95 acres) will consist of single-story attached residential units with attached garages. Buildings will consist of 2 to 8 units.

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

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

List of Permitted Uses

- Attached Multi-Family (2-, 4-, 6-, and 8-unit buildings)
- Commercial Recreation (indoor/outdoor) – Clubhouse with pool and fitness
- Garage Attached

Lots Size, Common Area, or Coverage Ratio

- Lot sizes and setbacks will adhere to the requirements of the SRD zoning district
- Common area will be greater than the recommended 10%
    - In addition, this PUD has a "public common area" subarea which will provide additional acreage that will increase the overall common area % for the entire PUD
- 60% including accessory structures

Density

- The overall density for this product will be 8 units per acre.

Subarea F – Multi-Family Residential (Apartments)

The multi-family residential subarea F (approximately 16.23 acres) will consist of 3-story walk-up residential units with a shared clubhouse and pool areas. The apartments will feature multiple buildings with a mix of 1-, 2- and 3-bedroom flats with surface parking and/or detached private garages.

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

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

List of Permitted Uses

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

Lots Size, Common Area, or Coverage Ratio

- Lot sizes and setbacks will adhere to the requirements of the SCD zoning district
- Common area will be greater than the recommended 10%
    - In addition, this PUD has a "public common area" subarea which will provide additional acreage that will increase the overall common area % for the entire PUD
- 65% maximum coverage ratio including accessory structures
- 45' maximum building height

Density

- The overall density for this product will be 16 units per acre.

Subarea G – Commercial District

The Commercial Subarea (approximately 15.88 acres) is located to the north of US 36 and is on both sides of the main entrance. This subarea will be accessed from the rear of the site via an east/west access road. This commercial subarea will provide residential commercial retail businesses which will lead to new employers, employees, and residents. In addition, this area will be a future economic engine for future increases in tax revenues across the board for the Schools, City, and County. If retail options are not available a portion of this area (approximately 5 acres may be used for the expansion of Subarea F.

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

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

List of Permitted Uses

- Artisan Studio
- Bank of Financial Institution (w/drive thru)
- Child Day-Care Center
- Congregate Care Facility, Assisted Living
- Congregate Care Facility, Nursing Home
- Emergency Care Facility
- General Retail (50+ employees)

- Institution/Government Offices
- Medical or Dental Office or Clinic
- Meeting Facility
- Multi-family
- Personal Services
- Professional Offices
- Restaurant (sit down)
- Restaurant (w/drive thru)
- Retail, Sales, & Services
- Specialty Food and/or Beverage Facility
- Senior Living, Independent Living

Lots Size, Common Area, or Coverage Ratio

- Lot sizes and setbacks will adhere to the requirements of the SCD zoning district
- Common area will be greater than the recommended 10%
    - In addition, this PUD has a "public common area" subarea which will provide additional acreage that will increase the overall common area % for the entire PUD
- 85% maximum coverage ratio including accessory structures
- 40' maximum building height

Subarea H – Public Common Area

The natural features in this public common area subarea (approximately 52.91 acres) will be reserved, protected, and developed as part of the network of parks and trail systems that will provide recreational opportunities and promote connectivity throughout the area. The ground in this subarea, while public, will be owned, managed, and maintained by a future community authority board which will use funds from future residents and business to perform these duties.

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

List of Permitted Uses

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

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

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



MARYSVILLE EAST ANNEXATION 3
VICINITY MAP
MARYSVILLE, OHIO 5-14-24

0 750 2,250

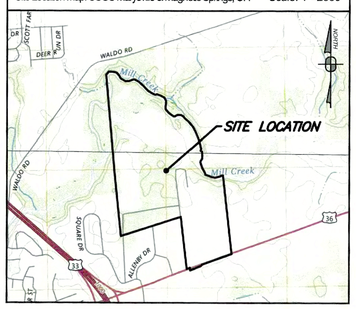
N

EXHIBIT A

G2 PLANNING + DESIGN

ROCKFORD DEVELOPMENT INVESTMENTS

Site Location Map: USGS Marysville & Magnetic Springs, OH Scale: 1"=2000'



GENERAL NOTES:

1. THE BEARINGS SHOWN HEREON ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83.

2. THIS ANNEXATION PLAT IS BASED PARTLY ON AVAILABLE RECORDS AND PARTLY ON ALTA/NSPS LAND TITLE SURVEY PREPARED BY SHEFFLER & COMPANY, INC. DATED MAY 1, 2023, BY DOES NOT REPRESENT A BOUNDARY SURVEY AS DEFINED IN O.A.C. CHAPTER 4733-37.

3. THE PROPOSED ANNEXATION PARCEL SHOWN HEREON CONTAINS A DISTANCE OF 5,052.12 FEET CONTIGUOUS WITH THE EXISTING CITY OF MARYSVILLE CORPORATION LINE AND A TOTAL PERIMETER OF 16,299.21 FEET TO BE ANNEXED. 31% OF THE PERIMETER LENGTH IS CONTIGUOUS TO THE EXISTING CITY OF MARYSVILLE CORPORATION LINE.

243.892 ACRES

PARIS TOWNSHIP
CITY OF MARYSVILLE

VMS 3352
VMS 3350

VMS 3352
VMS 3353

VMS 3350
VMS 3351

VMS 3353
VMS 3351

S 88°33'53" E 47.39'
N 53°28'25" E 44.48'
N 77°00'53" E 136.12'
S 6°28'34" E 2170.02'
S 10°35'01" E 55.38'
S 55°23'54" E 39.61'
S 0°42'11" W 28.46'
S 14°21'49" E 5.45'
S 29°16'13" W 39.21'
S 12°55'09" E 163.89'
S 8°21'56" W 30.28'
S 19°29'58" E 142.35'
S 29°00'16" E 154.84'
S 80°06'57" E 99.24'
S 68°50'44" E 147.49'
S 79°13'35" E 36.74'
S 37°05'10" E 3.64'
S 27°46'20" E 133.52'
S 14°36'39" W 45.93'
S 9°07'19" E 43.77'
S 37°52'57" E 84.92'
S 23°08'34" E 195.52'
S 0°42'11" W 103.72'
S 19°08'44" E 167.91'
S 49°39'34" E 66.90'
S 42°07'41" E 22.37'
S 32°33'31" W 54.10'
S 37°56'29" E 57.29'
S 39°25'10" E 86.18'
S 60°19'23" E 76.88'
S 46°25'18" E 73.58'
S 87°57'52" E 92.51'
N 61°41'22" E 86.76'
S 8°16'42" W 79.71'
S 87°09'14" E 38.57'
S 1°18'23" W 98.21'
S 54°33'03" E 125.49'
S 44°55'26" E 21.03'
S 63°05'14" E 124.35'
S 5°08'46" E 63.25'
S 44°55'26" E 72.96'
S 71°17'39" E 90.94'
S 30°13'47" E 101.11'
N 75°49'16" E 48.40'
S 40°28'48" E 66.60'
S 67°47'55" E 61.77'
S 58°34'25" E 165.00'
S 44°04'25" E 30.07'
S 44°04'25" E 153.93'
S 48°34'25" E 175.00'
S 61°34'25" E 113.00'
S 86°04'25" E 42.00'
N 80°43'41" E 24.00'
N 68°23'08" E 105.56'
N 88°46'57" E 98.33'
S 60°16'59" E 146.76'
S 43°04'53" E 90.14'
S 29°45'25" E 99.23'
S 66°33'37" E 59.19'
S 85°08'05" E 164.70'
N 40°21'47" E 111.93'
N 5°03'39" W 563.88'
N 5°02'33" W 2145.60'
N 5°54'04" W 1723.24'
N 6°35'48" W 1440.99'
S 70°11'17" W 861.19'
S 67°48'38" W 312.33'
S 42°42'49" W 56.36'
0.459 ACRES (SURVEY)
N 5°28'53" W 71.08'
S 70°10'36" W 92.61'
POINT OF BEGINNING
243.892 ACRES TO BE ANNEXED
S 72°14'13" W 1724.20'

RANDALL C. & ANNE L. RICE
99.00 ACRES
OR 792 PG 870
PAR NO: 2800140220000

N/F
UNION CO BD OF COMMISSIONERS
O.V. 61 PG. 265
PAR NO: 2800170090000
15146 US 36

N/F
MATTHEW T. & LAURA SCHROEDER
PAR NO: 2800170240000
INSTR. 202305050053077
1.747 ACRES

N/F
UNION RURAL ELECTRIC COOPERATIVE, INC
PAR NO: 2800170080020
INSTR. 202001130002442
23.550 ACRES

JERRY L. FEUCHT
38.43 ACRES (DEED)
INSTR. 202001060000140
PAR NO: 2800170080010
MAP# 090-00-00-062.000
(34.518 ACRES SURVEY)

JERRY L. FEUCHT
42.85 ACRES (DEED)
INSTR. 202105130006588
PAR NO: 2800170050010
MAP# 090-00-00-064.000
(35.893 ACRES SURVEY)

JERRY L. FEUCHT
24.52 ACRES (DEED)
INSTR. 202105130006587
PAR NO: 2800170050000
MAP# 090-00-00-063.000
(24.740 ACRES SURVEY)

ROBERT C. FEUCHT & BETTY JO FEUCHT
127.98 ACRES (DEED)
INSTR. 202105280007281
PAR NO: 2800140280010
MAP# 090-00-00-067.000
(131.976 ACRES SURVEY)

ROBERT C. FEUCHT & BETTY JO FEUCHT
1.5 ACRES (DEED)
INSTR. 202105280007281
PAR NO: 2800170030000
MAP# 090-00-00-066.000
(1.499 ACRES SURVEY)

JERRY L. FEUCHT
14.439 ACRES (DEED)
INSTR. 202105130006590
PAR NO: 2800170010000
MAP# 090-00-00-065.000
(14.807 ACRES SURVEY)

AARON W. & ANGELA G. HANSELMAN
29.24 ACRES
INSTR. 201403140001643
PAR NO: 2800140230000

LARRY JOHNSON
1.17 ACRES
INSTR. 202211180010742
PAR NO: 2800140340000

JAMEY JOHNSON
7.91 ACRES
INSTR. 202211180010742
PAR NO: 2800140240000

RANDE R. & PATRICK R. MORGAN
2.89 ACRES
INSTR. 201312100004158
PAR NO: 2800140262000

JULIE MORROW
6.96 ACRES
OR 1021 PG 0137
PAR NO: 2800140260000

JERALD R. & CHRISTINE M. MODER
2.0509 ACRES
BK 303 PG 674
PAR NO: 2800130250000

JERALD R. & CHRISTINE M. MODER
2.724 ACRES
OR 1021 PG 0130
PAR NO: 2800130360000

JOHN C. STULZ
2.746 ACRES
OR 1040 PG 573
PAR NO: 2800130270000

JONATHAN W. GIBSON & JENNIFER T. GIBSON
2.72 ACRES
INSTR. 201708250003112
PAR NO: 2800130370000

N/F
TIM A. & KARYN L. WHITE
PAR NO: 2800130270010
17176 & 17200 WALDO ROAD
INSTR. 201505070003433
134.7155 ACRES

WILLIAM M. GARDNER
4.13 ACRES
INSTR. 201912230010677
PAR NO: 2900210026000

ELMWOOD VILLAS HOLDINGS LLC
11.20 ACRES
OR 1021 PG 0508
PAR NO: 2900210029000

MFM PROPERTIES OHIO, LLC
8.578 ACRES
INSTR. 202403060001575
PAR NO: 2900210010000
8.594 ACRES (SURVEY)

U-CO INDUSTRIES INC
5.16 ACRES
OR 715 PG 482
PAR NO: 2900160090000

RY-1 LLC
3.00 ACRES
OR 1010 PG 2197
PAR NO: 2900160101000

HOSPITALITY SYNERGY GROUP, INC.
2.01 ACRES
INSTR. 202105210005
PAR NO: 2900160100000

SARITA LLC
2.83 ACRE
OR. 603 PG. 268
PAR NO: 2900160210000

M JIN & GUM JA HYUN
1.84 ACRES
INSTR. 202303240002042
PAR NO: 2900160110000

NISSIN INTERNATIONAL TRANSPORT USA INC
17.97 ACRES
INSTR. 201711280009828
PAR NO: 2900160080000

MARYSVILLE HOTELS, LLC
1.82 ACRES
INTRS. 202108050010448
PAR NO: 2900160102000

RADIUS SELF STORAGE LLC
1.54 ACRES
INSTR. 202001070000176
PAR NO: 2900210024060

MILL CREEK DRIVE
VARIABLE WIDTH R/W

ALLENBY DRIVE 60' R/W

℄ U.S ROUTE 36 VARIABLE WIDTH R/W

SQUARE DRIVE 60' R/W

CREEK

MILL

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.

By: J. Todd Henwood, P.S. Ohio Reg. No. 7660 Date: April 29, 2024

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NORTH

Horizontal Scale
0 200' 400'
(Feet)
1 inch = 200 ft.

Date:	Revision Description:	By:
04/29/2024	ADDRESSED UNION COUNTY COMMENTS	JAP

Professional Seal: STATE OF OHIO · J. TODD HENWOOD · 7660 · REGISTERED PROFESSIONAL SURVEYOR

Prepared By:
Sheffler & Company, Inc.
ENGINEERING • SURVEYING
1712 Mount Nebo Road
Sewickley, PA 15143
Office Phone: 412-219-4509
Email: Info@ShefflerCo.com

Proposed Annexation of 243.892 ± Acres
From Paris Township to The City of Marysville

Prepared For:
Rockford Development Investments, LLC.

Lying In: VMS Nos. 3350 and 3352
State of Ohio, County of Union, Township of Paris

Annexation Plat

DRAWING SCALE:	1" = 200'	DRAWN BY:	JAP
DATE ISSUED:	April 3, 2024	REVIEWED BY:	JTH
PROJECT JOB#:	4826	FIELD BOOK #:	
CADD#:	4826 - Feucht Annexation Plat Exhibit.dwg		

SHD Marysville, LLC
441 Mars Valencia Road
Valencia, Pa 16059

Sheet No. 1 of 1

ANNEXATION DESCRIPTION

of

243.892 Acres +/-

from

PARIS TOWNSHIP

to

CITY OF MARYSVILLE, UNION COUNTY, OHIO

Situate in the State of Ohio, County of Union, Township of Paris, lying in Virginia Military Survey Numbers 3350 and 3352, and being ALL of the 24.52-acre tract conveyed to Jerry L. Feucht by deed of record in Instrument No. 202105130006587, the 14.439-acre tract conveyed to Jerry L. Feucht by deed of record in Instrument No. 202105130006590, the 1.5-acre tract conveyed to Robert C. and Betty Jo Feucht by deed of record in Instrument No. 202105280007281, the 127.98-acre (126.48-acres Auditor) tract conveyed to Robert C. and Betty Jo Feucht by deed of Instrument No. 202105280007281, the 42.58-acre tract conveyed to Jerry L. Feucht by deed of record in Instrument No. 202105130006588, and PART of the 38.43-acre tract conveyed to Jerry L. Feucht by deed of record in Instrument No. 202001060000140, and PART of the existing right-of-way of U.S. Route 36 (varying in width), records of the Recorder's Office, Union County, Ohio, and being more particularly described as follows:

BEGINNING at a point in the existing City of Marysville corporation line in the centerline of said U.S. Route 36 at the southwesterly corner of said 24.52-acre tract;

Thence the following three (3) courses and distances along said City of Marysville Corporation line:

1. Thence North 06° 35' 48" West, a distance of 1,440.99 feet, and the westerly line of said 24.52-acre tract, to a point at the southeasterly corner of said 14.439-acre tract;

2. Thence South 72° 14' 13" West, a distance of 1,724.20 feet, and along the southerly line of said 14.439-acre tract, to a point at the southwesterly corner of said 14.439-acre tract;

3. Thence North 05° 54' 04" West, a distance of 1,723.24 feet, and along the westerly lines of said 14.439-acre and aforesaid 127.98-acre tracts, to a point;

Thence leaving said City of Marysville Corporation line, the following two (2) courses and distances continuing along said westerly line of the 127.98-acre tract:

1. Thence North 05° 02' 33" West, a distance 2,145.60 feet, to a point;

2. Thence North 05° 03' 39" West, a distance of 563.88 feet, to a point in Mill Creek at the northwesterly corner of said 127.98-acre tract;

Thence the following twenty-five (25) courses and distances along Mill Creek and northerly lines of said 127.98-acre tract:

1. Thence North 40° 21' 47" East, a distance of 111.93 feet, to a point;

2. Thence South 85° 08' 05” East, a distance of 164.70 feet, to a point;
3. Thence South 66° 33' 37” East, a distance of 59.19 feet, to a point;
4. Thence South 43° 04' 53” East, a distance of 90.14 feet, to a point;
5. Thence South 29° 45' 25” East, a distance of 99.23 feet, to a point;
6. Thence South 60° 16' 59” East, a distance of 146.76 feet, to a point;
7. Thence North 88° 46' 57” East, a distance of 98.33 feet, to a point;
8. Thence North 68° 23' 08” East, a distance of 105.56 feet, to a point;
9. Thence North 80° 43' 41” East, a distance of 24.00 feet, to a point
10. Thence South 86° 04' 25” East, a distance of 42.00 feet, to a point
11. Thence South 61° 34' 25” East, a distance of 113.00 feet, to a point
12. Thence South 48° 34' 25” East, a distance of 175.00 feet, to a point;
13. Thence South 44° 04' 25” East, a distance of 153.93 feet, to a point;
14. Thence South 44° 04' 25” East, a distance of 30.07 feet, to a point;
15. Thence South 58° 34' 25” East, a distance of 165.00 feet, to a point;
16. Thence South 67° 47' 55” East, a distance of 61.77 feet, to a point
17. Thence North 75° 49' 16” East, a distance of 48.40 feet, to a point;
18. Thence South 71° 17' 39” East, a distance of 90.94 feet, to a point;
19. Thence South 63° 05' 14” East, a distance of 124.35 feet, to a point;
20. Thence South 30° 13' 47” East, a distance of 101.11 feet, to a point;
21. Thence South 01° 18' 23” West, a distance of 98.21 feet, to a point;
22. Thence South 08° 16' 42” West, a distance of 79.71 feet, to a point;
23. Thence South 05° 08' 46” East, a distance of 63.25 feet, to a point;

24. Thence South 40° 28' 48” East, a distance of 66.60 feet, to a point;

25. Thence South 44° 55' 26” East, a distance of 72.96 feet, to a point at the common corner of said 127.98-acre tract and aforesaid 42.85-acre tract;

Thence the following twenty-one (21) courses and distances continuing along Mill Creek and the northerly lines of said 42.85-acre tract:

1. Thence South 44° 55' 26" East, a distance of 21.03 feet, to a point;

2. Thence South 54° 33' 03" East, a distance of 125.49 feet, to a point;

3. Thence South 87° 09' 14" East, a distance of 38.57 feet, to a point;

4. Thence North 61° 41' 22" East, a distance of 86.76 feet, to a point;

5. Thence South 87° 57' 52" East, a distance of 92.51 feet, to a point;

6. Thence South 60° 19' 23" East, a distance of 76.88 feet, to a point;

7. Thence South 37° 56' 29" East, a distance of 57.29 feet, to a point;

8. Thence South 46° 25’ 18” East, a distance of 73.58 feet, to a point;

9. Thence South 49° 39' 34" East, a distance of 66.90 feet, to a point;

10. Thence South 39° 25' 10" East, a distance of 86.18 feet, to a point;

11. Thence South 37° 52' 57" East, a distance of 84.92 feet, to a point;

12. Thence South 42° 07' 41" East, a distance of 22.37 feet, to a point;

13. Thence South 27° 46' 20" East, a distance of 133.52 feet, to a point;

14. Thence South 23° 08' 34" East, a distance of 195.52 feet, to a point;

15. Thence South 19° 29' 58" East, a distance of 142.35 feet, to a point;

16. Thence South 12° 55' 09" East, a distance of 163.89 feet, to a point;

17. Thence South 14° 36' 39" West, a distance of 45.93 feet, to a point;

18. Thence South 14° 21' 49" East, a distance of 5.45 feet, to a point;

19. Thence South 55° 23' 54" East, a distance of 39.61 feet, to a point;

20. Thence South 10° 35' 01" East, a distance of 55.38 feet, to a point;

21. Thence South 00° 42' 11" West, a distance of 103.72 feet, to point at the common corner of said 42.85-acre and aforesaid 38.43-acre tract;

Thence the following fourteen (14) courses and distances continuing along Mill Creek and the northerly lines of said 38.43-acre tract:

1. Thence South 00° 42' 11" West, a distance of 28.46 feet, to a point;

2. Thence South 29° 16' 13" West, a distance of 39.21 feet, to a point;

3. Thence South 32° 33' 31" West, a distance of 54.10 feet, to a point;

4. Thence South 08° 21' 56" West, a distance of 30.28 feet, to a point;

5. Thence South 19° 08' 44" East, a distance of 167.91 feet, to a point;

6. Thence South 29° 00' 16" East, a distance of 154.84 feet, to a point;

7. Thence South 09° 07' 19" East, a distance of 43.77 feet, to a point;

8. Thence South 37° 05' 10" East, a distance of 3.64 feet, to a point;

9. Thence South 79° 13' 35" East, a distance of 36.74 feet, to a point;

10. Thence South 68° 50' 44" East, a distance of 147.49 feet, to a point;

11. Thence South 80° 06' 57" East, a distance of 99.24 feet, to a point;

12. Thence North 77° 00' 53" East, a distance of 136.12 feet, to a point;

13. Thence North 53° 28' 25" East, a distance of 44.48 feet, to a point;

14. Thence South 88° 33' 53" East, a distance of 47.39 feet, to a point at the northeasterly corner of said 38.43-acre tract;

Thence South 06° 28' 34" East, a distance of 2,170.02 feet, along the easterly line of said 38.43-acre tract, to a point at the intersection of the southerly right-of-way line of aforesaid U.S. Route 36;

Thence the following three (3) courses and distances along said southerly right-of-way line of U.S. Route 36:

1. Thence South 70° 11’ 17” West, a distance of 861.19 feet, to a point;

2. Thence South 42° 42' 49" West, a distance of 56.36 feet, to a point;

3. Thence South 67° 49' 48" West, a distance of 312.33 feet, to a point in the aforesaid City of Marysville Corporation line;

Thence the following two (2) courses and distances along said City of Marysville corporation line and across said U.S. Route 36 right-of-way:

1. Thence North 05° 28' 53" West, a distance of 71.08 feet, to a point in the centerline of said U.S. Route 36;

2. Thence South 70° 10' 36" West, a distance of 92.61 feet, and along said centerline of U.S. Route 36, to the **POINT OF BEGINNING**;

Containing 243.892 acres, more or less.

The bearings in the above description are based on Ohio State Plane Coordinate System, North Zone, NAD83.

The above description of the property to be annexed is based partly on available records and partly on ALTA/NSPS Land Title Surveys prepared by Sheffler & Company, Inc. dated May 1, 2023, but does NOT represent a Boundary Survey as defined in O.A.C. Chapter 4733-37.

The above described annexation contains a distance of 5,052.12 feet contiguous with the existing City of Marysville Corporation line and a total perimeter of 16,299.21 feet to be annexed. 31% of the perimeter length is contiguous to the existing City of Marysville Corporation line.

Sheffler and Company, Inc.



J. Todd Henwood 04.29.2024

J. Todd Henwood, P.S. Date
Ohio Reg. No. 7660

Trees to be Preserved

Ex. Pond

Trees to be Preserved

Ex. 20' Gas Easment

Trees to be Removed

Mill Creek

Trees to be Preserved

Trees to be Removed

Buildings in these areas to be Demolished

Trees to be Preserved

Building to be Demolished

Ex. 20' Gas Easment

Allenby Dr.

Square Dr.

Millcreek Dr.

US 36

MARYSVILLE EAST ANNEXATION 3
EXISTING CONDITIONS PLAN
MARYSVILLE, OHIO 5-14-24

0 200 600

N

EXHIBIT B

G2 PLANNING + DESIGN

ROCKFORD DEVELOPMENT INVESTMENTS

SITE DATA

Total Acreage:	± 243.89 acres
Sub-Area A - SF Patio Homes:	
Acreage:	± 33.92 acres
Total units:	± 93
Density:	± 2.74 du/acre
Sub-Area B - Single Family 1:	
Acreage:	± 56.92 acres
Total units:	± 193
Density:	± 3.39 du/acre
Sub-Area C - Single Family 2 / Duplex:	
Acreage:	± 18.91 acres
Total units:	± 90
Density:	± 4.76 du/acre
Sub-Area D - Townhome:	
Acreage:	± 15.17 acres
Total units:	± 140
Density:	± 9.23 du/acre
Sub-Area E - Multi-Family Empty Nester:	
Acreage:	± 33.95 acres
Total units:	± 228
Density:	±6.72 du/acre
Sub-Area F - Multi-Family Apartment:	
Acreage:	± 16.23 acres
Total units:	± 259
Density:	±16.00 du/acre
Sub-Area G - Neighborhood Commercial:	
Acreage:	± 15.88 acres
Public Common Area:	± 52.91 acres

Public Common Area
± 52.91 Acres

Sub-Area A
SF Patio Homes
± 33.92 Acres

Sub-Area B
Single Family 1
± 56.92 Acres

Sub-Area C
Single Family 2 / Duplex
± 18.91 Acres

Sub-Area D
Townhome
± 15.17 Acres

Sub-Area E
MF Empty Nester
± 33.95 Acres

Sub-Area F
MF Apartment
± 16.23 Acres

Sub-Area G
Neighborhood
Commercial
± 15.88 Acres

Proposed Path Network

Allenby Dr.

Allenby Dr.

Road A

Road B

Road B

Square Dr.

Millcreek Dr.

US 36

MARYSVILLE EAST ANNEXATION 3
SUBAREA PLAN
MARYSVILLE, OHIO 5-14-24

0 200 600 N

EXHIBIT C

G2 PLANNING + DESIGN

ROCKFORD DEVELOPMENT INVESTMENTS