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

LEGAL NOTICE

Notice of Public Hearing for Planning Commission in the City of Marysville. The Public Hearing will be held on July 2, 2024 at 6:30 p.m., in the Council Chambers on the second floor located at 209 S. Main Street, Marysville, Ohio 43040.

NEW BUSINESS:

1. To hear an application for a Planned Unit Development (PUD) Development Plan application for a development known as Marysville South located at Parcels with ID numbers of (2800200150010, 2900300600000, 2900300470000, 2900300480000, 2900300560010, 2900300670000, 2900230740000, 2900230560000, 2900230731000, 2900300521050, 2900300500000).
2. To hear an application for an Amendment to a Planned Unit Development (PUD) Development Plan for a development known as Marysville East Section 1 located at Parcels with ID numbers of (2800210030000, 2800210040000, 2800170320000, 2800170450010, 2800230571000, 2800210020000, 2800170450020).
3. To hear an application for a Density Bonus Allotment request for a single-family attached residential building in the Hospital Mixed-Used District (HMD) zoning district at 777 Milcrest Drive with a Parcel ID number (2900021330000).
4. To hear an application for a Conditional Use request to permit a single-family attached residential development (Lanzville) in the Village Residential (VRD) zoning district at 624 N Main Street with Parcel ID number (2900050151000).
5. To hear an application for a Density Bonus Allotment request for a single-family attached residential development (Lanzville) in the Village Residential (VRD) zoning district at 624 N Main Street with Parcel ID number (2900050151000).

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, July 2 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:

June 4, 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 Planned Unit Development (PUD) Development Plan application for a development known as Marysville South located at Parcels with ID numbers of (2800200150010, 2900300600000, 2900300470000, 2900300480000, 2900300560010, 2900300670000, 2900230740000, 2900230560000, 2900230731000, 2900300521050, 2900300500000).
2. To hear an application for an Amendment to a Planned Unit Development (PUD) Development Plan for a development known as Marysville East Section 1 located at Parcels with ID numbers of (2800210030000, 2800210040000, 2800170320000, 2800170450010, 2800230571000, 2800210020000, 2800170450020).
3. To hear an application for a Density Bonus Allotment request for a single-family attached residential building in the Hospital Mixed-Use District (HMD) zoning district at 777 Milcrest Drive.
4. To hear an application for a Conditional Use request to permit a single-family attached residential development (Lanzville) in the Village Residential (VRD) zoning district at 624 N Main Street.
5. To hear an application for a Density Bonus Allotment request for a single-family attached residential development (Lanzville) in the Village Residential (VRD) zoning district at 624 N Main Street.

DISCUSSION ITEMS:

DESIGN REVIEW BOARD LIAISON REPORT:

COMMENTS OF INDIVIDUAL BOARD MEMBERS:

Chad Wolniewicz

Lesley Verbus

Matthew Fisher

Michael Nickoson

Robert Stillion

Bret Ingle

Paige Laub

ADJOURNMENT:

Time Out: _____

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PLANNING COMMISSION MEETING MINUTES
June 4, 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 and *Planning Officer* Jeff Beard.

ADDITIONAL PERSONS PRESENT: J.C. Notestine, Coleen McCormick, Kathy Young, Amy Potter-Grimm, Donyel Gibson, Jon Gibson, Jay Rausch, Doug Bressler, Jim Bressler, Tom Hampton and Nina Lee Hampton.

APPROVAL OF MINUTES: Commissioner Verbus moved to approve the April 1, 2024 Joint Council Session Meeting as presented; voice vote in favor was unanimous. Commissioner Ingle moved to approve the May 7, 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: J.C. Notestine stated that he read an article in the Columbus Dispatch about how there is a Columbus based construction company that is creating apartments out of steel models like an assembly line. He urged the Planning Commission to prepare itself for how that type of construction might be used throughout the area.

REPORT OF ADMINISTRATION: Manager Gaver said it is important to think holistically as large developments are reviewed in terms of design standards, community spaces, etc. and the overall vision desired of communities for consideration. She asked that Planning Commission Members keep that top of mind as new applications come through for large developments.

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:** Eli Cowan, a CESO Engineering Consultant, spoke on behalf of the developer. This is the last phase of development, consisting of 36 single

family lots. Comments from Planning, Zoning and Engineering Staff have been considered and updates have been made accordingly.

Commissioner Comments: Chairman Nickoson said as long as the comments from City Staff have been addressed, from is standpoint, he has no further comments.

Citizen Comments: None.

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

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

Vote 7-0; Motion carried.

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:** Matt McQuade, representing the Marysville Land Company, a subsidiary of the New Albany Company, provided a presentation as shown in Exhibit A. He said that this site has been evaluated through the years, but never developed, due to access concerns. The site is currently zoned for manufacturing and the PUD is not significantly different from the current zoning. They met with the Union County Airport last week regarding the proposal. The objective of the PUD is to have primary site access from Scottslawn, which hasn't been finalized.

   Commission Comments: Commissioner Stillion said it appears that a wireless tower is being proposed and asked if that is an issue for the airport. Mr. McQuade said there is one within the site already. If it is prohibited for any reason, they are willing to make the necessary changes. Commissioner Wolniewicz asked if there have been conversations with CSX to see if a rail spur is planned in the future. Mr. McQuade said yes, they have been in conversation with CSX and it is too early in the planning process to know definitively. Commissioner Wolniewicz asked about utility relocation. Mr. McQuade said preliminary conversations with two providers have occurred. Commissioner Stillion asked how the buffers, the six foot mounds, will be determined. Manager Gaver said the mounds would be measured from the top of the pavement. Commissioner Stillion said he likes that the text outlines no truck entrances on Weaver Road, this would be a nice touch for residents. Chairman Nickoson said with regard to easements, he appreciates the difficulties given the shape of area. He did mention two properties that may have lesser buffers as a result of the shape. Mr. McQuade said they can make the necessary changes. Commissioner Fisher said with the building height increase, would it also make sense to increase the vegetation growth. Mr. McQuade said that with Marysville East, they approved 12-foot mounds at the request of neighboring residents. He said he is not sure that 12-foot mounds are something that is desired by everyone. Six feet was their starting point, but they are open to suggestions. Commissioner Laub said setbacks seem to be a bigger concern than mounding. Commissioner Wolniewicz asked if data centers and recycling centers should be considered conditional uses. Mr. McQuade said from an industrial activity standpoint, power demands have increased based on automated equipment and artificial intelligence. There could be a data center that has a power demand such that it requires its own on-site substation. He said they can discuss internally and see if moving them to a conditional use is something that would be useful. With regard to

recycling centers, they are not thinking of taking plastics, newspapers, boxes, etc. The thought was along the lines of the automotive industry and electric vehicles. Recycling those batteries will be the next big evolution in the industry, which tend to involve high paying jobs. They wouldn't want to exclude something that might be a viable opportunity. Commissioner Wolniewicz said that having a way to distinguish an indoor versus an outdoor facility would be his recommendation. Mr. McQuade said he believes they can do that. Commissioner Stillion said that in regard to a sub-station, he thinks it should be a conditional use for placement purposes. Manager Gaver said if the placement is related to the site, it would be determined by the Design Review Board. Mr. McQuade asked why these are concerns for Marysville South, but they were not for Marysville East. He asked if there is something about the site that they are not considering. Commissioner Stillion said he believes the questions are a result of Commission Members becoming more educated regarding large scale development projects as time goes on. Commissioner Wolniewicz said they are not against a substation, they just want to be assured that they will not be adjacent to residential properties. Mr. McQuade thanked them for their response, he wanted to be sure he understood the nature of the concerns. Commissioner Wolniewicz said as a resident, he would not want to hear the buzzing of a substation. He proposed to move the tower to a conditional use so they can have a say in its placement. Mr. McQuade responded that the recommendation shouldn't be an issue. Commissioner Verbus asked about the access point, why Scottslawn versus Industrial Parkway. Mr. McQuade explained that the access point from Industrial Parkway would require creating an overpass over the railroad tracks. While that would be possible, it doesn't seem to be the best option, given the potential access from Scottslawn. Commissioner Fisher asked if the conversation with the Union County Airport yielded any concerns with data centers and antenna frequency. Mr. McQuade said there will be sensitivities to frequencies in general, but they didn't say anything specifically regarding data centers. They will be presenting their plans to the Board in July and there will be more details at that time.

Citizen Comments: Amy Potter Grimm stated she is the first property outside of City limits. To her, the setbacks seem good for those that live in the City, but not for those that live outside of the City. She explained that her parents have farm land that will still be farmed after this development occurs and they would like to see a larger buffer. She expressed concern with a potential recycling center for batteries and the affects it could have to the people that live in the area who are on well water. Additionally, given the primary access point isn't finalized, and if it cannot be resolved, she asked what the next plan is. She questioned the ability to approve the Sketch Plan if the access point isn't known. She said she is not against development, but there can be improved options for this development. This is Marysville South, not Marysville East, and she doesn't agree with Marysville South being lumped into the same plans as Marysville East.

J.C. Notestine stated there is about a 40 acre patch of trees that are to be demolished as a result of this development. He would like to know the value of the timber that will never grow again on that 40 acres. Additionally, he said that years ago, when the sewer line was added, there were test wells on what was Tom Hampton's farmland to determine the water levels. For many of the test wells, they could not pull the casings out, so they were cut off far enough so that the plow wouldn't hit them. Now, he is concerned that buildings will be built over the casings that are six feet below the ground.

Jay Rausch said his family has owned a farm off of Scottslawn Road since 1859 and his son is just starting to farm. Their family is going to continue farming. Their driveway is on the Darby-Paris Township line. He questioned if negotiations for the Scottslawn access point are through City or County property.

Thomas Hampton said he recommended accessing the property by going over the railroad versus from Scottslawn.

Response to citizen comments: Matt McQuade said following the meeting, they would like to get phone numbers of everyone who spoke with concerns to be able to follow-up. Similar to Marysville East, they intend to sit down with residents to hear concerns, and to make changes based on those concerns, if they have the ability to do so. This is the first step in a multi-level process. It is their intent to incorporate feedback received into the Development Plan, and then there will be three readings before Council. Regarding recycling centers, they will go back and review options. He can see why they could cause concern. With regard to trees, it is a requirement that the Development Plan outline the strategy to replace them. The Heritage site is located in the City. We are working with the City and the County regarding this project. Access is a major conversation that is isn't solved yet, but will be. They do not intend to add traffic to Weaver Road. Commissioner Wolniewicz asked for additional information regarding why the intent isn't to access over the railroad tracks. Mr. McQuade said doing so would require building an overpass. Road level crossings over railroad tracks are generally not being created anymore. Constructing an overpass would cost $10 to $20 million dollars. While that is a possibility, it isn't optimal. Chairman Nickoson asked for more information regarding the casings that were mentioned. Dick Roggencamp, Director of Real Estate for the New Albany Company, stated that is the first they have heard of that. It sounds like it was a project completed by the City and he is in hopes that records exist with more information. They are grateful to have learned that information and will research it further.

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

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

Vote 7-0; Motion carried.

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:** Bart Barok, the applicant and representing Rockford Development Investments, provided a presentation as shown in Exhibit B. He stated that this is a continuation of Marysville East. The Annexation petition was filed with the County and was approved. Additional steps for the annexation will occur and ultimately, it will be presented to City Council. It is the intent to have the annexation and zoning run concurrently, which is why the Sketch Plan is being presented to Planning Commission at this time. This will be a master planned development. Marysville East, Sections I and II will bring the higher paying jobs and Section III will provide the residential development needed. From a Master Planning standpoint, the ability to do this is rare. Having large tracks of land, with limited owners, is what allows for master planning. Without it, you have piecemeal development without continuity, let alone trails and walkways. The entire Marysville East development will take 15 to 20 years to build out. There will be a New Community Authority that will have millage over it to help fund police, fire and other services. The details are being reviewed with the City and with the Schools. Commissioner Wolniewicz asked if the millage will apply to the businesses, to the residences, or to both. Mr. Barok said the intent is that both residences and businesses will have the millage. The millage on the businesses would last indefinitely and the millage on the residential may be for a fixed amount of time, such as 40 years. A Board will oversee the New Community Authority and is quasi-

governmental entity, with the ability to adjust the millage. New Albany and Jerome Village have perfected this.

Commissioner Comments: Chairman Nickoson asked for an explanation regarding the side yards, the PUD reflects five feet, and the Code says seven and one-half feet. Mr. Barok said not many people want the side yards, and its only use is to gain access to the backyard. It is also costly, having the extra space adds an additional $15,000 to $18,000 to the cost of the home. Additionally, most of the younger generation doesn't want the additional lawn to maintain. Commissioner Nickoson said he hasn't heard people complain about side yards, but he has heard complains that houses are on top of each other. Commissioner Stillion asked with regard the duplexes, is the thought to have a zero-maintenance exterior, or how will they be maintained. Mr. Barok said there are two prospective builders and most likely, the yards, and maybe the landscaping, will be maintained, but this is not finalized. When he presents the Development Plan he will have those answers. Commissioner Stillion asked how the HOAs will work if there are different builders. Mr. Barok said there will be different HOAs. The project as a whole is called Marysville East. There will be different section names, but a retail area may have a sign that says the *Shoppes at Marysville East*. He is working with Staff regarding principles with related to signage and fencing to make it all match. As an example, there is the black cross fence along Route 33 at Kenmore Place, we will try to brand similarly with Marysville East. Manager Gaver said this will be similar to the Woodside development, it is one development and each section has its own name. Commissioner Ingle recommended that multi-family, assisted living and nursing homes be conditional uses. Mr. Barok said assisted living and nursing homes can be removed if that is the desire. However, multi-family is there for a reason. Additionally, with the retail center that has a funny shape, an end user has interest, and that is why the zoning is recommended the way it is. The details are confidential at this point, but more information will be able to be shared in the future. Commissioner Verbus asked how many households will be added. Mr. Barok said around 800 to 1,000, somewhere between three to four units an acre. Chairman Nickoson said maintaining as many areas of mature trees as possible is desired, and creating a tree replacement plan will also need to be considered. Mr. Barok said that information will be added at the next step in the process.

Citizen Comments: Tim White said his property abuts this PUD. There was general dialogue between Mr. White and Mr. Barok regarding buffers and what to do to ensure that people do not accidently cross his property line. Mr. Barok committed to working with Mr. White to come up with an agreeable buffer. Further, he said the Development Plan will likely not be presented to the Planning Commission until August, as there is a lot of work that needs to be done.

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

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

Vote 7-0; Motion carried.

DISCUSSION ITEMS: None.

DESIGN REVIEW BOARD LIAISON REPORT: Commissioner Stillion said that all items on the agenda from the May 15, 2024 Design Review Board meeting were approved.

COMMENTS OF INDIVIDUAL COMMISSION MEMBERS:

Commissioner Wolniewicz had no further comments for the evening.

Commissioner Verbus said she is excited to see the neighborhood commercial development on Route 36.

Commissioner Fisher had no further comments for the evening.

Commissioner Stillion asked about upcoming agendas and if any are considered full. Manager Gaver said no meetings are full, there isn't a true definition of a full meeting, but they are trying to work with applicants regarding the timing of applications. Another option is to hold special meetings, if that is desired, to prevent extraordinarily long meetings.

Commissioner Ingle had no further comments for the evening.

Commissioner Laub 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 8:45 p.m.

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July 2, 2024

To: City of Marysville
Planning Commission Members

From: Ashley Gaver
Planning and Development Manager

RE: Planned Unit Development Review – Marysville South

Application: The applicant would like to develop the properties located at Parcels with ID numbers of 2800200150010, 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, Ohio 43054

Owners: **Property Owner A**
Parcels: 2800200150010, 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

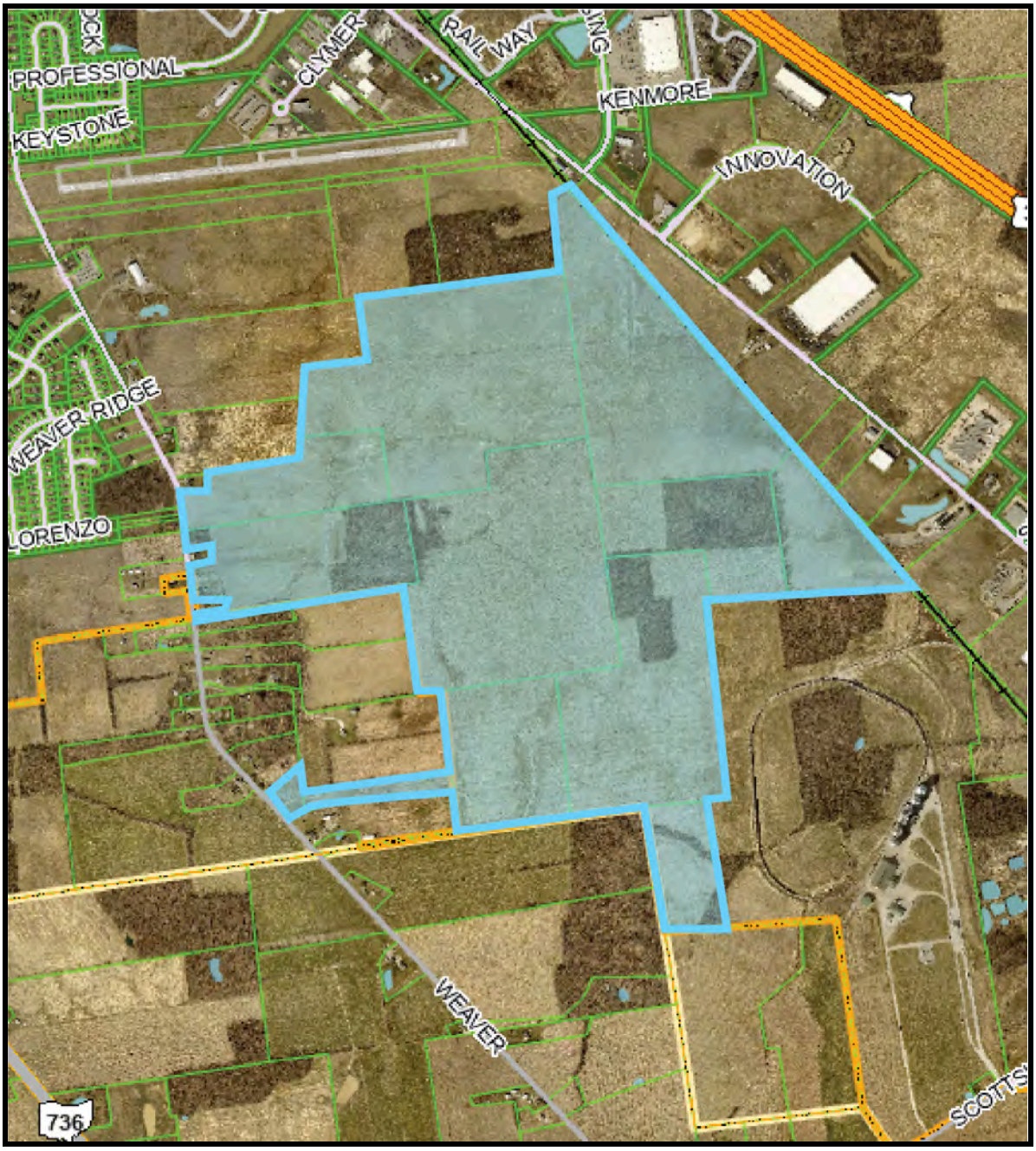
Property Owner C
Parcel: 2900300500000

Weaver Road Holdings LLC
229 Penn Street
Brooklyn, NY 11211

Location: The applicant is requesting a zoning amendment to rezone +/- 588.5 acres located on the north of Scottslawn Road to allow for mixed-used development as a Planned Unit Development (PUD). Existing property surrounding the subject property are 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 in blue)



Project History:
The Planning Commission approved a Sketch Plan for Marysville South PUD at the June 4, 2024 Planning Commission meeting.

Planning & Zoning Staff Analysis:
The existing parcels located in Marysville are zoned as Light Manufacturing District and Manufacturing/Innovation District (LMD and M/I) and the existing parcels located in Paris Township are zoned Farm / Residential District (U-1). Main access points to the proposed site will be off of Scottslawn Road. The following is the City's Zoning Code requirements for Planning Commission review related to the proposed Planned Unit Development.

The Board shall take the following Zoning Code Section 1135.01 **Objectives for a Planned Unit Development** and Section 1135.06 **Common Open Space** into consideration when reviewing the PUD-Development Plan Application.

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 11-12 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.

PUD Development Text
The development has no planned subareas and the specific development standards are listed in the PUD Development Text.

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

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

Manufacturing/Innovation (588.5 Acres)
The following are development standards:

- Permitted Uses: (they removed Wireless Telecommunications from permitted uses in the Sketch Plan, but list that these will follow the City of Marysville Code)
    - 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

- Conditional Uses: (they removed Warehousing, Personal Storage/Mini, Recycling Centers and Extended Stay Hotel from from the Sketch Plan)
  - Ground Passenger Dispatch

- Permitted Accessory Structures:
  - Electrical substations
  - Water or material storage tanks
  - Generator yards
  - Chillers, including roof-top and ground mounted equipment
  - Other external equipment reasonably necessary for operations of permitted or conditional uses
  - Security structures and barriers

- Building Height:
  - 70’

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

- Open Space:
  - Minimum of 10%

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

- Setbacks
  - Unless otherwise specified below, setbacks from the perimeter boundary of the PUD shall be a minimum of 50’ for parking and pavement and 100’ for buildings.
  - The minimum setbacks from interior public roads which are not otherwise specified herein shall be 25’ from the edge of the right-of-way for parking and pavement and 50’ from the edge of the right-of-way for buildings.
  - Setbacks for Weaver Road Residential properties within the City Limits shall be a minimum of 480’ for parking and 530’ for buildings from the Centerline of Weaver Road.
  - Setbacks for Weaver Road Residential properties outside the City Limits shall be a minimum of 150’ for parking and pavement and 200’ for buildings from the parcel line adjacent to the PUD parcel line.

Staff suggests that the applicant shall provide a standard setback from all properties along Weaver Road independent of being within City Limits or in the County. If the 480’

parking setback is increased to 500' then this would provide that all residential properties will have at least 150' setback from the parcel lines.

- Access, Parking and Loading
  - A new road will be constructed from Scottslawn Road to access the site and final alignment and location will be determined through the final platting process and approved by the City Engineer.
  - Parking and loading spaces shall be provided in accordance with Section 1127 except for data centers.
  - Data Centers - off-street parking shall be provided at the minimum rate of one space for each employee on the main shift, and off street loading spaces shall be provided at the minimum rate of one loading space per building.

  The applicant shall provide exhibits of the possible streetscape within the development.

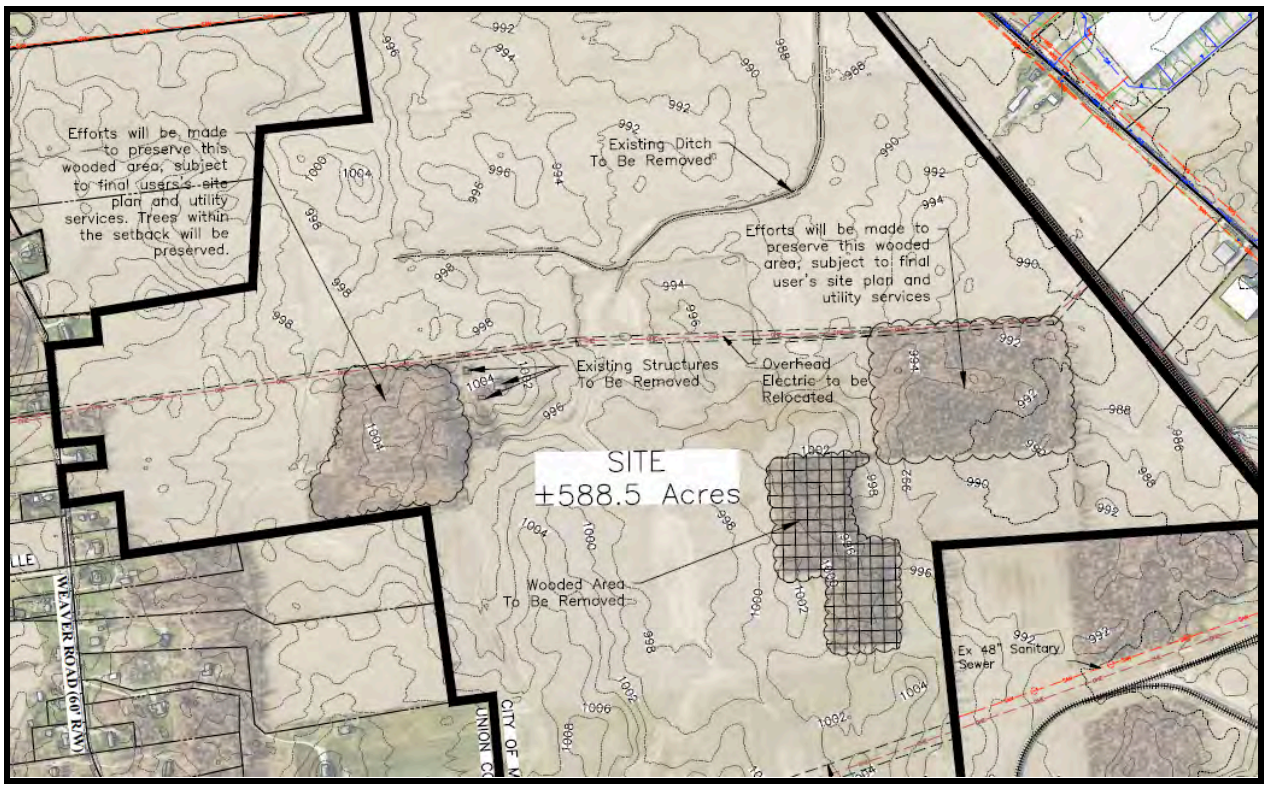
- Pedestrian Connectivity
  - Pedestrian Connectivity will be determined as part of the approval of each project and will include sidewalks and/or multi-purpose trails along Weaver Road. Public pedestrian connections shall be located within or immediately adjacent to any public street right-of-way and shall follow City Engineering requirements. Pedestrian connections into the site from Weaver Road or otherwise internally within the site shall not be required if pedestrian activity or connectivity creates a safety or security concern for a user of the site.

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

  The applicant shall clarify if chain-link fencing with vinyl slats will be prohibited or permitted.

- Existing Conditions *(Reference the exhibit shown below)*
  - Two of the three wooded areas will have efforts made to preserve. (The western most wooded area was proposed to be removed during the Sketch Plan, but is now proposed to have efforts made to be preserved.)
  - Trees that are located within the setback abutting residential parcels will be preserved.

Existing Conditions Exhibit



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

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

- Architecture:

  The applicant has outlined example photographs of proposed architectural styles for different building types with no particular building type being defined.

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

- Sound:
    - Shall Comply with City Code and measure from the perimeter boundary lines of the PUD.

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.
2. 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.

3. 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.
4. Please set up a Utility Coordination meeting with private utility providers and the City of Marysville as soon as practicable.

Staff Comments:

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

1. All Engineering comments shall be met.
2. Staff suggests that the applicant shall provide a standard setback from all properties along Weaver Road independent of being within City Limits or in the County. If the 480' parking setback is increased to 500' then this would provide that all residential properties will have at least 150' setback from the parcel lines.
3. The applicant shall provide images of the possible streetscape for the roads for the development.
4. The applicant shall clarify if chain-link fencing with vinyl slats will be prohibited or permitted.

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.



Marysville South PUD

Marysville, OH

PUD Development Plan Submittal – June 11, 2024

Development Plan Document Index

1. PUD Development Plan Application

2. Existing Conditions – Exhibits A-D

    a. Vicinity map
    b. Location by Virginia Military Service
    c. Existing conditions map

3. Proposed Development Plan – Exhibits A-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. Permitted and conditional uses
    b. Minimum lot size and width
    c. Maximum percentage of lot to be occupied
    d. Minimum floor area
    e. Maximum principal building and accessory building height
    f. Maximum off-street parking and loading
    g. Lighting plan
    h. Landscaping and screening/buffering plan
    i. Architectural design standards
    j. Sign plan

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

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) - DEVELOPMENT PLAN

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

- **Required – Submission of a complete application, including all of the items listed in the application checklist.**
- **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 PUD Development 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 588.5 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: Technology and Advanced Manufacturing

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) - DEVELOPMENT 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:
  - 2800200150010
  - 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: _____ Date: 6/11/2024

Signature of Owner: Mary A Vick Date: 6/10/2024

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

Signature of Applicant: _____ Date: 6/11/2024

Signature of Owner: _____ Date: 6/10/2024

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

Signature of Owner: _____ Date: June 4 24

Signature of Applicant: _____ Date: 6/11/2024

FOR CITY USE ONLY

Paid (stamp):

Fees Due: $500 $ _____

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

Jeff Beard _____ 06/12/2024 _____

City Staff Date

DECISION OF THE PLANNING COMMISSION

☐ Approved

☐ Disapproved

☐ Approved with conditions

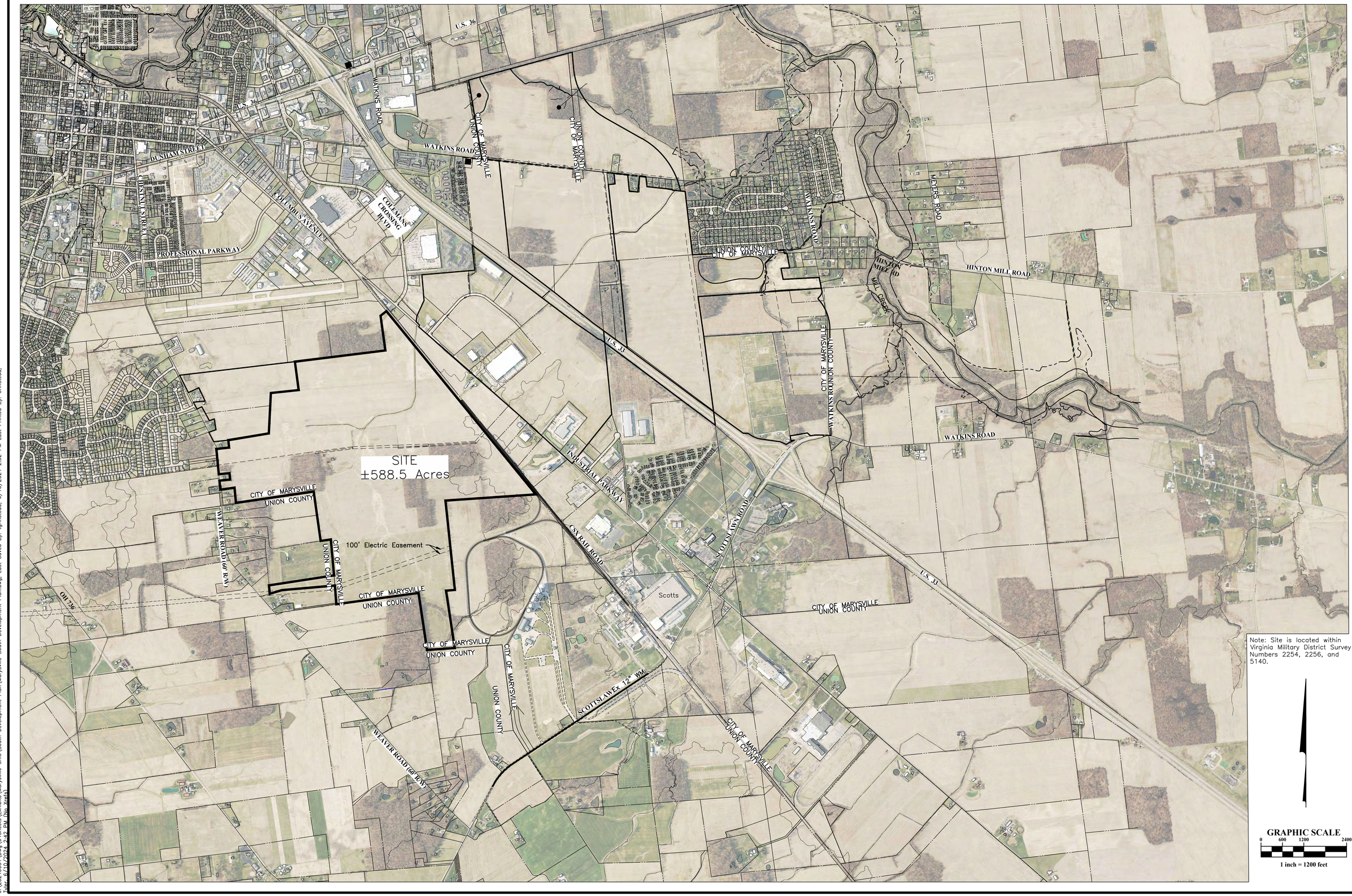
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_____ _____

Chairperson, Planning Commission Date



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

GRAPHIC SCALE
0 600 1200 2400
1 inch = 1200 feet

REVISIONS

MARK	DATE	DESCRIPTION

CITY OF MARYSVILLE, UNION COUNTY, OHIO
DEVELOPMENT PLAN
FOR

MARYSVILLE SOUTH
VICINITY MAP
EXHIBIT A

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
June 11, 2024

SCALE
1" = 1200'

JOB NO.
20240051

SHEET
1/4

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Efforts will be made to preserve this wooded area, subject to final users site plan and utility services. Trees within the setback will be preserved.

Existing Ditch To Be Removed

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

Existing Structures To Be Removed

Overhead Electric to be Relocated

SITE
±588.5 Acres

Wooded Area To Be Removed

Ex 48" Sanitary Sewer

100' Electric Easement
138 KV Power Line

Trees to be Removed for Road Crossing – Exact Location TBD

CITY OF MARYSVILLE
UNION COUNTY

WEAVER ROAD (60' R/W)

INDUSTRIAL PARKWAY

CSX RAIL ROAD

SCOTTSLAWN ROAD Ex. 12" WM

U.S. 33

MILL CREEK

100 Yr Floodplain

WATKINS ROAD

SCOTTSLAWN ROAD

GRAPHIC SCALE
0 300 600 1200
1 inch = 600 feet

REVISIONS			
MARK	DATE	DESCRIPTION	

CITY OF MARYSVILLE, UNION COUNTY, OHIO
DEVELOPMENT PLAN
FOR
MARYSVILLE SOUTH
EXISTING CONDITIONS
EXHIBIT B

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

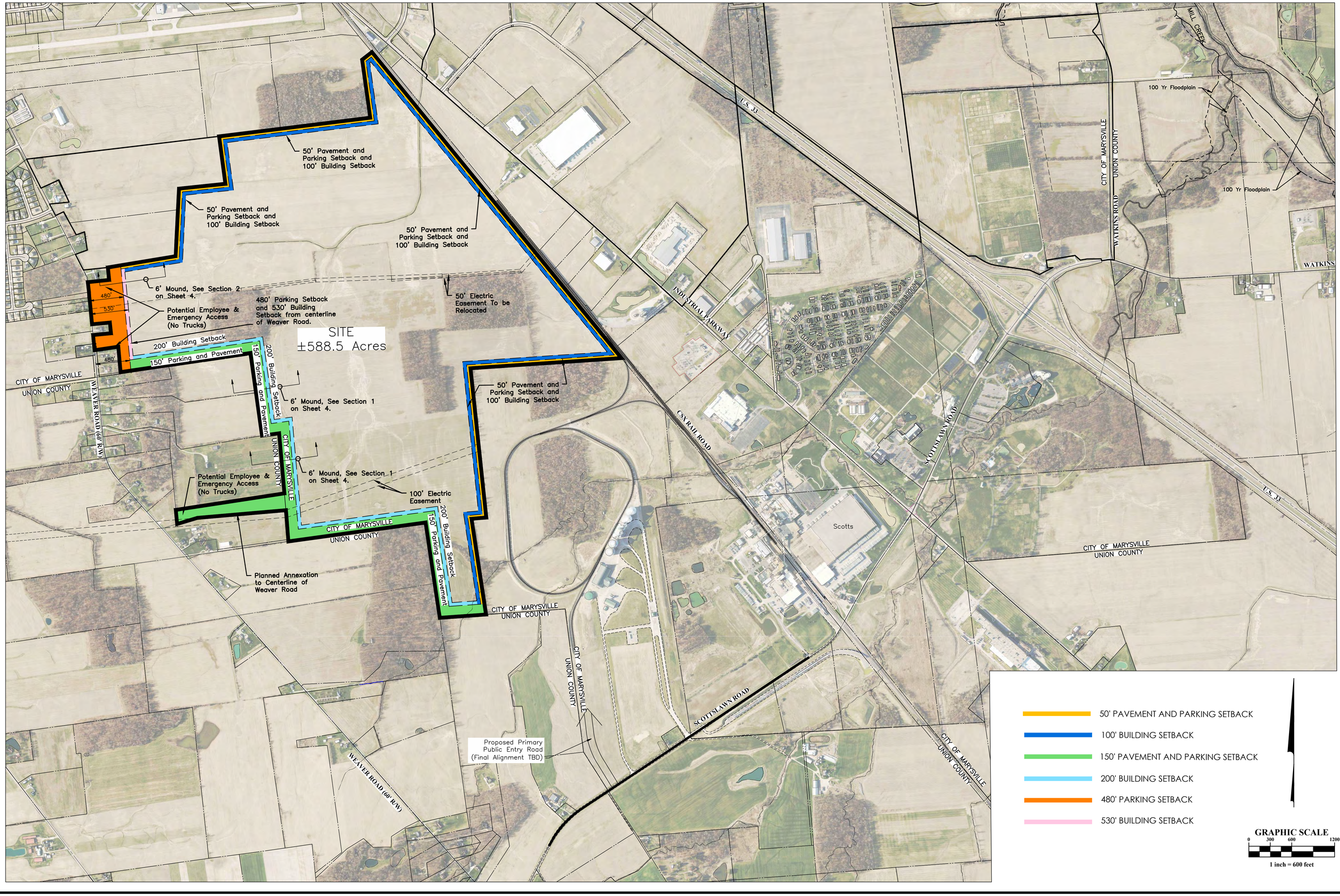
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JOB NO.
20240051

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REVISIONS			
MARK	DATE	DESCRIPTION	

CITY OF MARYSVILLE, UNION COUNTY, OHIO
DEVELOPMENT PLAN
FOR

MARYSVILLE SOUTH
PROPOSED 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

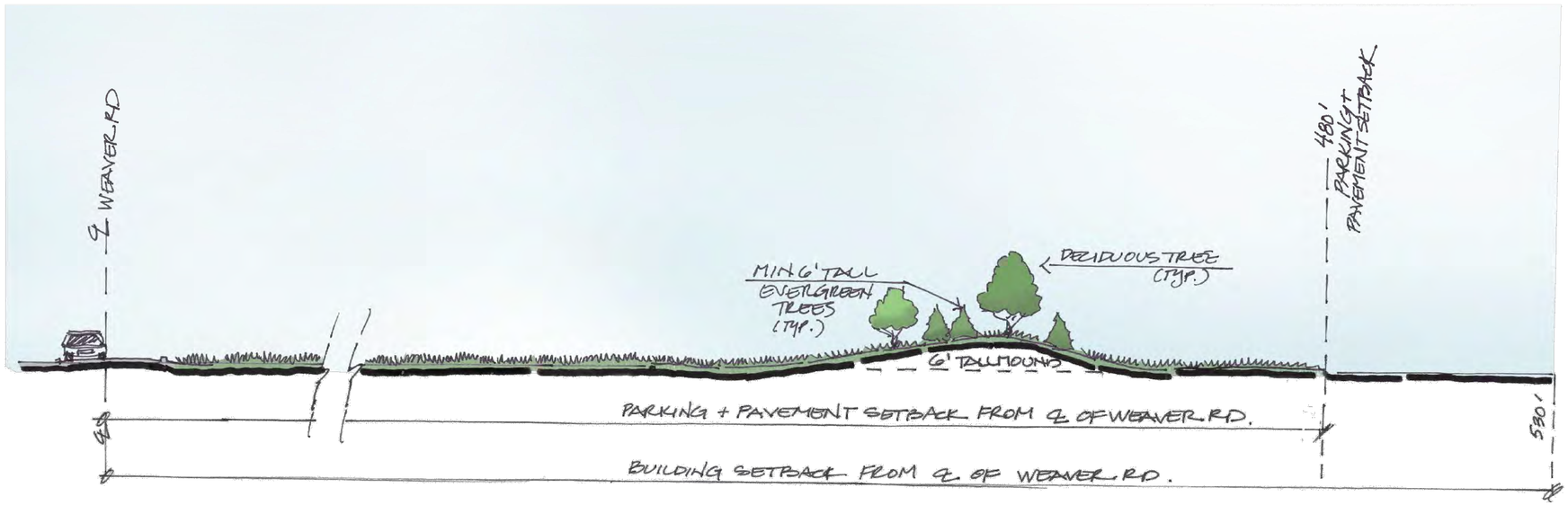
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June 11, 2024

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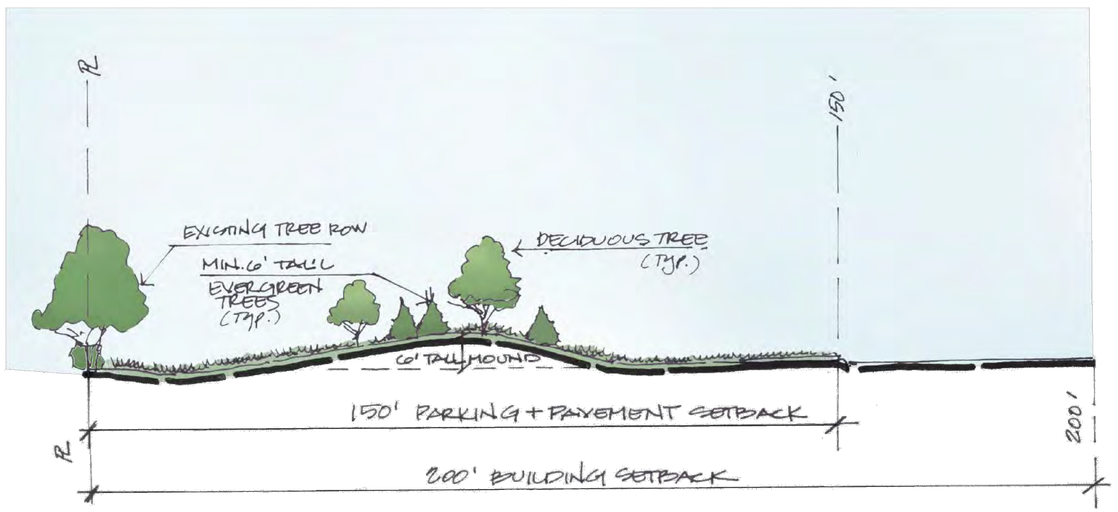
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Section 2 at West Property Line/ Weaver Road



Section 1 at West Property Line

REVISIONS

MARK	DATE	DESCRIPTION

CITY OF MARYSVILLE, UNION COUNTY, OHIO
DEVELOPMENT PLAN
FOR
MARYSVILLE SOUTH
PROPERTY BUFFER SECTIONS
EXHIBIT D

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

DATE
June 11, 2024

SCALE
1" = 600'

JOB NO.
20240051

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REZONING STATEMENT

Marysville South is ~588.5 acres of industrial-zoned land being master planned by the Marysville Land Company, which is owned 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 Marysville South's existing conditions are barriers to development:

- At the time of this Development Plan application's filing, the site consists of two zoning classifications: Manufacturing / Innovation District and Light Manufacturing District, as well as ~6.5 acres that are in the process of being annexed to the City.
- The Union County Airport, CSX railroad, and Scottslawn Rd. at-grade rail crossings impede 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.

DEVELOPMENT TEXT

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 consist of a single subarea and implement robust standards intended to reduce the impact on surrounding uses compared to existing zoning requirements. As a result, the economic opportunity to Marysville from the development of this property will be maximized.

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

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

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

Electrical substations are anticipated to be an accessory structure to the primary use and shall follow the City of Marysville's Design Review process.

Wireless Telecommunications Antenna, Facility, and/or Towers are subject to Marysville City Code 1123.26.

Lots Size, Open Space, or Coverage Ratio

- The minimum lot width shall be 100' and the minimum lot size shall be 2.0 acres.
- Maximum building height – 70'
- Maximum accessory structure height shall be 20' or as approved by Design Review Board.
- There is no minimum floor area
- A minimum of 10% of the land developed will be dedicated to common open space.

Whether open space will be accessible to the public is dependent on the site's development plan and end user's security requirements.

- This subarea has no minimum yard dimensions as long as all setbacks and open space requirements are satisfied.
- This subarea has no maximum lot coverage as long as all setbacks and open space requirements are satisfied.

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 C for expanded minimum setbacks from the neighboring residential lots on Weaver Road. Exhibit C shall govern with respect to the setback requirements from those properties.
- 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 and security requirements of the end user.

If a future parcel 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, Parking, Loading, and Pedestrian Connectivity

- A new public road (Road A) will be constructed from Scottslawn Rd to access the site. The alignment and location 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.
- Off-Street Parking and Loading: Parking and loading spaces shall be provided in accordance with Code Chapter 1127. For data center uses, off-street parking shall be provided at the minimum rate of one space for each employee on the main shift, and off-street loading spaces shall be provided at the minimum rate of one loading space per building.
- Pedestrian Connectivity will be determined as part of the approval of each project and will

include sidewalks and/or multi-purpose trails along Weaver Road. Public pedestrian connections shall be located within or immediately adjacent to any public street right-of-way and shall follow City Engineering requirements. Pedestrian connections into the site from Weaver Road or otherwise internally within the site shall not be required if pedestrian activity or connectivity creates a safety or security consenrn for a user of the site.

Lighting Plan

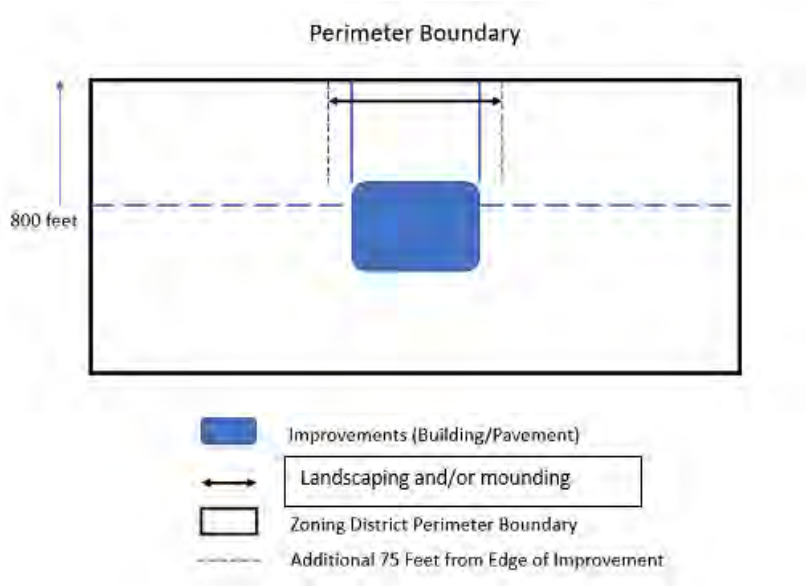
- All parking lot and private driveway lighting shall be cut-off type fixtures and downcast. Parking lot lighting shall be from a controlled source in order to minimize light spilling beyond the boundaries of the site.
- All parking lot lighting within an individual development project shall be of the 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.

Landscaping and Screening/Buffering Plan

- 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. See Exhibit D. 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:



- Service and Loading Areas: Service areas and loading docks shall be screened to limit visibility from off-site with a minimum opacity of 75%.
- Landscaping and/or the use of existing vegetation shall be utilized where appropriate to enhance the aesthetics of the building and to lessen its visual impact when viewed from public rights-of-way.
- Within parking areas large unbroken expanses of parking lot shall be avoided. Large lots should be separated into a series of smaller interconnected lots separated by peninsulas or islands. No individual landscape areas shall be smaller than three hundred fifty (350) square feet. For each one hundred (100) square feet of parking area, a minimum of five (5) square feet of landscaped area shall be provided. Within the parking lot landscape islands or peninsulas at least one deciduous canopy tree with a clear trunk of at least five (5) feet above the ground shall be planted. Vehicular use area requirement, one (1) standard tree with a nursery caliper of not less than two (2) inches shall be planted for each fifty (50) feet of vehicular use area and/or parking area perimeter distance.
- Pending a user's final site plan and utility services, efforts will be made to preserve the two wooded areas noted in Exhibit B. One wooded area marked with a crosshatch in Exhibit B

will be removed. Trees located within parking and pavement setbacks shall be preserved. The City of Marysville Tree replacement program will not apply to these areas.

Architecture Design Standards

- 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 use of one or more architectural or design elements may be used to soften the aesthetics of the building, such as but not limited to canopies, porticos, overhangs, arches, outdoor patios, community spaces, or similar devices.
  - Contemporary exterior designs, while not required, shall be encouraged in order to create architecture that does not look aged or dated even many years after the facility is built.
  - HVAC, generators and similar equipment and associated gravel or concrete yards or pads shall be located subject to the minimum building setbacks.

- Roof-Mounted Equipment
  - Screening of all roof-mounted equipment shall be required on all four sides of buildings using materials that are consistent and harmonious with the building's façade and character. Such screening shall be provided to screen the equipment from off-site view as measured from the property line of the parcel. Parapets (among other architectural elements) may be used to provide screening. Where a building is screened from view from outside of this subarea by a building located within this subarea, the Design Review Board may waive or reduce these screening requirements.
- 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.







Sustainability

- The Marysville South PUD will encourage end users to incorporate sustainability into their

site plan when feasible. This includes, but is not limited to:

- LEED construction
- Green infrastructure for stormwater management
- Water efficient landscaping
- Building water use reduction
- Construction waste management
- Materials reuse
- Bicycle storage
- Electric vehicle charging stations
- The purchase of renewable energy credits

Fencing

- Code Section 1123.20.c.(1) shall not apply to the PUD. Vinyl, barbed wire, and chain link fencing shall be prohibited in this subarea, except that black vinyl-coated chain link fencing shall be permitted. The setback requirements for fencing that apply to this subarea are set forth in Codified Ordinances Section 1121.13 (M/I District) and are minimum requirements. Any fencing that is adjacent to or in front of a building façade that fronts a public roadway shall be screened with landscaping which will achieve at least 50% opacity and a height of 75% of the fence height within 5 years of installation.

Signage

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

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 bounded 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 Marysville Land Company is working with City Council and the Marysville EVSD to put together a plan to create revenue streams 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 Marysville Land Company is working closlley with the City Engineer to facilitate the extension of water and sewer laterals to serve Marysville South. 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 pursued 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
City Hall, 209 South Main Street
Marysville, Ohio 43040-1641
(937) 645-7350
FAX (937) 645-7351
www.marysvilleohio.org

July 2, 2024

To: City of Marysville
Planning Commission Members

From: Ashley Gaver
Planning and Development Manager

RE: Marysville East Annexation #1 Planned Unit Development Text Amendment

Application: The applicant would like to amend the Marysville East Annexation #1 to include properties located at Parcels with ID numbers of 280021003000 and 280021004000 into Subarea B of the Planned Unit Development.

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

Owners: **Property Owner A**
Parcel: 280021003000
Joshua & Amy Codner
15150 Wildwood Ln
Marysville, OH 43040

Property Owner B
Parcels: 280021004000
Frederick Durant
15190 Wildwood Ln
Marysville, OH 43040

Location: The applicant is requesting a zoning amendment to rezone +/- 15.1 acres located on the north side of US Route 33 and south side of Watkins Road to allow for inclusion in the Marysville East Annexation #1 Planned Unit Development (PUD).

Existing property surrounding the subject property are as followed:

North: Planned Unit Development (PUD)
East: Planned Unit Development (PUD)
South: US Route 33 and Manufacturing / Innovation District (M/I)
West: Planned Unit Development (PUD)

Aerial (location is in blue)



Project History:

The Planning Commission approved a Development Plan for Marysville East Annexation #1 PUD at the November 7, 2023 Planning Commission meeting and then the Development Plan was approved by City Council on January 8, 2024.

Planning Staff Analysis - Marysville East Annexation #1 PUD:

The previously approved development text of the Marysville East Annexation #1 PUD states under ‘Subarea B - Manufacturing/Innovation District’ the following:

The Manufacturing/Innovation District (approximately 251.31 acres) is generally located to the north/northeast of and adjacent to US Route 33, extending northward through Watkins Road to the old railroad tracks generally running east-west.

The proposed amendments to Planned Unit Development

The applicant is proposing to amend Subarea B - Manufacturing/Innovation to allow for an additional +/- 15.1 acres to the existing +/- 251.31 acres. The amended text is outlined in red below:

> Subarea B consists of ~266.4 acres generally located to the north/northeast of and adjacent to US Route 33, extending northward through Watkins Road to the old railroad tracks generally running east-west. This industrial/manufacturing area will provide for future business development within the Marysville area and will lead to new employers, employees, and residents. In addition, this area will generate tax revenues for the Schools, City, and County.

The 100' tree preservation area along US Route 33 will be extended to include the two parcels being added to Subarea B of the Marysville East Annexation #1 Planned Unit Development.

Staff recommends that the applicant maintain portions of the existing trees, if deemed feasible during the Design Review Board approval, in order to add character to the future development or provide screening to adjacent uses or US 33.

Staff Comments

1. Staff recommends that the applicant maintain portions of the existing trees, if deemed feasible during the Design Review Board approval, in order to add character to the future development or provide screening to adjacent uses or US 33.

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

Received (stamp):

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

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

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

- **Required – Submission of a complete application, including all of the items listed in the application checklist.**
- **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 PUD Development 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: 15150 Wildwood Ln. and 15190 Wildwood Ln. Marysville, OH 43040

Present Zoning District: Residential Present Use of the Land: Residential

Proposed Zoning District: Marysville East PUD Proposed Use of the Land: Technology and Advanced M

Owner of Property: Joshua & Amy Codner (parcel 2800210030000) and Frederick Durant (parcel 2800210040000)

Owner's Address (Street): 15150 Wildwood Ln. (Codner) and 15190 Wildwood Ln. (Durant)

City, State and Zip Code: Marysville, OH 43040

Owner's Telephone Number: Codner: (937) 243-2060; Durant: (614) 746-2740

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

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

Signature of Applicant: _____ Date: 6/11/2024

Signature of Owner: _____ Date: 6/4/24

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

Signature of Applicant: _____ Date: 6/11/2024

Signature of Owner: _____ Date: May 31, 2024

FOR CITY USE ONLY

Paid (stamp):

Fees Due: $500 $ _____

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

Jeff Beard _____ 06/12/2024 _____

City Staff Date

DECISION OF THE PLANNING COMMISSION

☐ Approved

☐ Disapproved

☐ Approved with conditions

_____

_____

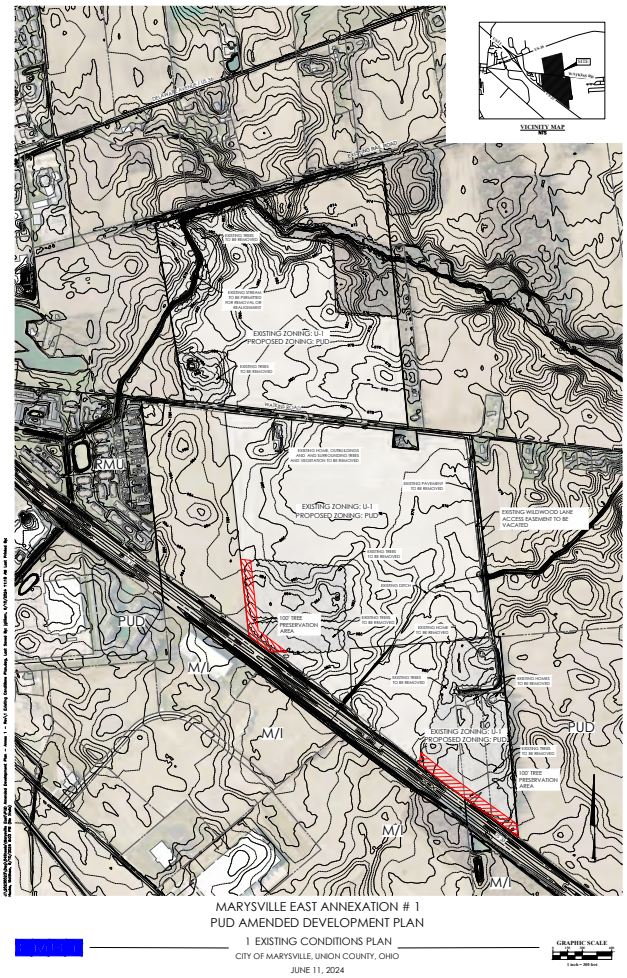
_____

_____ _____

Chairperson, Planning Commission Date

Marysville East Annexation #1

Marysville, Ohio



PUD Development Plan Submittal – October 17, 2023

Subarea B Amendment to Add Property – June 11, 2024

Subarea B – Manufacturing/Innovation District

The PUD Development Plan for Marysville East Annexation #1 was approved by City Council as Ordinance 004-2024 on January 8, 2024. The Marysville Land Company (MLC) is in contract to purchase two parcels totaling 15.1+/- acres located north of U.S. 33 and bound on all other sides by Subarea B of the Marysville East PUD. These parcels were not under the applicant's control during prior Marysville East Development Plan approvals and are currently being annexed into Marysville. The Marysville East Annexation #1 PUD Development Plan is being amended to include these two parcels.

The 15.1+/- acres shall be added to Subarea B of the existing PUD district that applies to Marysville East Annexation #1. This amendment does not change any use or development standards that apply to the original acreage with the approved PUD for Marysville East Annexation #1, which remain unchanged and are being restated herein for the sole purpose of convenience.

Following approval of this amendment, the 15.1+/- acres that are the subject of this application will be deemed to be part of Marysville East Annexation #1, PUD Subarea B. The total acreage of this subarea is 266.4+/- acres. Following approval of the addition of the 15.1+/- acres, all references to Marysville East Annexation #1 in this text shall be deemed to include this additional acreage.

Subarea B consists of ~266.4 acres generally located to the north/northeast of and adjacent to US Route 33, extending northward through Watkins Road to the old railroad tracks generally running east-west. This industrial/manufacturing area will provide for future business development within the Marysville area and will lead to new employers, employees, and residents. In addition, this area will generate tax revenues for the Schools, City, and County.

In implementing this subarea, the applicant will rely on the underlying Manufacturing/Innovation District (M/I) and Light Manufacturing District (LMD) zoning designation and requirements contained in Section 1121.13 and 1121.14 respectively, as they exist and are effective on the date when this zoning text is approved by City Council, except to the extent variance and divergences are identified below and in this Development Plan application. If there is a conflict between these standards and the provisions of Section 1121.13 or 1121.14, the standards in this text shall apply.

List of Permitted Uses

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

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

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

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

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

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

Accessory Structures

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

Lots Size, Open Space, or Coverage Ratio

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

Setbacks

- Parking and pavement and building setbacks in Subarea B, all of which shall be measured from either the edge of right-of-way or the perimeter boundary of Subarea B, as

applicable, shall be as follows:

- Unless otherwise specified below, setbacks from the perimeter boundary of Subarea B shall be a minimum of 50' for parking and pavement and 100' for buildings.
- Setbacks from Road A and Watkins Road shall be a minimum of 50' from the ROW for parking and pavement and 100' from the ROW for buildings.
- The minimum setback from the US 33 ROW will be 100' for parking, pavement, and buildings.
- The minimum setbacks from interior public roads which are not otherwise specified herein shall be 25' from the edge of the right-of-way for parking and pavement and 50' from the edge of the right-of-way for buildings.
- The minimum setback from the northern perimeter boundary line of this subarea shall be 25' for parking and pavement and 50' for buildings.
- An existing private drive is located generally along the eastern edge of this subarea within a private easement area which is defined in an instrument that is of record with the Office of the Recorder of Union County and includes, but is not limited to, Wildwood Lane. Existing or replacement pavement shall be permitted to be located within the required minimum setbacks that overlap with this easement area. The minimum required setbacks from this private easement area shall no longer apply should said easement be terminated or released.

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

Access, Parking, Loading, and Pedestrian Connectivity

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

Landscaping

- Perimeter fencing will be added to the south side along US 33 as well as both sides of Subarea B along Watkins Road. Fencing along Road A is defined in the General Development Standards. Perimeter fencing along US 33 shall be located not less than 10' from the edge of the US 33 right-of-way unless otherwise required to accommodate stormwater drainage. Perimeter fencing along Watkins Road shall be located 1' outside the Watkins Road right-of-way or the adjacent sidewalk or mixed-use path, whichever is greater.

- The landscape treatment along the eastern and western boundaries of subarea B will include a three-foot (3') mound located within the parking and pavement setback. This mounding requirement may be waived with the approval of the City Arborist if necessary to preserve and maintain existing tree stands. This landscaping treatment requirement is eliminated should subarea B be expanded in future annexations or zonings beyond the boundaries of this application.
- Service and Loading Areas: Service areas and loading docks shall be screened to limit visibility from off-site with a minimum opacity of 75%.
- Landscaping and/or the use of existing vegetation shall be utilized where appropriate to enhance the aesthetics of the building and to lessen its visual impact when viewed from public rights-of-way.
- Buffering, Preservation, Landscaping, and Screening: The following landscaping requirements shall apply to this subarea:
    - Tree Preservation Zones: A Tree Preservation Zone shall be located to preserve and protect trees in locations that are identified on the Existing Conditions Exhibits. Within Tree Preservation Zones, the developer shall preserve existing healthy and mature trees, provided that trees may be removed if they present a danger to persons or property or as necessary to extend utilities. Understory may be removed for any reason, and plants or trees that are of a noxious and invasive species may also be removed. All other existing tree stands noted on Exhibit – Subarea B Existing Conditions Plans may be removed from this Subarea. These trees will be removed as soon as zoning entitlements and environmental assessments are complete and the City of Marysville's Tree replacement program will not apply to these areas. A tree-clearing exhibit is included in this application to be certain what areas will be cleared. Within the subareas, any trees located outside of the boundaries of the tree clearing exhibit that are removed shall be subject to the provisions of the City of Marysville Codified Ordinances regarding major tree preservation and replacement.
    - Within parking areas large unbroken expanses of parking lot shall be avoided. Large lots should be separated into a series of smaller interconnected lots separated by peninsulas or islands. No individual landscape areas shall be smaller than three hundred fifty (350) square feet. For each one hundred (100) square feet of parking area, a minimum of five (5) square feet of landscaped area shall be provided. Within the parking lot landscape islands or peninsulas at least one deciduous canopy tree with a clear trunk of at least five (5) feet above the ground shall be planted. Vehicular use area requirement, one (1) standard tree with a nursery caliper of not less than two (2) inches shall be planted for each fifty (50) feet of vehicular use area and/or parking area perimeter distance.

Open Space

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

Fencing

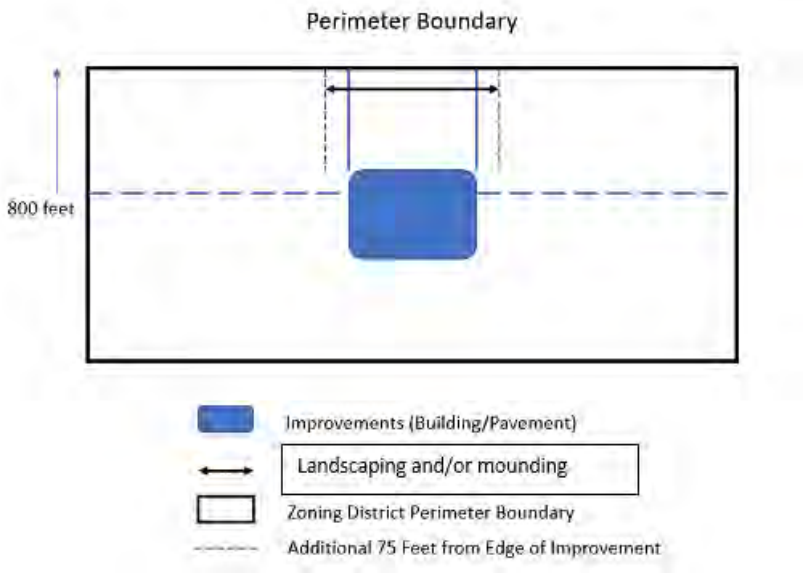
- Code Section 1123.20.c.(1) shall not apply to Subareas B. Vinyl, barbed wire, and chain link fencing shall be prohibited in this subarea, except that black vinyl-coated chain link fencing shall be permitted. The setback requirements for fencing that apply to this subarea are set forth in Codified Ordinances Section 1121.13 (M/I District) and are minimum requirements. Any fencing that is adjacent to or in front of a building façade that fronts a public roadway shall be screened with landscaping which will achieve at least 50% opacity and a height of 75% of the fence height within 5 years of installation.

Perimeter Landscape Standards

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

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

improvements are to be constructed in that phase, and then adjusting those lines so that they are an additional distance of 150 apart. The following illustration is being provided as an example of this requirement:



Architecture

- Building Designs - The following design requirements and criteria shall apply to all permitted building typologies in this subarea and Section 1133 of the zoning code shall not apply except with respect to Office Buildings:
    - Building designs shall not mix architectural elements or ornamentation from different styles.
    - Buildings shall be required to employ a consistent use of materials on all elevations.
    - The number, location, spacing, and shapes of windows and door openings shall be carefully considered. Subject to functional requirements for a specific building, door openings and windows should be arranged in a regular or symmetric manner except appropriate to highlight entrances. Primary entrances shall be made sufficiently prominent that they can be easily identified from a distance, except on buildings where pedestrian traffic is expected to be minimal such as, but not necessarily limited to, data centers or warehouses, or in the context of multi-building projects where the visibility of building entrances may be obstructed.
    - Elements such as meter boxes, utility conduits, generators, water and material tanks, and roof and wall projections such as vent and exhaust pipes, basement window enclosures, and trash containers shall be designed, located, or screened so as to minimize their visibility and visual impact from off-site. Solar energy systems shall be excluded from the requirements of this section.
    - Additional building images for each major typology are included in the Exhibits.
- 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.

- Primary building colors shall be natural or neutral colors, including variations in the shade of colors in order to break up long facades. Up to two (2) additional colors may be used as accent elements. Fluorescent building colors are prohibited.
- 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 is permitted. Accents will feature at a minimum a different design element which could be an alternative material or color.
- Loading docks are not required to have the same degree of finish as a main entry unless they are visible from a public right-of-way.

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

building is screened from view from outside of this subarea by a building located within this subarea, the Design Review Board may waive or reduce these screening requirements.

- Data Center Buildings
    - The images below are intended to demonstrate data center building types that would be acceptable for development and construction in this subarea. These images are not meant to require any particular building type to be designed in the manner that is illustrated, and a variety of building aesthetics and character is encouraged throughout the subarea. The buildings that are shown below are representations of the quality of buildings that will be manifested from compliance with the architectural requirements for this subarea:







Signage

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

Lighting

- All parking lot and private driveway lighting shall be cut-off type fixtures and downcast. Parking lot lighting shall be from a controlled source in order to minimize light spilling beyond the boundaries of the site.

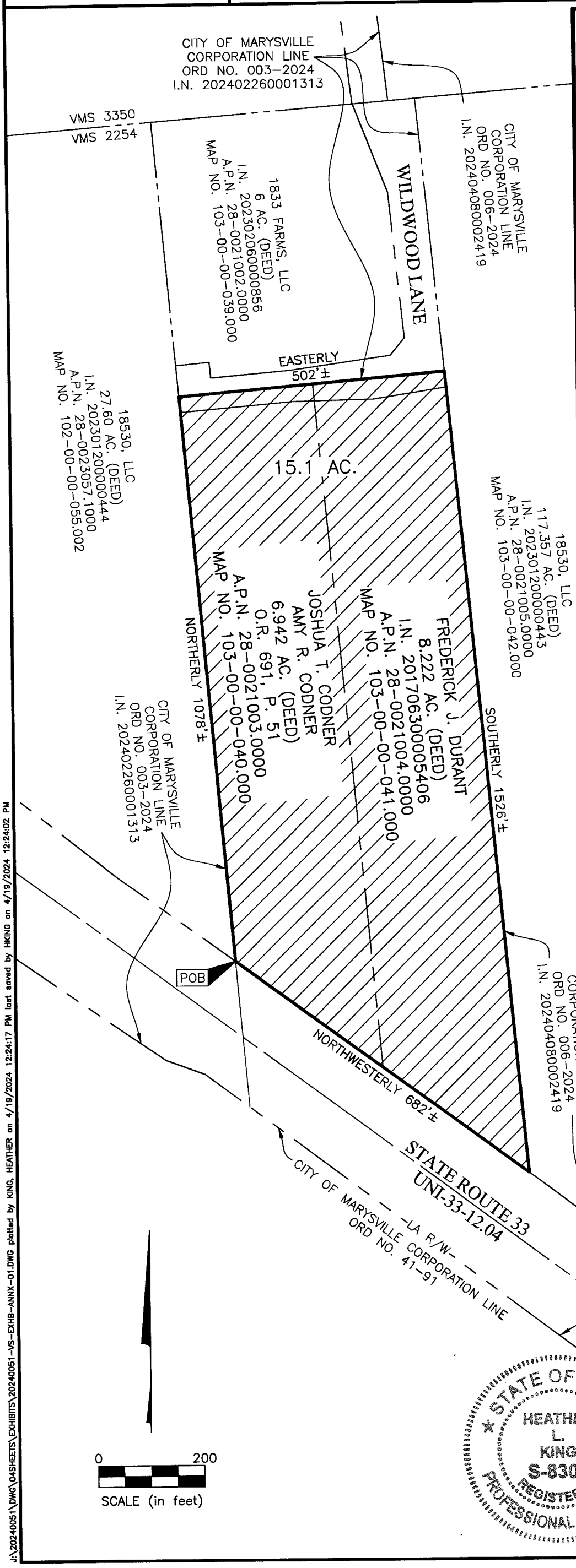
- All parking lot lighting within an individual development project shall be of the same light source type and style.
- All parking lot light poles shall be constructed of metal, shall be dark in color, and consistent throughout each individual development. Light poles, including the base, shall not exceed 28 feet in height, 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, each height measurement to include the base and as measured from the pavement level.
- No permanent-colored lights which would result in a "color washing" of a building or neon or florescent lights shall be used on the exterior of any building.
- All other lighting on the site shall be in accordance with the Code.
- Street lighting must meet the City's standards and specifications.
- No light spillage onto properties that are adjacent to this subarea shall be permitted from lighting sources within this subarea.

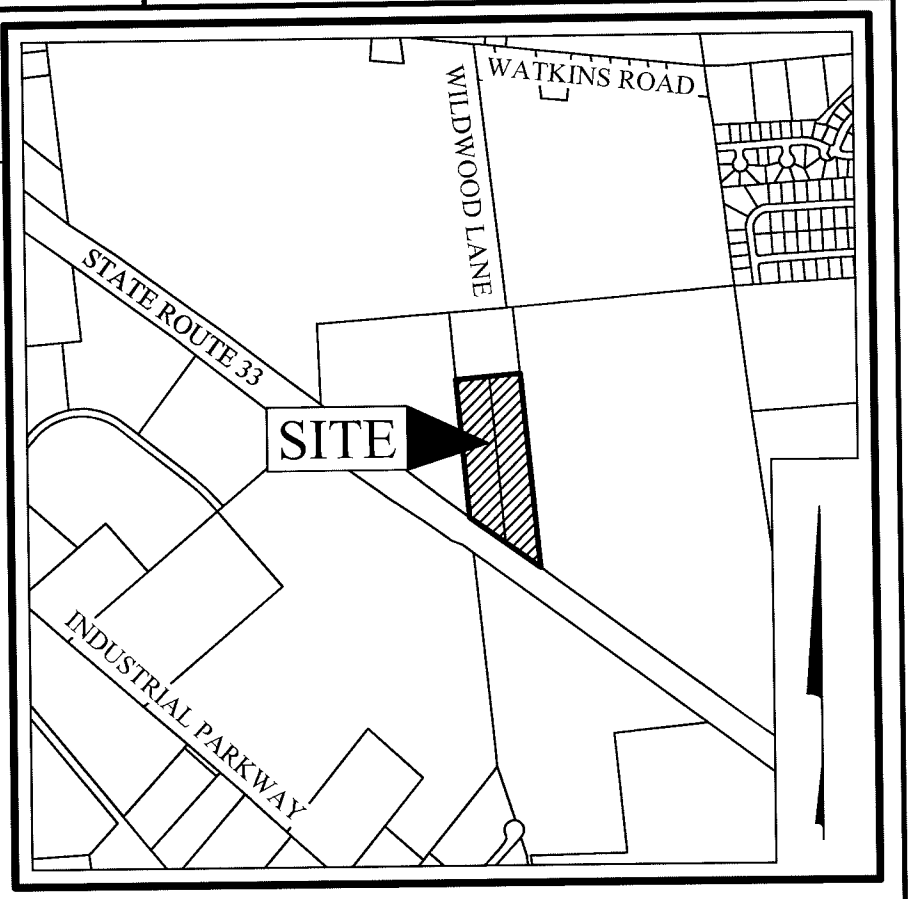
EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

PROPOSED ANNEXATION OF 15.1 ACRES

SURVEY NUMBER 2254
VIRGINIA MILITARY DISTRICT
TOWNSHIP OF PARIS, COUNTY OF UNION, STATE OF OHIO

Date:	Scale:	Job No:	Sheet No:
April 16, 2024	1" = 200'	2024-0051	1 of 1





LOCATION MAP AND BACKGROUND DRAWING

NOT TO SCALE

AREA TO BE ANNEXED

PROPOSED CITY OF MARYSVILLE CORPORATION LINE

EXISTING CITY OF MARYSVILLE CORPORATION LINE

Contiguity Note:
Total perimeter of annexation area is 3788.61 feet, of which 3788.61 feet is contiguous with the City of Marysville by Ordinance Number 003-2024 and 006-2024, giving 100% perimeter contiguity.

STATE OF OHIO
HEATHER L. KING
S-8307
REGISTERED PROFESSIONAL SURVEYOR

By _____ 4/16/24
Heather L. King
Professional Surveyor No. 8307
hking@emht.com
Date

J:\20240051\DWG\04SHEETS\EXHIBITS\20240051-VS-EXHB-ANNX-01.DWG plotted by KING, HEATHER on 4/19/2024 12:24:17 PM last saved by HKING on 4/19/2024 12:24:02 PM

PROPOSED ANNEXATION OF 15.1 ACRES

FROM: PARIS TOWNSHIP

TO: CITY OF MARYSVILLE

Situate in the State of Ohio, County of Union, Township of Paris, located in Survey Number 2254, Virginia Military District, being all of that 6.942 acre tract conveyed to Joshua T. Codner and Amy R. Codner by deed of record in Official Record 691, Page 51, and that 8.222 acre tract conveyed to Frederick J. Durant by deed of record in Instrument Number 201706300005406 (all references refer to the records of the Recorder's Office, Union County, Ohio), being more particularly described as follows:

BEGINNING in the northeasterly limited access right-of-way line of State Route 33, at the southerly common corner of said 6.942 acre tract and that 27.60 acre tract conveyed to 18530, LLC by deed of record in Instrument Number 202301200000444, and being in the City of Marysville Corporation Line as established by Ordinance Number 003-2024, of record in Instrument Number 202402260001313;

Thence Northerly, with the line common to said 6.942 acre and 27.60 acre tracts, with said Corporation Line, a distance of approximately 1078 feet to a point at the southwesterly corner of that 6 acre tract conveyed to 1833 Farms, LLC by deed of record in Instrument Number 202302060000856;

Thence Easterly, with the northerly line of said 6.942 acre and 8.222 acre tracts, the southerly line of said 6 acre tract, and said Corporation Line, a distance of approximately 502 feet to a point in the westerly line of that 117.357 acre tract conveyed to 18530, LLC by deed of record in Instrument Number 202301200000443, being in the City of Marysville Corporation Line as established by Ordinance Number 006-2024, of record in Instrument Number 202404080002419;

Thence Southerly, with the line common to said 8.222 acre and 117.357 acre tracts, with said Corporation Line (Ord. 006-2024), a distance of approximately 1526 feet to a point in said northeasterly limited access right-of-way line;

Thence Northwesterly, with said northeasterly limited access right-of-way line, the southwesterly line of said 8.222 acre and 6.942 acre tracts, and with said Corporation Line (Ord. 006-2024), a distance of approximately 682 feet to the TRUE POINT OF BEGINNING, containing 15.1 acres, more or less.

This description was prepared for annexation purposes only and is not to be used for transfer.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

4/16/24

Heather L. King
Professional Surveyor No. 8307

HLK
15_1 ac 20240051-VS-EXHB-ANNX-01

County Engineer
Environmental Engineer
Building Department
233 W. Sixth Street
Marysville, Ohio 43040
P 937. 645. 3018
F 937. 645. 3161
www.unioncountyohio.gov/engineer

Marysville Operations Facility
16400 County Home Road
Marysville, Ohio 43040
P 937. 645. 3017
F 937. 645. 3111
Richwood Outpost
190 Beatty Avenue
Richwood, Ohio 43344

Public Service with integrity

Date: 4/17/2024

Kyle Hoyng, P.E.
City of Marysville
209 S. Main Street
Marysville, Ohio 43040

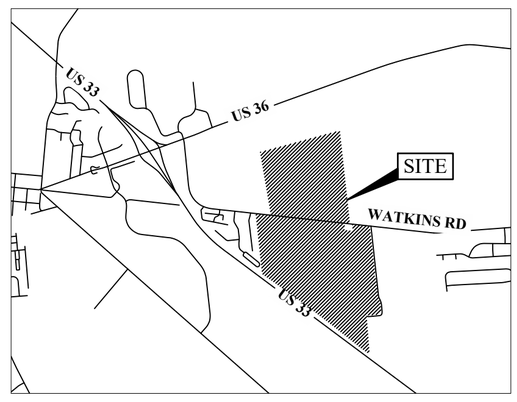
Kyle:
The above referenced and attached annexation plat and description of 15.14 acres being annexed into the City of Marysville has been reviewed for overall closure, acreage, and adjoining deed information. The results of this review are acceptable. Final review and approval will follow after formal submission to the County commissioners and adoption by the City of Marysville.

If there are any questions feel free to contact us.

Sincerely,

Chris Clapsaddle
Mapping Manager
(937) 645-3021

cc: City of Marysville Planning and Zoning



VICINITY MAP
NTS

DELAWARE AVENUE / US 36

EXISTING RAIL ROAD

EXISTING TREES TO BE REMOVED

EXISTING STREAM TO BE PERMITTED FOR REMOVAL OR REALIGNMENT

EXISTING ZONING: U-1
PROPOSED ZONING: PUD

EXISTING TREES TO BE REMOVED

WATKINS ROAD

EXISTING HOME, OUTBUILDINGS AND AND SURROUNDING TREES AND VEGETATION TO BE REMOVED

EXISTING PAVEMENT TO BE REMOVED

EXISTING WILDWOOD LANE ACCESS EASEMENT TO BE VACATED

EXISTING ZONING: U-1
PROPOSED ZONING: PUD78

EXISTING TREES TO BE REMOVED

EXISTING DITCH

100' TREE PRESERVATION AREA

EXISTING TREES TO BE REMOVED

EXISTING HOME TO BE REMOVED

EXISTING TREES TO BE REMOVED

EXISTING HOMES TO BE REMOVED

EXISTING ZONING: U-1
PROPOSED ZONING: PUD

EXISTING TREES TO BE REMOVED

100' TREE PRESERVATION AREA

RMU

PUD

M/I

M/I

M/I

PUD

M/I

US 33

US 33

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MARYSVILLE EAST ANNEXATION # 1
PUD AMENDED DEVELOPMENT PLAN

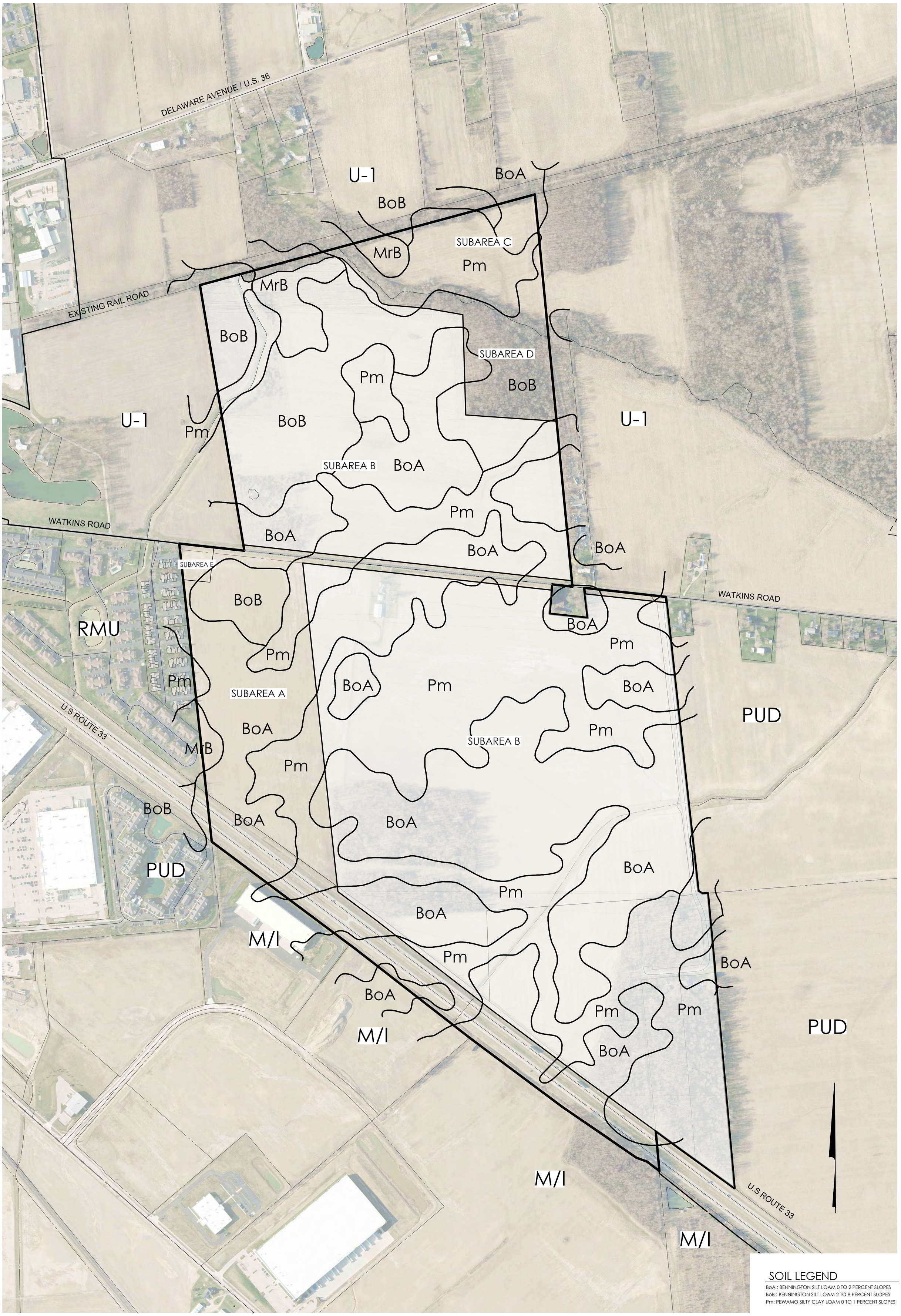
1 EXISTING CONDITIONS PLAN

CITY OF MARYSVILLE, UNION COUNTY, OHIO

JUNE 11, 2024

EMH&T

GRAPHIC SCALE
0 150 300 600
1 inch = 300 feet



SOIL LEGEND

BoA : BENNINGTON SILT LOAM 0 TO 2 PERCENT SLOPES
BoB : BENNINGTON SILT LOAM 2 TO 8 PERCENT SLOPES
Pm: PEWAMO SILTY CLAY LOAM 0 TO 1 PERCENT SLOPES

MARYSVILLE EAST ANNEXATION # 1
PUD AMENDED DEVELOPMENT PLAN

2 EXISTING SOILS PLAN

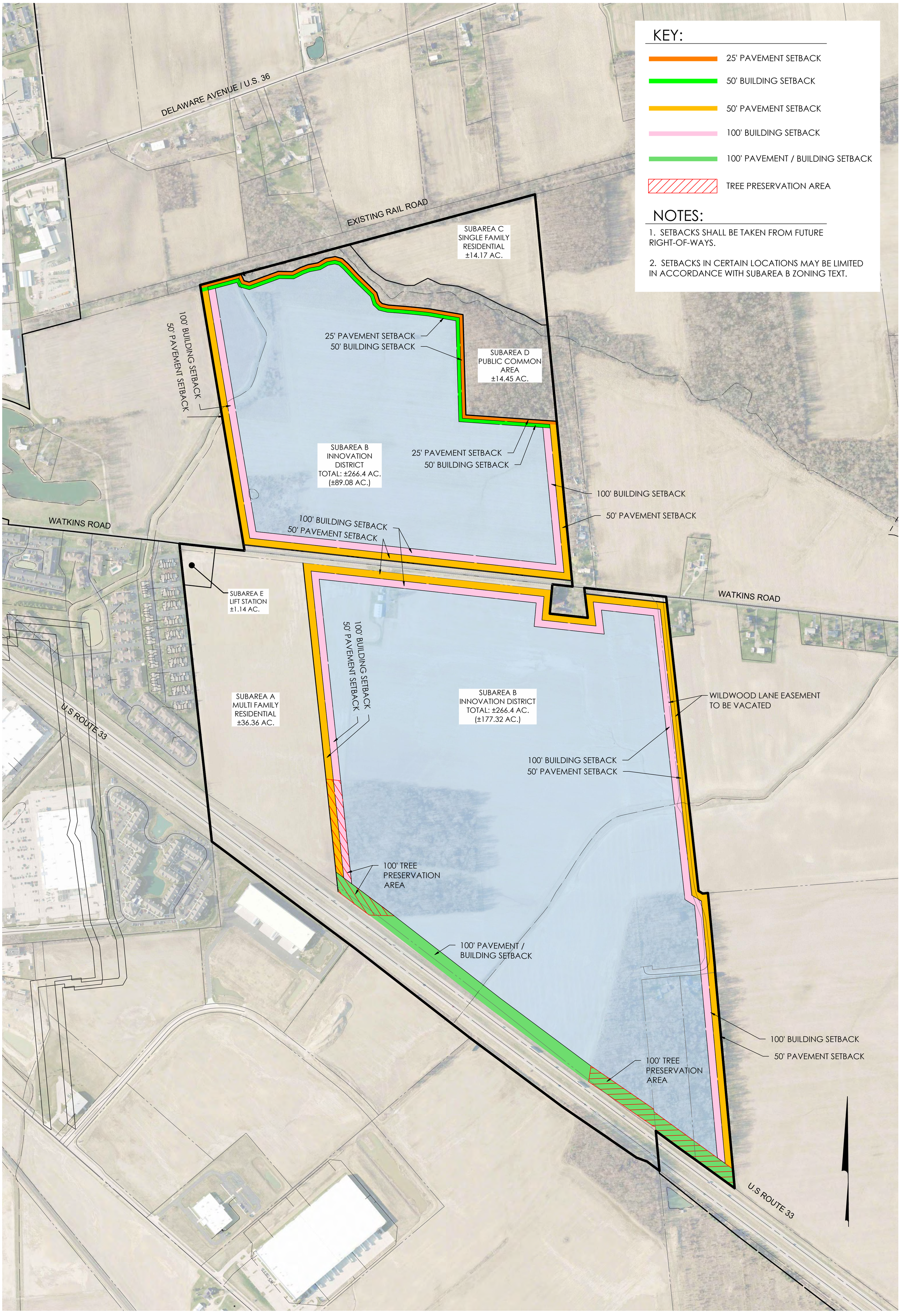
CITY OF MARYSVILLE, UNION COUNTY, OHIO

JUNE 11, 2024

EMH&T

GRAPHIC SCALE
0 150 300 600
1 inch = 300 feet

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MARYSVILLE EAST ANNEXATION # 1
PUD AMENDED DEVELOPMENT PLAN

3 SITE PLAN

CITY OF MARYSVILLE, UNION COUNTY, OHIO

JUNE 11, 2024

GRAPHIC SCALE
0 150 300 600
1 inch = 300 feet

EMH&T

J:\20230023\Dwg\04Sheets\Marysville East\PUD Amended Development Plan – Annex 1 – Rev\3 Site Plan.dwg, Last Saved By: jgilliam, 6/10/2024 11:18 AM Last Printed By: Hucke, Matthew, 6/10/2024 6:08 PM (No Xrefs)

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

July 2, 2024

To: City of Marysville
Planning Commission Members

From: Ashley Gaver
Planning and Development Manager

RE: Density Bonus Allotment - 777 Milcrest Dr.

Application: To hear an application for a Density Bonus Allotment request for a single-family attached residential development in the Hospital Mixed-Use (HMD) zoning district off of London Ave. and Milford Ave.

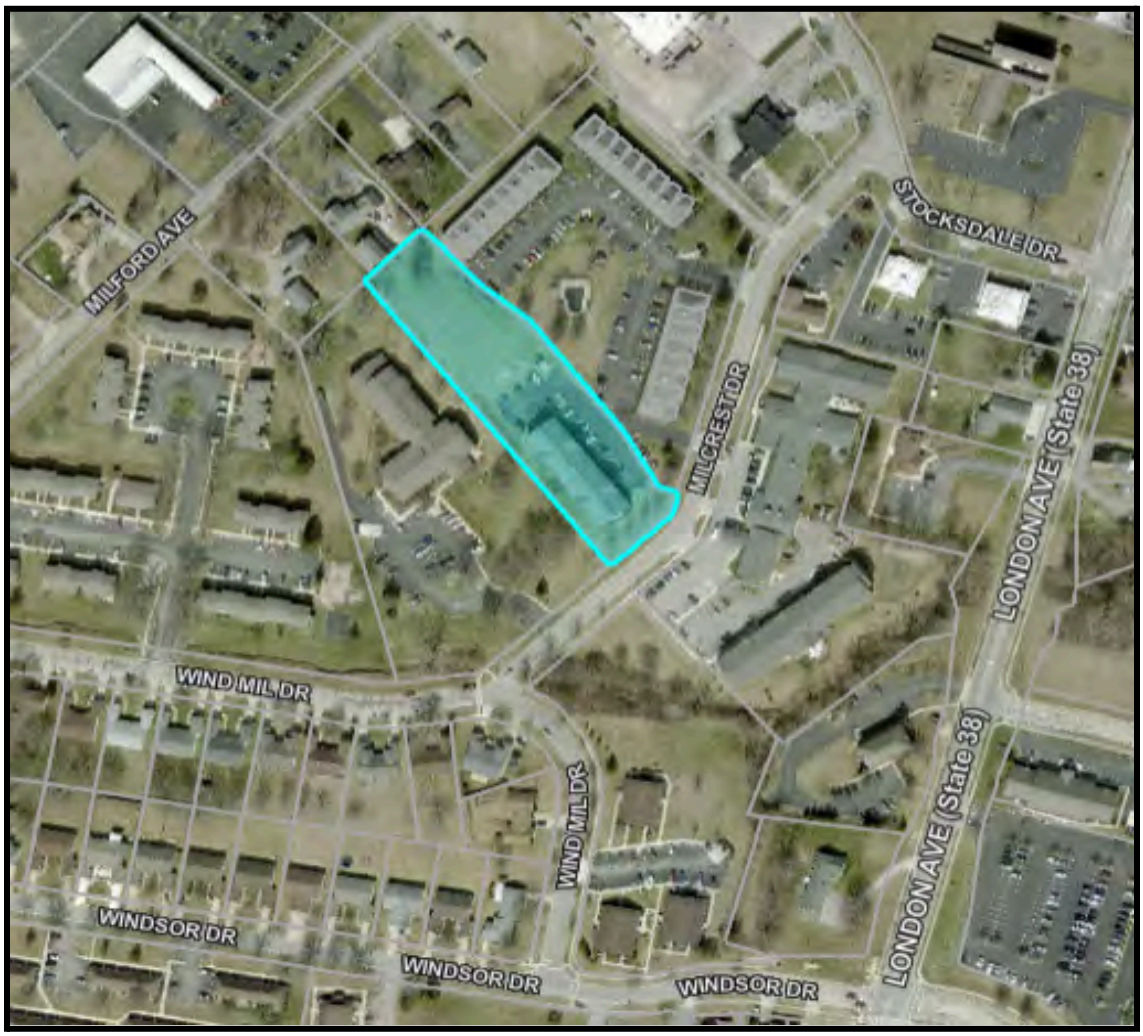
Applicant: Milcrest Pig I, LLC
Dave Perry
411 East Town Street, Floor 1
Columbus, OH 43215

Owner: Milcrest Pig I, LLC
Jon Lorenz
523 South 4th Street
Marysville, OH 43206

Location: Parcels: 2900021330000 off of London Avenue. Existing property surrounding the subject property are as follows:

- North: Hospital Mixed Use (HMD)
- East: Hospital Mixed-Use (HMD)
- South: Hospital Mixed-Use (HMD)
- West: Hospital Mixed-Use (HMD)

Aerial (Location shown in Blue):



Density Bonus Staff Analysis:

Per *Section* *1123.06*, the applicant is requesting a "Density Bonus". The applicant has requested a Level 2 Density Bonus and has provided architectural plans on sheets A21, A22 and A23 showing design of the single-family attached buildings to be included as part of the density bonus application. At least two additional architectural features shall be included in the design of the buildings, as required by *Table* *1123A.*

- The density that is permitted by code in the Hospital Mixed Use District is 12.0 DU/AC for Multi-Family Building Typology.
- The applicant is requesting an additional 4.0 DU/AC bringing the density to 16.0 DU/AC.
- The development will have a new single-family attached building with a total of 10 units, in addition to the existing multi-family building which currently has 16 units, which is reflected with the proposed site plan.

Architectural Features:

The applicant has included the following architectural design features as part of the building design: (Refer to sheet A23 for the applicant's breakdown of the proposed architectural features for the required and additional requirements)

- A door of at least twenty-eight (28) square feet in area with an awning, window, faux window or other feature subject to approval by the Design Review Board.
    - Double doors are proposed on the East elevation to access patios.
    - Proposed as additional features

- A window of at least six (6) square feet in area. Windows located closer than ten (10) feet shall be considered as one (1) design feature. A set of adjacent windows, such as double or bay windows, shall be considered as one (1) design feature.
    - Sets of windows larger than six (6) square feet are proposed on all elevations.
    - The side elevations have sets of three windows
    - Proposed as required and additional features

- A chimney.
    - The applicant has labeled chimneys on the South and North elevations.
    - Proposed as additional features

    The applicant shall provide the dimensions of the proposed chimney.

    Staff recommends that the chimney extends above the roofline and extrude from the building to provide articulation.

    The applicant shall confirm if the chimney will be functional or decorative.

- Porches, decks or similar structures.
    - Porches shown on the South and North elevations. These porches are visible from the East and West elevations.
    - Proposed as required features

- Overhangs a minimum of three (3) feet wide.
    - Overhangs are proposed on the East and West elevations and are visible from the South and North elevations.
    - Proposed as required features

The applicant shall clarify which material is used on the peak of the East and West elevations on sheet A22. Different symbology is utilized, and it is not labeled with a material.

Staff requests the Design Review Board to discuss if the different material on the peak would meet Section 1133.09(a)(3)(I).

The applicant shall confirm the directional (North/South/East/West Elevation) labeling of the provided building elevations.

The applicant shall confirm which direction the front facade of the building will be facing. Staff would recommend that the front doors face the access drive.

If the Planning Commission approves the Density Bonus request, the approval shall be conditional that the applicant move forward with the architectural elements at the Design Review Board for review and approval.

Engineering Comments:

1) Since this is only a Density Bonus Application, additional engineering comments will be provided during the Design Review Board process.
2) The following comments are typical comments the Engineering Division will make during the Design Review Board process:
    a. Please coordinate with the Marysville Division of Fire on the site circulation requirements for their vehicles to determine if a secondary access drive is needed for the Fire Division.
    b. The following items will need to be addressed during the final engineering approval process:
        i. Utility Design / Alignment (stormwater, water, and wastewater):
            1. The final waterline (and fire protection line if necessary) alignment and meter location shall be reviewed and approved by the City during the Zoning Permit / Engineering review process.
            2. The final sanitary lateral alignment (horizontal and vertical) shall be reviewed and approved by the City during the Zoning Permit / Engineering review process.
            3. The final storm sewer design (including stormwater quantity and quality controls) and the stormwater management report (including all calculations) shall be reviewed and approved by the City during the Zoning Permit / Engineering review process.
            4. A stormwater pollution prevention plan (SWPPP) will be required prior to construction commencing.
    c. Any Ohio EPA permits, if applicable, will be required prior to construction commencing.

Planning and Zoning Density Bonus Comments:

1. If the Planning Commission approves the Density Bonus request, the approval shall be conditional that the applicant move forward with the architectural elements at the Design Review Board for review and approval.
2. The applicant shall provide the dimensions of the proposed chimney.
3. Staff recommends that the chimney extends above the roofline and extrude from the building to provide articulation.
4. The applicant shall confirm if the chimney will be functional or decorative.
5. The applicant shall clarify which material is used on the peak of the East and West elevations on sheet A22. Different symbology is utilized, and it is not labeled with a material.
6. Staff requests the Design Review Board to discuss if the different material on the peak would meet Section 1133.09(a)(3)(I).
7. The applicant shall confirm the directional (North/South/East/West Elevation) labeling of the provided building elevations.
8. The applicant shall confirm which direction the front facade of the building will be facing. Staff would recommend that the front doors face the access drive.

Preliminary Design Review Comments:

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

The applicant shall provide the percentage of open space proposed for the entire site. Section 1121.12 requires 10% of the lot be dedicated to open space for the Single-Family (Attached) building typology in the Hospital Mixed Use District.

The applicant shall provide the percentage of Lot Coverage for the entire site which shall meet the City Code definition .

The proposal states 52 total parking spaces will be available on the parcel, yet there are only 51 parking spaces drawn.The applicant shall provide one more parking space.

The applicant shall comply with Section 1133.09 for their Design Review Board application.

If you have any questions or comments about the aforementioned comments, please feel free to contact the Planning and Zoning Department at (937) 645-7361 or (937) 645-7328 or via email at agaver@marysvilleohio.org or jbeard@marysvilleohio.org.

Received (stamp):

CITY OF marysville
where the grass is greener

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

PLANNING COMMISSION
APPLICATION FOR DENSITY BONUS PROGRAM

***** 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.**
- **Applicant shall be in compliance with Section 1123.06.**
- **No late submittals or additional information will be accepted after the application deadline.**
- **Any construction and/or occupancy of the site for which the density bonus 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 Proposed Project: 777 Milcrest Drive, Marysville, OH 43040

Zoning District: [Neighborhood Code] 4294 Present Use of the Land: multi-family apartments

Owner of Property: Milcrest Pig I, LLC; c/o Jon Lorenz

Owner's Address (Street): 523 South 4th Street

City, State and Zip Code: Columbus, OH 43206

Owner's Telephone Number: (614) 517-4590

Applicant Information *(Please print clearly)*

Applicant: Milcrest Pig I, LLC; c/o Dave Perry ☐ Owner ■ Agent ☐ Representative ☐ Other

Company: David Perry Company, Inc.

Address (Street): 411 East Town Street, Floor 1

City, State and Zip Code: Columbus, OH 43215

Telephone Number: (614) 228-1727

E-mail Address: Dave@daveperryco.net

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

Signature of Applicant: Milcrest Pig I, ZZC by Dewd B. Perry, Agent Date: 6/11/2024

Signature of Owner: Milcrest Pig I, ZZC by Dewd B. Perry, Agent Date: 6/11/2024

** NOTE: The approval of any density bonus under Section 1123.06 shall be conditional upon such approval by the Design Review Board (*§1123.06(d)*) **

FOR CITY USE ONLY

Paid (stamp):

Fees Due: $250 $_____

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

Jeff Beard
City Staff

06/12/2024
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

Pre-application meeting with City Staff to discuss and review application submission materials.	X	**Yes**	**No**

Site Plan/Contextual Map (Scaled)

		Yes	No
Site plan showing the design of the proposed development	X		
Context map including the development and properties that are located within 500 ft.	X		

Development Plan Drawing For Density Bonus Proposal

		Yes	No
The proposed name of the development, which shall not duplicate or closely approximate the name of any other development or subdivision in the City or County	Milcrest Commons		
Location by Virginia Military Survey (VMS)	X		
A vicinity map with a north arrow	X		
Boundaries of the development/subdivision and its acreage	X		
Current zoning classification of the tract(s) of land and properties within 500 feet of the development	X		
As of right density of the Zoning District where the proposed project is located	X		
An indication of the Density Bonus level (1 or 2) which the applicant is applying for (see *Table 1123A*)	2		
Location of existing:			
Public streets and right-of-ways	X		
Natural and manmade features such as wetlands, rivers, streams, ponds, lakes, and other water sources	N/A		
Wooded areas, tree lines, hedge rows, natural areas and other features, and indicate if they will remain or will be removed	N/A		
Buildings or structures to be removed or demolished	N/A		
Location of proposed:			
Subareas and their intended general uses with sizes	N/A		
Bike paths and other trail systems (general locations) with connections to existing infrastructure	N/A		

For Applicant	For Staff Use Only

Additional Application Information

		Yes	No
Preliminary description of the as of right zoning requirments for the development and each subarea within the development, which at a minimum shall include general lot size requirements	X		
Written presentation by the developer setting forth the following:			
How the proposed development impacts public services and facilities, including but not limited to: schools, water, sewer, and traffic	X		
How the proposed development conforms to the City's Comprehensive Plan	X		
Building typology/Development Context (Single Family Attached, Mixed-Use, Multi-Family, Adaptive Reuse, Blighted Property) (see *Section 1123.06*).	X		
Building elevation drawings showing the architectural features included as part of the Density Bonus requirements (see *Table 1123A*). These features are to be in *addition* to the standard zoning requirements of *Section 1133.09(a)(3)* and *Section 1133.10(a)(3)*.	X		

Table 1123A

BUILDING TYPOLOGY / DEVELOPMENT CONTEXT	**LEVEL 1** DENSITY BONUS (ADD 2 UNITS PER GROSS ACRE ABOVE AS-OF-RIGHT DENSITY)	**LEVEL 2** DENSITY BONUS (ADD 4 UNITS PER GROSS ACRE ABOVE AS-OF-RIGHT DENSITY)
X Single-Family (attached) Building Typology	Addition of one (1) architectural or design feature set forth under *Section 1133.09*	Addition of two (2) architectural or design features set forth under *Section 1133.09* X
Mixed-Use Building Typology	Addition of two (2) architectural or design feature set forth under *Section 1133.10*	Addition of four (4) architectural or design features set forth under *Section 1133.10*
Multi-Family Building Typology	Addition of two (2) architectural or design features as set forth under *Section 1133.09*	Addition of four (4) architectural or design features set forth under *Section 1133.09*
Adaptive Reuse (All Building Typologies)	General adaptive reuse redevelopment in accordance with *Section 1123.06(f)*	General adaptive reuse redevelopment in accordance with *Section 1123.06(f)* and incorporation of mixed-use element
Blighted Property (All Building Typologies)	General redevelopment of blighted property in accordance with *Section 1123.06(g)*	General redevelopment of blighted property in accordance with *Section 1123.06(g)*and incorporation of mixed-use element

CAMPBELL &
ASSOCIATES, INC.
Land Surveying

614.785.9340
Fax: 614.785.9342
77 E Wilson Bridge Road
Suite 205
Worthington, OH 43085
http://www.campbellsurvey.com

Mortgage Location Survey



Made for and at the insistance of: Ohio Real Title Agency LLC

Street Address:
777 Milcrest Dr, Marysville, Ohio 43040

New Owner:
Forest Apartment Holdings LLC

Present Owner:
Milcrest PIG, LLC

Client Order No: 192166 **Date:** March 15, 2024

This is to declare that on Mar 15, 2024 we made an inspection of the premises referenced above standing in the name of Milcrest PIG, LLC, and at the time of such inspection we found no one available.

We further declare as to the existence or non-existence of the following at the time of our inspection:

1. Rights of way, old highways, or abandoned roads, lanes or driveways, visual evidence of drains, sewer, water, gas or oil pipe lines, utility lines across said premises:

   Overhead utility lines. Access is over adjoiner (see survey)

2. Disputed boundaries and encroachments:

   Encroachment (see survey)

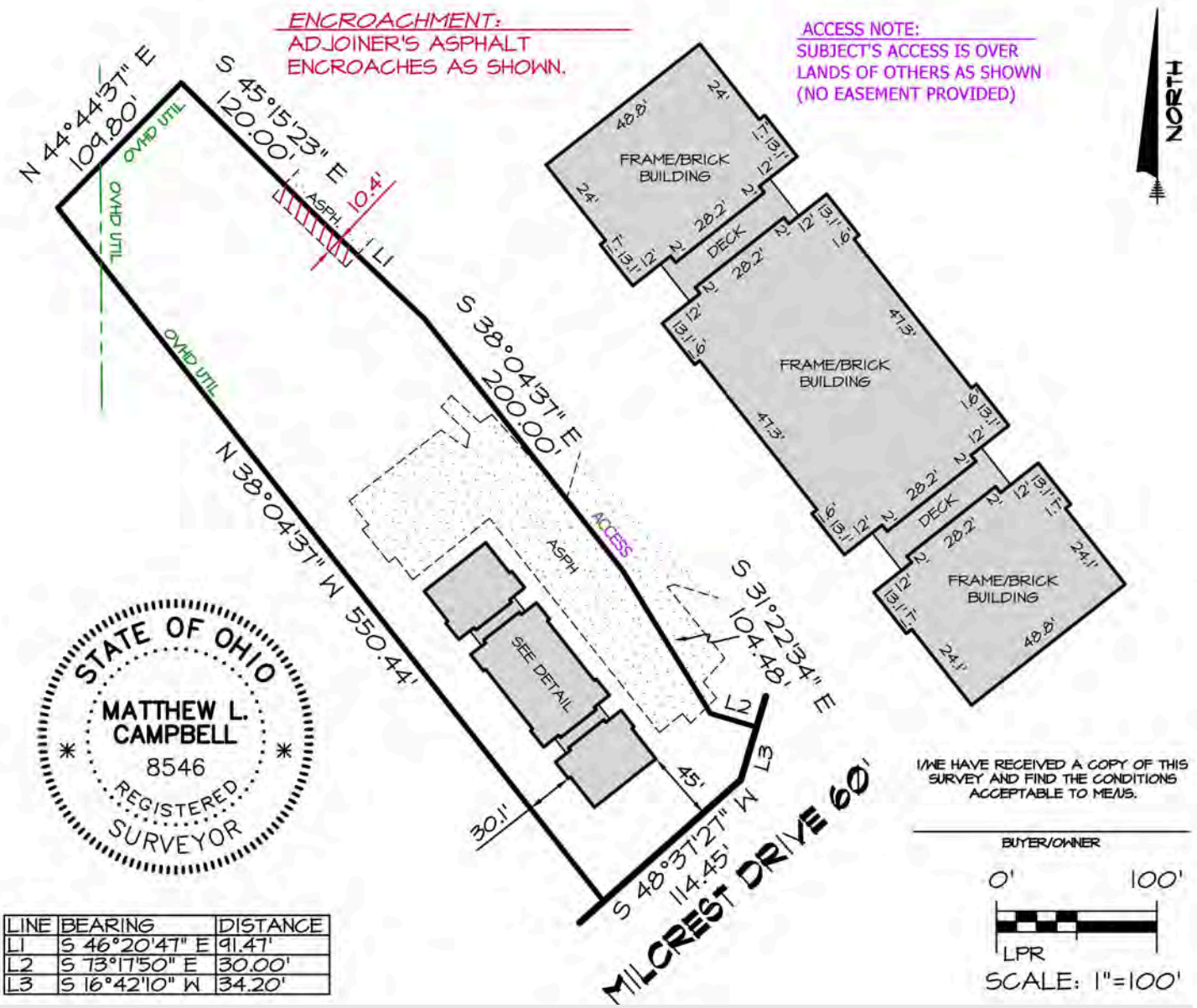
3. Indications of building construction, alterations or repairs, street or sidewalk construction or repairs within recent months:

   None Apparent

CAMPBELL &
ASSOCIATES, INC.
Land Surveying

614.785.9340
Fax: 614.785.9342
77 E Wilson Bridge Road
Suite 205
Worthington, OH 43085
http://www.campbellsurvey.com

Mortgage Location Survey



LINE	BEARING	DISTANCE
L1	S 46°20'47" E	91.47'
L2	S 73°17'50" E	30.00'
L3	S 16°42'10" W	34.20'

Street Address:
777 Milcrest Dr, Marysville, Ohio 43040

New Owner:
Forest Apartment Holdings LLC

Allotment:

Record Info:

Client Order No: 192166 **Date:** March 15, 2024

Present Owner:
Milcrest PIG, LLC

This is to certify to:

Ohio Real Title Agency LLC that a visual inspection of the property and buildings shown (if any) has been made and there are no apparent encroachments or visible easements unless otherwise shown. This service was not performed for the purpose of establishing boundary lines, and is not to be used for that purpose.

This Mortgage Location Survey has been prepared in accordance with Chapter 4733-38, Ohio Administrative Code, and is not a boundary survey pursuant to Chapter 4733-37, Ohio Administrative Code.

Matthew L. Campbell - Reg. Surveyor No. 8546

CAMPBELL &
ASSOCIATES, INC.
Land Surveying

614.785.9340
Fax: 614.785.9342
77 E Wilson Bridge Road
Suite 205
Worthington, OH 43085
http://www.campbellsurvey.com

Ohio Real Title - Columbus
8940 Lyra Drive
Suite 210
Columbus, OH 43240

INVOICE

Please Remit To: 3485 Fortuna Drive, Suite 100, Akron, OH 44312

Your Order No.	Invoice No.	Date	Dept. No.	Client No.
192166	CO206925	March 18, 2024	410-01	40654

Description	
Mortgage Location Survey at: 777 Milcrest Dr, Marysville, Ohio Forest Apartment Holdings LLC	
Location Survey	$ 600.00
Total	$ **600.00**

Please Remit To: 3485 Fortuna Drive, Suite 100, Akron, OH 44312

Please indicate invoice number on check

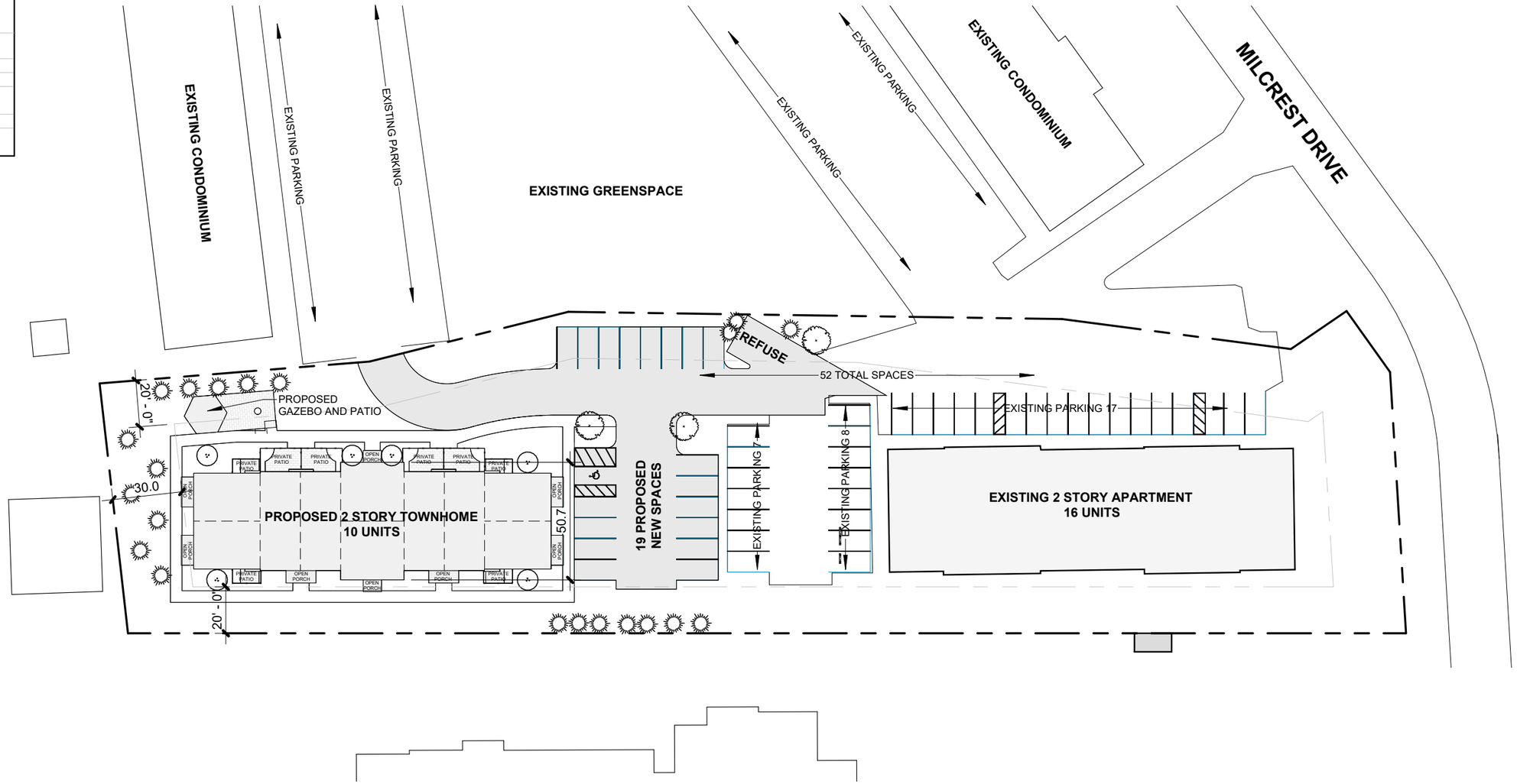
For Your Files

UNIT MIX

UNIT TYPE	# UNITS	#BEDS	GSF	NSF +/-	%
2 BR - 2 1/2 BA	4	8	4760 SF	4404 SF	40%
3 BR - 2 1/2 BA	6	18	8651 SF	8029 SF	60%
COUNT/GSF	10	26	13411 SF	12433 SF	

TOTAL BUILDING AREA

PROGRAM	UNIT COUNT	GSF
LIVING UNITS	10	6706 SF
1ST FLOOR	10	6706 SF
LIVING UNITS	0	6706 SF
2ND FLOOR	0	6706 SF
UNIT COUNT/GROSS SF	10	13411 SF



PARKING COUNT

LOCATION	SIZE/TYPE	COUNT
EXISTING	ACCESSIBLE SPACE	2
EXISTING	STANDARD 9X18	31
NEW	STANDARD 9X18	18
NEW	VAN SPACE	1
		52

MILCREST

MARYSVILLE OH

the columbus designco

columbus design llc. thecolumbusdesigncompany.com 614-636-3075

PRELIMINARY SITE PLAN

1" = 50'- 0"

0' 50' 100'

TRUE NORTH

PROJECT NORTH

A01

ARCHITECTURAL SITE

PROJECT #: 24112 V8

DATE: 06/10/24











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A02

SITE CONTEXT

PROJECT #: 24112 V8

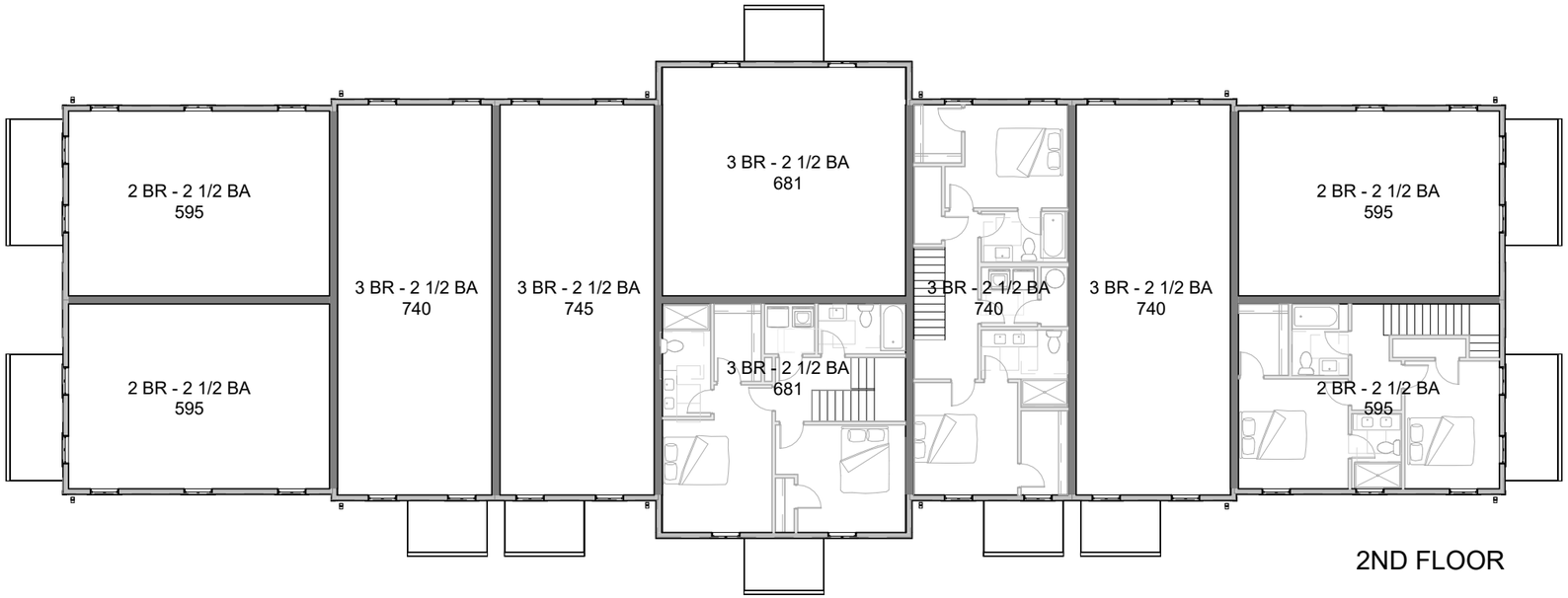
DATE: 06/10/24

UNIT MIX

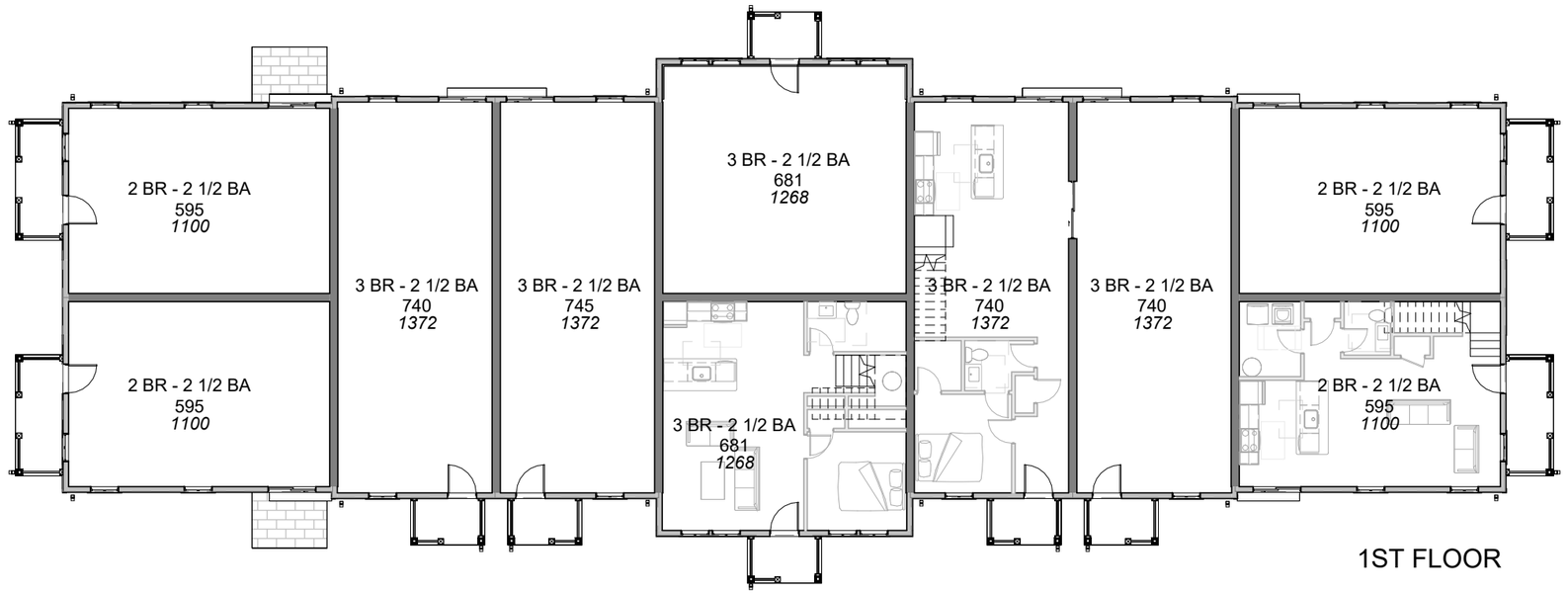
UNIT TYPE	# UNITS	#BEDS	GSF	NSF +/-	%
2 BR - 2 1/2 BA	4	8	4760 SF	4404 SF	40%
3 BR - 2 1/2 BA	6	18	8651 SF	8029 SF	60%
COUNT/GSF	10	26	13411 SF	12433 SF	

TOTAL BUILDING AREA

PROGRAM	UNIT COUNT	GSF
LIVING UNITS	10	6706 SF
1ST FLOOR	10	6706 SF
LIVING UNITS	0	6706 SF
2ND FLOOR	0	6706 SF
UNIT COUNT/GROSS SF	10	13411 SF



2ND FLOOR



1ST FLOOR

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PRELIMINARY PLANS

1/16" = 1'- 0"

0' 8' 16' 32'

A11

FLOOR PLANS

PROJECT #: 24112 V8

DATE: 06/10/24



EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION

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PRELIMINARY ELEVATIONS

1/16" = 1'- 0"

0' 8' 16' 32'

A21

ELEVATION

PROJECT #: 24112 V8

DATE: 06/10/24



EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION

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PRELIMINARY ELEVATIONS

1/16" = 1'- 0"

0' 8' 16' 32'

A22

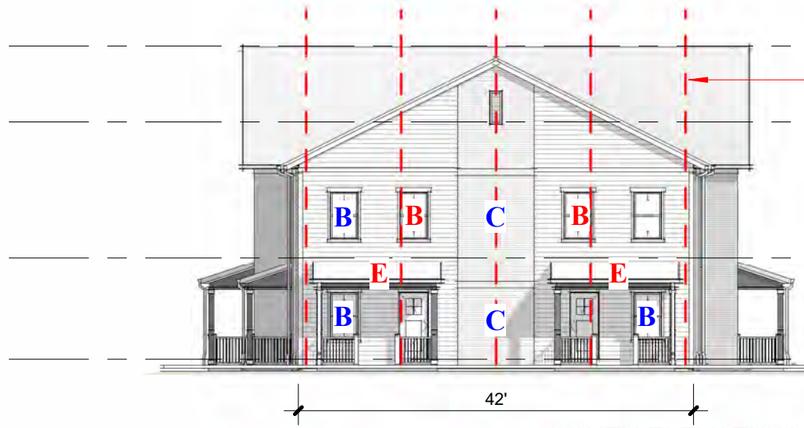
COLOR ELEVATION

PROJECT #: 24112 V8

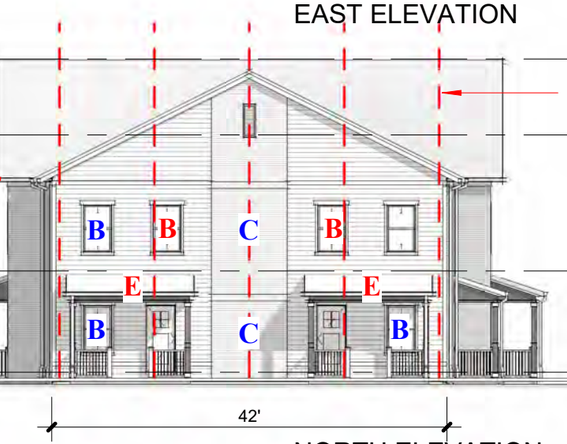
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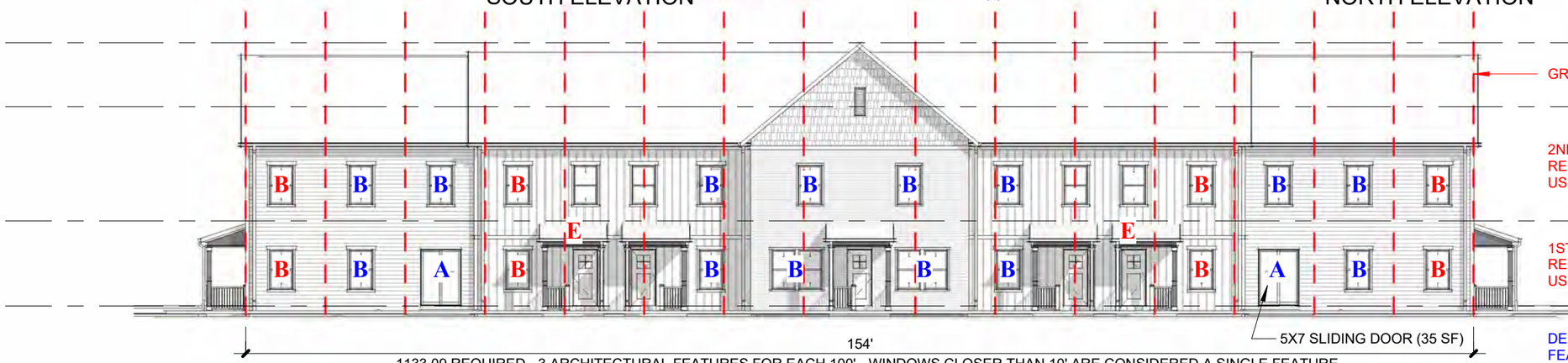
EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION

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PRELIMINARY ELEVATIONS

1/16" = 1'- 0"

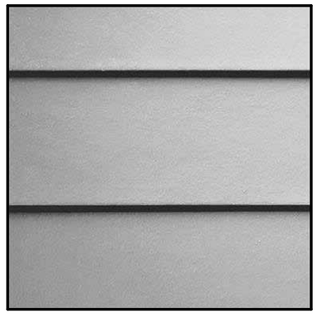
0' 8' 16' 32'

A23

ELEVATION 1133.09

PROJECT #: 24112 V8

DATE: 06/10/24



FIBER CEMENT LAP SIDING

MNF: JAMES HARDIE
SMOOTH TEXTURE, PRIMED FOR PAINT

SIZE: 6" EXPOSURE



FIBER CEMENT VERTICAL SIDING WITH BATTENS

MNF: JAMES HARDIE - HARDIEPANEL VERTICAL SIDING
SMOOTH TEXTURE, PRIMED FOR PAINT

SIZE: 4' X 8' PANELS WITH 2 1/2" BATTENS AT 12" O.C.



FIBER CEMENT TRIM

MNF: JAMES HARDIE - HARDIETRIM BOARDS
SMOOTH TEXTURE, PRIMED FOR PAINT

SIZE: 3/4" AND 1" THICKNESS
WIDTHS VARY FROM 2 1/2" - 11 1/4"

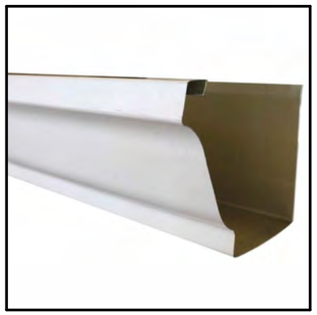


ROOF SHINGLES

MNF: OWENS CORNING
SUPREME 3 TAB

COLOR: DRIFTWOOD

SIZE: 5" EXPOSURE



GUTTERS

MNF: SPECTRA METALS
WHITE ALUMINUM GUTTER

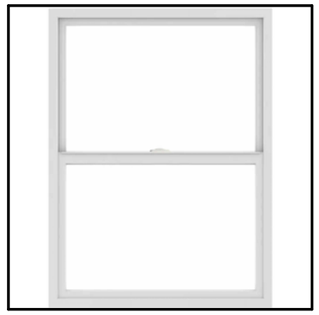
SIZE: 5" K STYLE



MASONRY

MNF: CREATIVE MINES - CANNERY BRICK

COLOR: BURNTHONEY



WINDOWS

MNF: ANDERSEN A100

COLOR: WHITE

SIZE: VARIES



ENTRY DOORS

MNF: THERMA TRU

DOOR: CRAFTSMAN 1/4 LIGHT SMOOTH, FIBERGLASS

SIZE: 3' X 7'

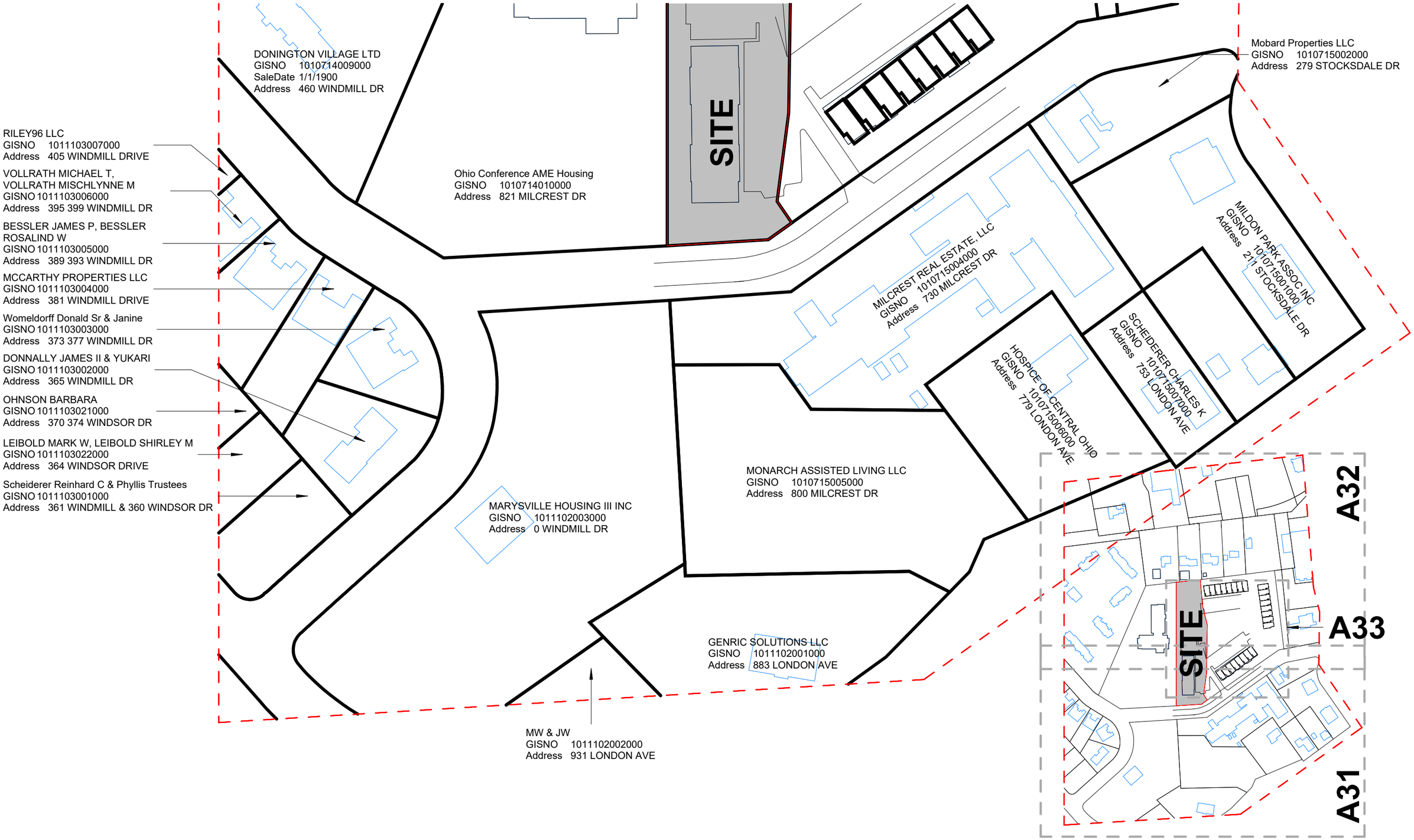
MILCREST

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A24
MATERIALS

PROJECT #: 24112 V8
DATE: 06/10/24



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A31

PROXIMITY EXHIBIT

PROJECT #: 24112 V8

DATE: 06/10/24

NESTLE USA INC A DELAWARE CORPO
GISNO 1010713008000
Address 809 MILFORD AVE

NESTLE USA INC
GISNO 1010713007001
Address 755 MILFORD AVE

OHNSMAN DAVID C & ANNA L
GISNO 1010713007000
Address 775 MILFORD AVE

NESTLE USA INC
GISNO 1010713006000
Address 753 MILFORD AVE

NESTLE USA INC A DELAWARE CORPO
GISNO 1010713001000
Address 809 COLLINS AVE

NESTLE USA INC A DELAWARE CORPO
GISNO 1010713005000
Address 0 S MAPLE ST

NESTLE USA INC A DELAWARE CORPO
GISNO 1010713004000
Address 725 MILFORD AVE

707 S Maple Street LLC
GISNO 1010713003000
Address 707 S MAPLE STREET

DONINGTON VILLAGE LTD
GISNO 1010714009000
SaleDate 1/1/1900
Address 460 WINDMILL DR

DAUM DANNY W & JOAN E
GISNO 1010714008000
Address 754 MILFORD AVE

DAUM DANNY W & JOAN E
GISNO 1010714007000
Address 746 MILFORD AVE

ALEXANDER JOHN & CHERYL
GISNO 1010714006000
Address 738 MILFORD AVE

MCFARLANE JAMES M & SHARON A
GISNO 1010714005000
Address 730 MILFORD AVE

MI RENTALS V, LLC
GISNO 1010714004000
Address 722 MILFORD AVE

VIERS DONALD R
GISNO 1010714003000
Address 702 MILFORD AVE

Marysville Aerie 3506 of the Fraternal Order of Eagles
GISNO 1010714001000
Address 700 MILFORD AVE

SITE

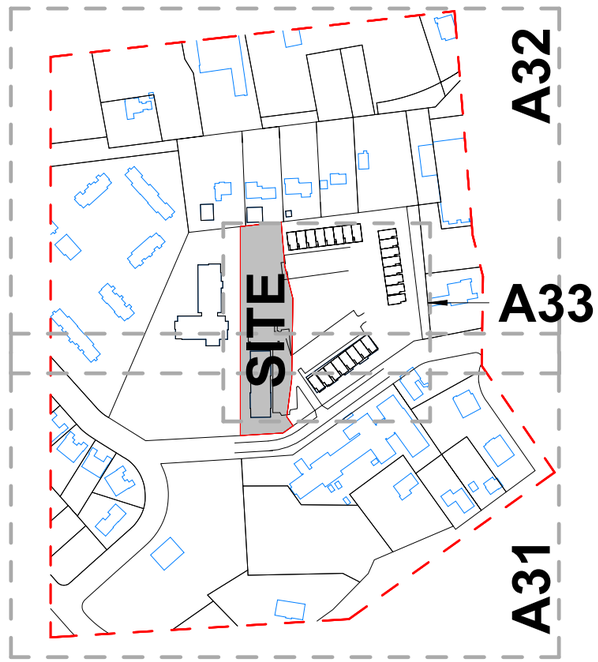
Ohio Conference AME Housing
GISNO 1010714010000
Address 821 MILCREST DR

Mi Rentals V, LLC
GISNO 1010714012000
Address 0 MILFORD AVE

Marysville Aerie 3506 of the Fraternal Order of Eagles
GISNO 1010714002000
Address 0 MILFORD AVEE

CLINE LIVINGSTON, LTD
GISNO 1010714013000
Address 245 STOCKSDALE DRIVE

Mobard Properties LLC
GISNO 1010715002000
Address 279 STOCKSDALE DR



MILCREST

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A32

PROXIMITY EXHIBIT

PROJECT #: 24112 V8

DATE: 06/10/24

CRABTREE TONY & MARION
GISNO 1010714011500
Address 701 MILCREST DR UNIT 701

MARINO PROPERTIES LLC
GISNO 1010714011500
Address 731 MILCREST DR UNIT 731

BARR ANNE J
GISNO 1010714011500
Address 725 MILCREST DR UNIT 725

STICE JOHN S
GISNO 1010714011500
Address 723 MILCREST DRIVE UNIT 723

VAN ERP RICHARD L SR & ELIZABET
GISNO 1010714011500
Address 719 MILCREST DR UNIT 719

RYAN MARY LOU
GISNO 1010714011500
Address 713 MILCREST DRIVE UNIT 713

HISSONG RHONDA
GISNO 1010714011500
Address 711 MILCREST DR UNIT 711

TANI TOSHIKO
GISNO 1010714011500
Address 707 MILCREST DRIVE UNIT 707

SITE

SITE

BROWN TODD R
GISNO 1010714011500
Address 697 MILCREST DRIVE UNIT 697

Egorova Elena
GISNO 1010714011500
Address 693 MILCREST DR UNIT 693

SCOTT LORENE S
GISNO 1010714011500
Address 687 MILCREST DR UNIT 687

LAWSON DAVID A
GISNO 1010714011500
Address 685 MILCREST DR UNIT 685

Bogan David M
GISNO 1010714011500
Address 681 MILCREST DRIVE UNIT 681

MILLER JULIA L
GISNO 1010714011500
Address 677 MILCREST DR UNIT 677

GUY JODY K
GISNO 1010714011500
Address 671 MILCREST DR UNIT 671

Kuhn Amie R
GISNO 1010714011500
Address 669 MILLCREST DR UNIT 669

VINSON DONALD JR
GISNO 1010714011500
Address 663 MILCREST DRIVE UNIT 663

SCHEIDER THERESA
GISNO 1010714011500
Address 659 MILCREST DR UNIT 659

SLATTEN PATRICIA G & CYNTHIA A
GISNO 1010714011500
Address 655 MILCREST DR UNIT 655

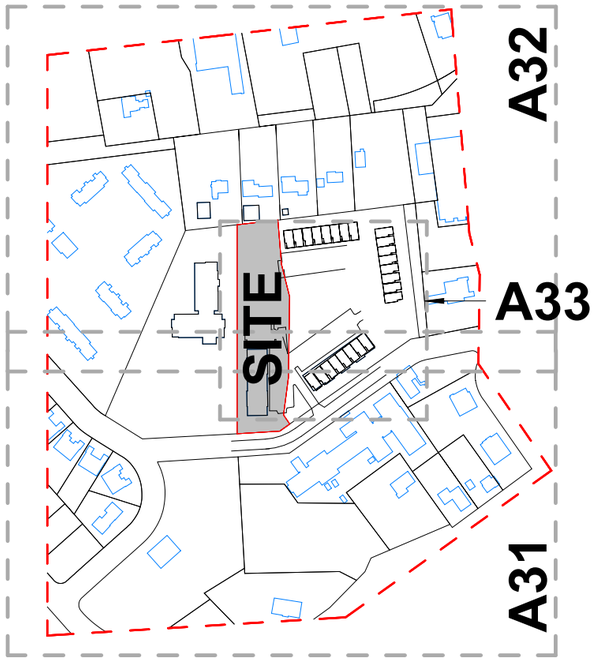
GACUSAN CRESENCIANA B
GISNO 1010714011500
Address 649 MILCREST DR UNIT 649

GONZALES RAMON S
GISNO 1010714011500
Address 647 MILCREST DR UNIT 647

ANTHONY BETH L
GISNO 1010714011500
Address 643 MILCREST DR UNIT 643

WEITZENECKER WILLIAM P
GISNO 1010714011500
Address 637 MILCREST DR UNIT 637

MISHRA SHASHANK
GISNO 1010714011500
Address 635 MILCREST DR UNIT 635



MILCREST

MARYSVILLE OH

the columbus designco
columbus design llc. thecolumbusdesigncompany.com 614-636-3075

A33

PROXIMITY EXHIBIT

PROJECT #: 24112 V8
DATE: 06/10/24

Project Name: Milcrest Commons, 777 Milcrest Drive, Marysville, OH 43040

SITE DATA

ADDRESS:	777 Milcrest Drive, Marysville, OH 43040
PID:	2900021330000
AREA:	1.65 acres (71,874 SF)
ZONING:	HMD, Hospital Mixed-Use District
EXISTING DEVELOPMENT:	16 DU apartment building
EXISTING DENSITY:	9.70 DU/acre (4,492 SF/DU)
EXISTING PARKING:	32 spaces
PARKING/DU:	2 spaces/DU
EXISTING LOT COVERAGE:	36%
PROPOSED DEVELOPMENT:	10 DU, attached single family townhouses.
TOTAL DEVELOPMENT:	26 DU
PROPOSED DENSITY:	16 DU/acre
PROPOSED PARKING:	52 spaces (incl. 3 ADA)
PARKING/DU:	2 spaces/DU
PROPOSED LOT COVERAGE:	63%

Preliminary Description:

The 1.65 acre site is zoned HMD, Hospital Mixed-Use District and is developed with a 2 story 16 DU apartment building at 9.70 DU/acre. The applicant proposes to add 10, 2 story attached single family (townhouse) units to the rear (west) of the existing apartment building. Single family townhouses (attached) is a permitted use of the HMD. Within the HMD, attached single family dwellings (townhouses) shall be developed with Single Family (Attached) Building Typology. Applicant requests a density bonus of 4 units per acre to increase density from the HMD/Single Family Attached base density of 12 DU /acre to 16 DU/acre.

Impact:

It isn't anticipated the 10 Single Family Attached (townhouse) dwelling units would have an impact on public services and facilities. The anticipated occupancy is young professionals.

Comprehensive Plan:

The site is in the Medical District area of the City of Marysville Comprehensive Plan (2018, updated 2021). The Medical District is noted as an important economic engine for the City of Maryville, consistent with the HMD zoning district. The Medical District and HMD zoning district recognize the importance of the anchor health institutions as well as uses related to the Medical District and health institutions, such as office and housing. The Medical District notes “It may also include some denser single-family and multi-family housing options to create a mixed-use district. The Single-Family (Attached) Building Typology of the HMD states “The Single-Family (attached) Building Typology allows for increased density in the HMD and provides a live-work opportunity for employees of the healthcare businesses and services that predominate in the district.

Building Typology:

Single Family (Attached) Building Typology

Building Elevation Drawings:

Level 2 Density Bonus: Addition of two (2) architectural or design features set forth under Chapter 1133.09.

See Architecture drawing set, elevations, and Sheet A23 for 1133.09 compliance and additional architectural/design features.

Additional architectural/design features:

1133.09(a)(3)(A): Doors, 5’x7’ sliding glass doors (35 SF).

1133.09(a)(3)(B): Windows, min 6 SF (multiple windows).

1133.09(a)(3)(C): Chimney (2 elevations).

1133.09(a)(3)(E): Porches (4 elevations).

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

July 2, 2024

To: City of Marysville
Planning Commission Members

From: Ashley Gaver
Planning and Development Manager

RE: Conditional Use Permit - 624 Main St

Application: To hear an application for a Conditional Use request to permit a single-family attached residential development (Lanzville) in the Village Residential (VRD) zoning district at 624 N Main Street with Parcel ID number (2900050151000).

Applicant: George Lokko
4200 Regent St, Suite 200
Columbus, OH 43219

Owner: Alex Belostrino & Lani Belostrino
603 Corbel Dr
Marysville, OH 43040

Location: Parcel: 2900050151000 located East of N Main St and North of Holly Dr. Existing property surrounding the subject property are as follows:

- North: Village Residential District (VRD)
- East: Village Residential District (VRD)
- South: Village Residential District (VRD)
- West: Village Residential District (VRD)

Aerial (location is shown in blue):



Uses in the Village Residential District are as follows:

Permitted Uses.

- Childcare, Type B
- Residential Care Facility, 1-5 Unrelated Persons
- Residential Care Facility, 6-8 Unrelated Persons
- Single-Family Home (detached)

Conditional Uses (Permitted upon approval of a Conditional Use Permit by the Planning Commission)

- Community Center
- Community Garden
- Home Occupation
- Mobile Home Park
- Multi-Family
- Park/Playground
- Religious Places of Worship
- School (K-12)
- Single-Family Home Attached

Conditional Use General Standards

Statements by the applicant as required by Section 1141.24 include the following:

(a) Location is in the Village Residential District (Section 1121.10) and Single-Family Home Attached is listed as a conditional use
  (i) Yes

(b) The use will be harmonious with the City's Comprehensive Plan & Planning and Zoning Code because:
  (i) Yes

  Per the City Comprehensive Plan, future development in Medium Density Residential Districts should complement the existing character of the district, which includes single-family homes, while allowing for more compact development. Two-unit and four-unit buildings are encouraged where appropriate.

  Suggested Uses per the Comprehensive Plan: Single-family detached, Duplex, Quad-plex, Multi-Family, Neighborhood Retail, and Schools.

  Staff recommends that the applicant shall explore reducing the number of units to ten (10) units and utilize three (3) buildings to meet the comprehensive plan for future development of two-unit and four-unit buildings in this sub-area.

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

(d) Will not be hazardous or disturbing to existing or future neighboring uses.
  (i) Yes

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

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

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

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

Staff Comments:

1. The applicant states 12 total units on the Conditional Use application, yet there are only

11 units drawn. The applicant shall correct the discrepancy between the number of units drawn on Site Plan 3 and the number of units stated on page 1 of the Conditional Use application.

2. Staff recommends that the applicant shall explore reducing the number of units to ten (10) units and utilize three (3) buildings to meet the comprehensive plan for future development of two-unit and four-unit buildings in this sub-area.

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

Received (stamp):

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

PLANNING COMMISSION
REQUEST FOR CONDITIONAL USE

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

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

Project Site Information *(Please print clearly)*

Project Street Address: 624 N Main St, Marysville OH 43040 Property Zoning District: VRD

Company / Business Name: Y2 Design & Build

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

A proposed 12 units townhome residential build in Marysville located at 624 N Main St, Marysville OH 43040
The intent is to request for conditional use at the property for the purpose of building townhomes with attached garages for which is not currently listed with the zoning limits at that property.
The desired development in the Village District is to accommodate medium density multi-family development townhomes up to 12 units on a little under 1 acre land. The architectural plans will reflect such units to build to provide up to the 12 units desired.

Owner of Property: Alex & Lani Belostrino

Owner's Address (Street): 603 Corbel Dr

City, State and Zip Code: Marysville OH 43040

Owner's Telephone Number: 6199408570

Applicant Information *(Please print clearly)*

Applicant: George Lokko ☐ Owner ☐ Agent ☑ Representative ☐ Other

Company: Y2 Design & Build

Address (street): 4200 Regent St, Suite 200

City, State, and Zip Code: Columbus OH 43219

Telephone Number: 614-681-3665

E-mail Address: info@y2designbuild.com

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

Applicant's Signature: _____ Date: 6/7/2024

Owner's Signature: Lani A. Belastrino Date: 6/10/24

FOR OFFICE USE ONLY

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

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

Jeff Beard 06/12/2024

City Staff Date

DECISION OF THE PLANNING COMMISSION

☐ Approved

☐ Disapproved

☐ Approved with conditions (provided below)

Specific Stipulated Conditions for Approval:

_____

_____

_____

_____ _____

Chairperson, Planning Commission Date

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

1141.24 GENERAL STANDARDS APPLICATION TO ALL CONDITIONAL USES.

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

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

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

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

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

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

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

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

CITY OF MARYSVILLE, OHIO

624 NORTH MAIN STREET
MULTI-FAMILY DEVELOPMENT

HORIZONTAL REFERENCE BASIS OF BEARINGS

BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM – OHIO SOUTH ZONE (NAD83) BY GPS OBSERVATION, REFERENCED TO THE ODOT VRS NETWORK.

SURVEYOR'S NOTES

– BOUNDARY LINES ARE DEPICTED FROM RECORD LINES FOUND IN REFERENCES HEREON RECORDED AT THE UNION COUNTY RECORDER'S OFFICE AND DOES NOT REFLECT A BOUNDARY SURVEY PREPARED BY SANDS DECKER.

– NO TITLE WORK WAS PROVIDED FOR THIS PROPERTY.

– FEMA INFORMATION
PANEL: 39159C0351E
EFFECTIVE DATE: 9/21/23
ZONE X: AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

UTILITIES

EXISTING UTILITIES: THE INFORMATION SHOWN CONCERNING EXISTING UTILITIES IS APPROXIMATE. THE LOCATION, SIZES, AND OTHER INFORMATION IS ONLY AS ACCURATE AS THE INFORMATION PROVIDED BY THE OWNERS OF THE UTILITY COMPANY. THIS INFORMATION IS NOT REPRESENTED, WARRANTED, OR GUARANTEED TO BE COMPLETE OR ACCURATE.

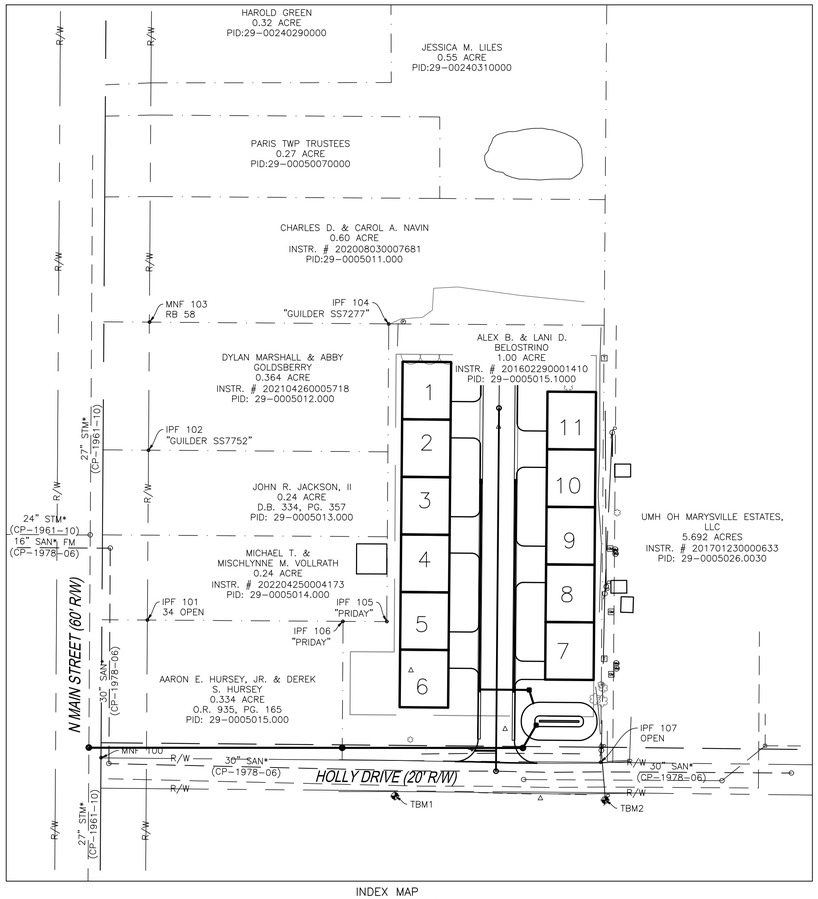
THE FOLLOWING UTILITY OWNERS WERE CONTACTED AS LISTED BY OUPS CONFIRMATION TICKET B408600056:

AEP COLUMBUS SOUTHERN POWER	1–800–672–2231
COLUMBIA GAS OF OHIO	1–800–344–4077
AT&T OHIO	1–800–660–1000
AEP OHIO POWER	1–800–277–2177
WIDE OPEN WEST	1–866–496–9669
AMERICAN POWER & LIGHT	1–888–850–0098
COLUMBUS FIBERNET	1–614–274–8100
WINDSTREAM OHIO	1–614–344–5038
XO COMMUNICATIONS	1–614–334–2467
ODOT TRAFFIC (DISTRICT 6)	1–740–833–8000
CENTURYLINK	1–888–723–8010
CITY OF COLUMBUS (DEPT OF UTILITIES)	1–614–645–8276
SPRINT COMMUNICATIONS	1–888–211–4727
AT&T TRANSMISSION	1–800–924–9420
CHARTER COMMUNICATIONS	1–866–849–1945

*DENOTES THE UTILITY LINE IS DRAWN FROM PLANS

GENERAL ZONING INFORMATION

CERTIFIED ADDRESS	624 NORTH MAIN STREET
PARCEL NO.	29-0005015.1000
ZONING CLASSIFICATION/DISTRICT	VRD
HEIGHT DISTRICT	H 35
COMMERCIAL OVERLAY	N/A
TOTAL SITE AREA (SF OR AC)	1.000 ACRES
FLOOD INSURANCE RATE MAP (FIRM) NUMBER	39159C0351E
MOST RECENT EFFECTIVE DATE OF FIRM	9/21/2023 (NOT PRINTED)
FLOOD ZONE	X
BASE FLOOD ELEVATON (BFE)	N/A



INDEX MAP
SCALE 1"=50'

CITY OF MARYSVILLE APPROVAL

THE CITY OF MARYSVILLE SIGNATURES BELOW SIGNIFY ONLY CONCURRENCE WITH THE PURPOSE AND GENERAL LOCATION OF THE PROJECT. ALL TECHNICAL DETAILS SHALL REMAIN THE RESPONSIBILITY OF THE ENGINEER PREPARING THE PLANS.

COUNTY ENGINEER — DATE

MAYOR — DATE

VICE MAYOR — DATE

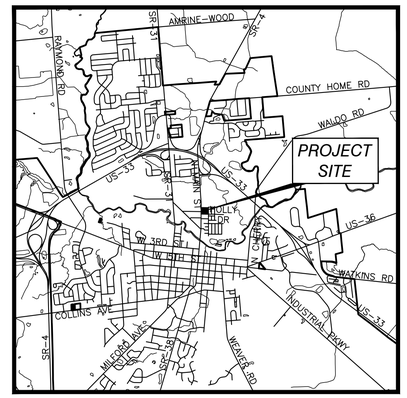
CITY COUNCIL — DATE

COUNTY COMMISSIONER — DATE

REGIONAL PLANNING — DATE

REGIONAL SEWER DISTRICT — DATE

These drawings are instruments of professional service by Sands Decker CPS, LLC for the designated project. Sands Decker CPS, LLC assumes no liability for unauthorized use of these drawings, specifications, and documents.



VICINITY MAP
NOT TO SCALE

SHEET INDEX

1 – COVER SHEET
2 – TOPOGRAPHIC SURVEY & DEMOLITION PLAN
3 – SITE PLAN

PROJECT SCOPE OF WORK: PROPOSED IMPROVEMENTS INCLUDE 12 MULTI–FAMILY UNIT BUILDINGS, ASSOCIATED DRIVES AND PARKING, AS WELL AS ASSOCIATED UTILITIES.

OWNER/DEVELOPER: ALEX & LANI BELOSTRINO
603 CORBEL DRIVE
MARYSVILLE, OH 43040
619–940–8570 PH
ALNLANZBEL@ICLOUD.COM
ALEX.BELOSTRINO@AOL.COM

CONTRACTOR: Y2 DESIGN BUILD
GEORGE LOKKO
4200 REGENT STREET, SUITE 200
COLUMBUS, OH 43219
614–681–3665 PH
GEORGE@Y2DESIGNBUILD.COM

ENGINEER: SANDS DECKER
SCOTT SANDS
1495 OLD HENDERSON ROAD
COLUMBUS, OH 43220
614–459–6992 PH
SCOTT.SANDS@SANDSDECKER.COM

ENGINEER'S CERTIFICATION

THIS IS TO CERTIFY THAT GOOD ENGINEERING PRACTICES HAVE BEEN USED IN THE DESIGN OF THIS PROJECT. ALL STANDARDS OF THE CITY OF MARYSVILLE, AS WELL AS OTHER RELEVANT MINIMUM STANDARDS HAVE BEEN MET EXCEPT WHERE, IN THE ENGINEER'S OPINION, A STANDARD GREATER THAN MINIMUM IS REQUIRED. ALL CARE HAS BEEN TAKEN TO ASSURE THAT THE CONSTRUCTION AND IMPLEMENTATION OF THIS PROJECT DOES NOT IMPEDE PUBLIC SAFETY OR CONVENIENCE.

REGISTERED ENGINEER — REG NO. — DATE

SANDS DECKER
ENGINEERS & SURVEYORS

OFFICES

422 North Broad Street
Lancaster, Ohio 43130
740-385-2140

1495 Old Henderson Road
Columbus, Ohio 43220
614-459-6992

507 Main Street
Zanesville, Ohio 43701
740-450-1640

NOT FOR CONSTRUCTION

Know what's below. Call before you dig.

NORTH

GRAPHIC SCALE

50 25 0 50

1" = 50'

624 N MAIN ST
MARYSVILLE, OH 43040
MULTI-FAMILY DEVELOPMENT

4-16-24 SITE PLAN

COVER SHEET

1

SD PROJECT NO. 4828

S:\Y2 Design Build 4828 Multi-Family Develop Marysville\Dwg\Y2 Design Build 4828 Multi-Family Develop Marysville – Layout B.dwg 4/16/2024 9:51 AM

CHARLES D. & CAROL A. NAVIN
0.60 ACRE
INSTR. # 202008030007681
PID:29-0005011.000

DYLAN MARSHALL & ABBY GOLDSBERRY
0.364 ACRE
INSTR. # 202104260005718
PID: 29-0005012.000

ALEX B. & LANI D. BELOSTRINO
1.00 ACRE
INSTR. # 201602290001410
PID: 29-0005015.1000

JOHN R. JACKSON, II
0.24 ACRE
D.B. 334, PG. 357
PID: 29-0005013.000

MICHAEL T. & MISCHLYNNE M. VOLLRATH
0.24 ACRE
INSTR. # 202204250004173
PID: 29-0005014.000

AARON E. HURSEY, JR. & DEREK S. HURSEY
0.334 ACRE
O.R. 935, PG. 165
PID: 29-0005015.000

UMH OH MARYSVILLE ESTATES, LLC
5.692 ACRES
INSTR. # 201701230000633
PID: 29-0005026.0030

MNF 103
RB 58

IPF 104
"GUILDER SS7277"

IPF 102
"GUILDER SS7752"

IPF 101
34 OPEN

IPF 106
"PRIDAY"

IPF/ 105
"PRIDAY"

IPF 107
OPEN

MNF 100

EX. STM MH*
TC= 991.00
27"(N&S)= 983.35
24"(W)= 983.60

EX. SAN MH*
TC= 991.30
16"(W)= 976.60
30"(S)= 976.02

EX. SAN MH*
TC= 990.65
30"(N)= 975.86
30"(E)= 975.76

EX. STM CB*
TC= 982.24
8"(N)= 978.44
12"(W)= 978.75
12"(E)= 978.39

EX. SAN MH*
TC= 982.80
30"(W&E)= 975.22

PROP. STM MH*
TC= 986.59
12"(E)= 979.42
12"(SW)= 979.42

PROP. STM MH*
TC= 983.16
12"(NE)= 978.84
12"(W)= 978.84
8"(SW)= 978.84

24" STM* (CP-1961-10)
16" SAN* FM (CP-1978-06)
27" STM* (CP-1961-10)
30" SAN* (CP-1978-06)
30" SAN* (CP-1978-06)
12" STM* (FD-1964-02)
12" STM* (MARYSVILLE ESTATES)
12" STM* (MARYSVILLE ESTATES)
3" WAT* (FD-1964-02)
3" WAT* (FD-1964-02)
6" WAT*
6" WAT*

N MAIN STREET (60' R/W)
HOLLY DRIVE (20' R/W)
R/W

10' INGRESS/EGRESS EASEMENT D.B. 134, PG. 745
10' INGRESS/EGRESS EASEMENT D.B. 134, PG. 745

TBM1
TBM2

980 981 982 983 984 985 986 987 988 989

6" 8" 8" 48" 36" 36" 60" 60" 1" 6" 6" 10" 6"

GM WM

SITE DEMOLITION KEYNOTES

1. EX. CONCRETE PAD TO BE REMOVED.
2. EX. TREES TO BE REMOVED.
3. SAWCUT EX. PAVEMENT FOR A CLEAN EDGE TO TIE INTO HOLLY DRIVE.
4. EX. FENCE TO BE REMOVED.
5. EX. BUILDING TO BE REMOVED.

MISC. NOTES

- ALL ITEMS NOTED FOR DEMOLITION SHALL BE REMOVED AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE FEDERAL AND LOCAL REGULATIONS, UNLESS OTHERWISE DIRECTED BY THE OWNER.
- CONTRACTOR SHALL COORDINATE THE DISCONNECTION, REMOVAL, RELOCATION, AND/OR ABANDONMENT OF EXISTING UTILITIES WITH THE APPROPRIATE UTILITY OWNER AS NECESSARY AND SHALL MEET ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES AND REQUIREMENTS. ANY ABANDONED OR INACTIVE UTILITIES ENCOUNTERED ON-SITE. WHETHER SHOWN ON THESE PLANS OR NOT, SHALL BE REMOVED TO THE PROPERTY LINE AND CAPPED.
- AT-GRADE STRUCTURES (MANHOLES, VALVE BOXES, ETC.) FOR ANY REMAINING ACTIVE UTILITIES THAT LIE WITHIN PROP. GRADING LIMITS SHALL BE ADJUSTED AS NEEDED TO MEET FINISH GRADE. COORDINATE WORK WITH APPROPRIATE UTILITY OWNERS.
- THE REMOVAL OF ANY ITEMS WHICH HAVE IN-GROUND FOUNDATIONS, BASES OR FOOTERS OF ANY KIND SHALL INCLUDE COMPLETE REMOVAL OF SAID FOUNDATIONS.
- VOIDS REMAINING AFTER DEMOLITION WHICH DO NOT FALL WITHIN AREAS OF PROP. PAVEMENT SHALL BE BROUGHT TO WITHIN 6" OF FINISHED GRADE THEN FINISHED WITH TOPSOIL, SEEDING & MULCHING PER SPECIFICATIONS.

LEGEND

EXISTING ASPHALT PAVEMENT (TO BE REMOVED)

EXISTING CONCRETE PAD (TO BE REMOVED)

EXISTING ASPHALT DRIVE (TO REMAIN)

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SANDS DECKER
ENGINEERS & SURVEYORS

OFFICES

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507 Main Street
Zanesville, Ohio 43701
740-450-1640

NOT FOR CONSTRUCTION

Know what's below. Call before you dig.

NORTH

GRAPHIC SCALE
20 10 0 20
1" = 20'

624 N MAIN ST MARYSVILLE, OH 43040 MULTI-FAMILY DEVELOPMENT

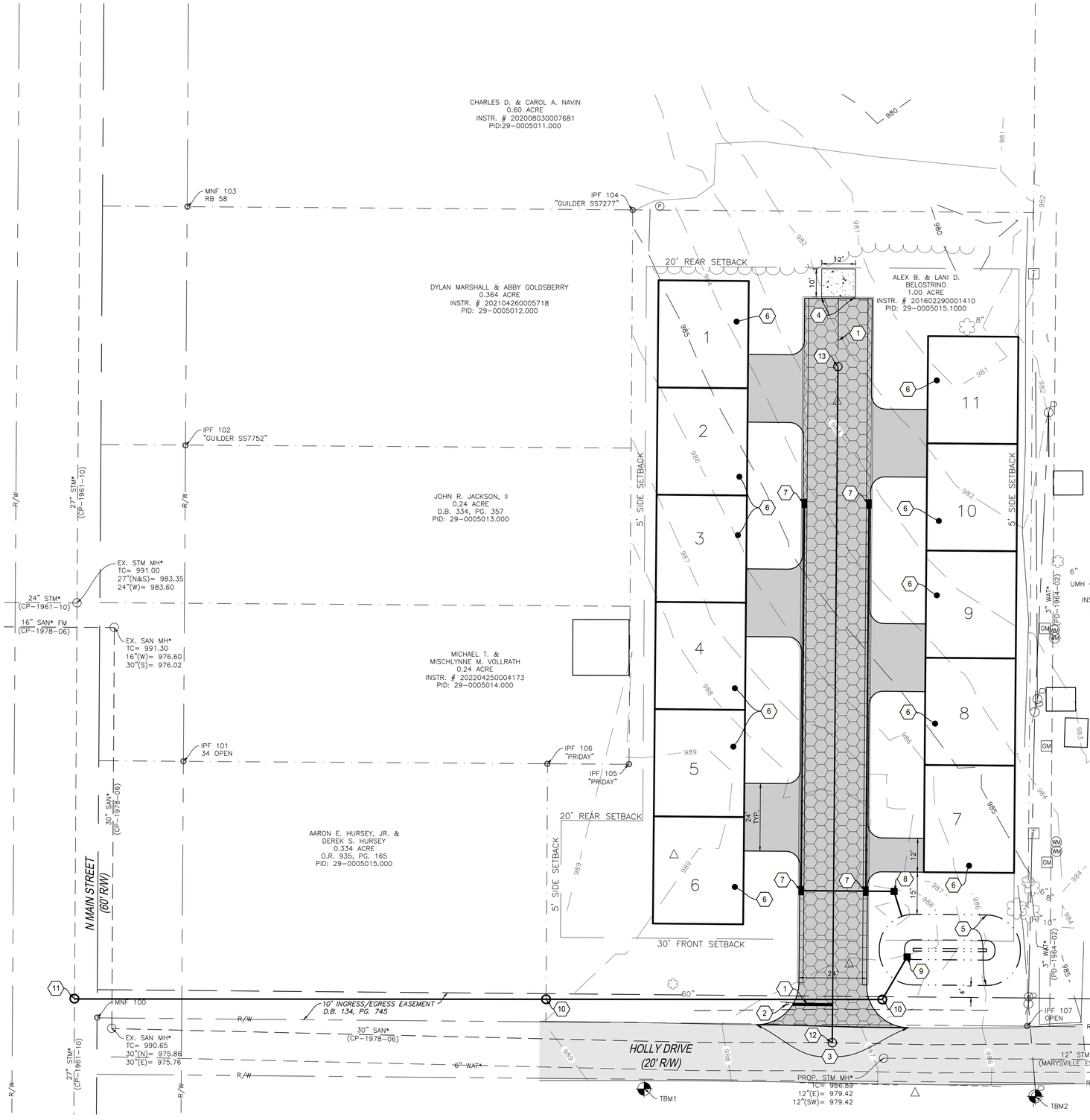
4-16-24 SITE PLAN

TOPOGRAPHIC SURVEY & DEMOLITION PLAN

2

SD PROJECT NO. 4828

S:\Y2 Design Build 4828 Multi-Family Develop Marysville\Dwg\Y2 Design Build 4828 Multi-Family Develop Marysville - Layout B.dwg 4/16/2024 9:51 AM



1 *SITE KEYNOTES*

1. PROVIDE PAVEMENT MARKINGS PER ITEMS 641 & 642, INCLUDING PARKING SPACES, TRANSVERSE LINES, AND STOP BAR TO BE PLACED AS SHOWN.
2. PROVIDE "STOP" SIGN.
3. SAW CUT PAVEMENT. CONNECT TO PROPOSED PAVEMENT.
4. PROPOSED DUMPSTER ENCLOSURE.
5. PROPOSED DETENTION BASIN.
6. PROPOSED MULTI-FAMILY BUILDING. SEE ARCHITECTURAL PLANS FOR DETAILS.
7. PROPOSED STORM SEWER CURB & GUTTER INLET.
8. PROPOSED STORM SEWER CATCH BASIN.
9. PROPOSED DETENTION BASIN OUTLET CONTROL STRUCTURE.
10. PROPOSED STORM SEWER MANHOLE.
11. PROPOSED CONNECTION TO EXISTING STORM SEWER. CONTRACTOR TO INSTALL PROPOSED MANHOLE, CORE-DRILL AT EXISTING INVERTS, AND REPLACE ~5' OF INLET AND OUTLET EXISTING STORM SEWER PIPE, IF NECESSARY.
12. PROPOSED CONNECTION TO EXISTING SANITARY SEWER. CONTRACTOR TO INSTALL PROPOSED MANHOLE, CORE-DRILL AT EXISTING INVERTS, AND REPLACE ~5' OF INLET AND OUTLET EXISTING SANITARY SEWER PIPE, IF NECESSARY.
13. PROPOSED SANITARY SEWER MANHOLE.

MISC. NOTES

- ALL ITEM NUMBERS REFER TO THE STATE OF OHIO DEPT. OF TRANSPORTATION CONSTRUCTION AND MATERIAL SPECIFICATIONS, LATEST EDITION, UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE MEASURED TO FACE OF CURB WHERE APPLICABLE UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON THE GROUND & REPORT ANY LAYOUT DISCREPANCIES IMMEDIATELY TO THE A/E.
- REFER TO THE ARCHITECTURAL DRAWINGS FOR BUILDING LAYOUT. CONTRACTOR IS RESPONSIBLE FOR CONFIRMING ALL BUILDING CORNER LOCATIONS IN THE FIELD.
- DO NOT SCALE FROM THIS DRAWING. ALL WRITTEN DIMENSIONS SHALL GOVERN. ANY DISCREPANCIES SHALL IMMEDIATELY BE REPORTED TO THE A/E.
- CONTRACTOR SHALL PROVIDE EXPANSION JOINTS EVERY 20' L.F. OF CONCRETE SIDEWALK.

LEGEND

- STANDARD DUTY ASPHALT PAVEMENT
- PROPOSED CONCRETE PAD
- HEAVY-DUTY ASPHALT PAVEMENT
- EXISTING ASPHALT DRIVE (TO REMAIN)

SANDS DECKER
ENGINEERS & SURVEYORS

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614-459-6992

507 Main Street
Zanesville, Ohio 43701
740-450-1640

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

NORTH

GRAPHIC SCALE

20 10 0 20

1" = 20'

624 N MAIN ST
MARYSVILLE, OH 43040
MULTI-FAMILY DEVELOPMENT

4-16-24 SITE PLAN

SITE PLAN
3
SD PROJECT NO. 4828

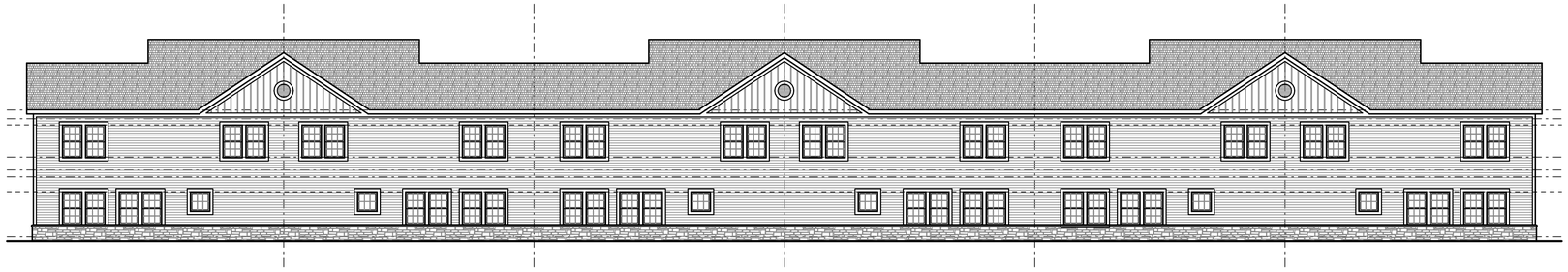
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S:\Y2 Design Build 4828 Multi-Family Develop Marysville\Dwg\Y2 Design Build 4828 Multi-Family Develop Marysville - Layout B.dwg 4/16/2024 9:51 AM

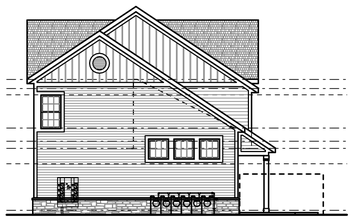
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6 BUILDING 1 - RIGHT ELEVATION



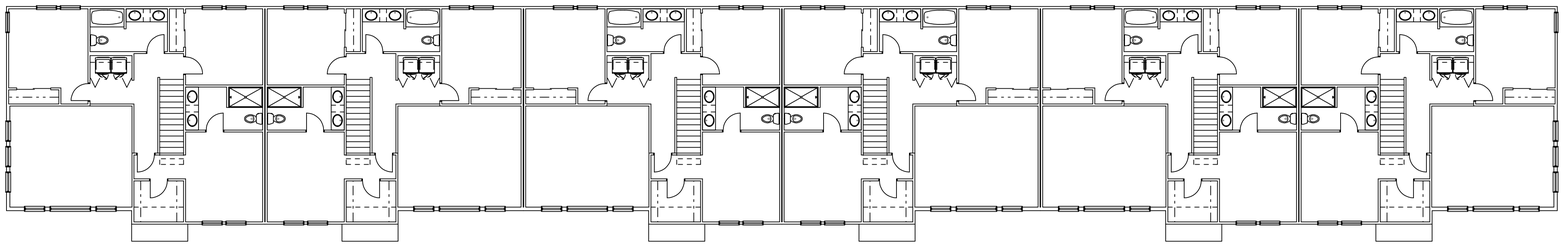
5 BUILDING 1 - REAR ELEVATION



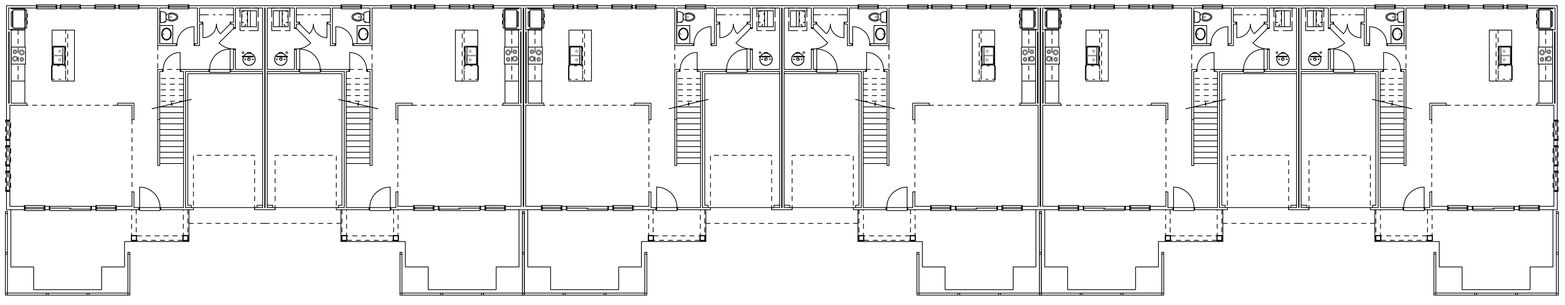
4 BUILDING 1 - LEFT ELEVATION



3 BUILDING 1 - FRONT ELEVATION



2 BUILDING 1 - SECOND FLOOR PLAN



1 BUILDING 1 - FIRST FLOOR PLAN

ELEVATION LEGEND

- ITEM: DIMENSIONAL SHINGLES
  MFR: OWENS CORNING "DURATION SERIES"
  COLOR: ONYX BLACK
- ITEM: SYNTHETIC STONE VENEER
  MFR: CERTAINTEED "STONE FACADE"
  COLOR: ADIRONDACK SNOWFALL
- ITEM: VINYL BOARD AND BATTEN SIDING
  MFR: ROYAL BUILDING PRODUCTS "B&B"
  COLOR: PEPPERCORN
- ITEM: VINYL HORIZONTAL SIDING
  MFR: ROYAL BUILDING PRODUCTS "MARKET SQUARE" D45DL
  COLOR: PEPPERCORN
- ITEM: TRIM / COLUMNS
  MFR: JAMES HARDIE, SMART TRIM OR EQUAL
  COLOR: WHITE

#	DATE	ISSUED WITH / CHANGE DESCRIPTION

MARYSVILLE APARTMENTS

HOLLY DRIVE

PREPARED FOR:

Y2 DESIGN & BUILD

KEISER DESIGN GROUP

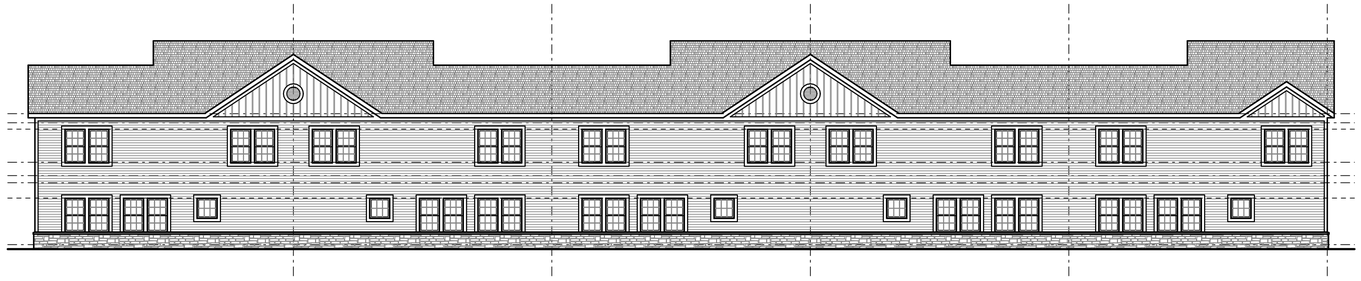
800 Cross Pointe Road, Suite M I Gahanna, OH 43230
Phone: 614.864.9999
www.keiserdesigngroup.com

KDG PROJECT # 2023-321	SHEET NUMBER
BUILDING 1 - PLANS / ELEV SCALE: 3/32" = 1'-0"	A1-1
DESIGN REVIEW / DENSITY BONUS	06.07.2024

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6 BUILDING 3 - RIGHT ELEVATION



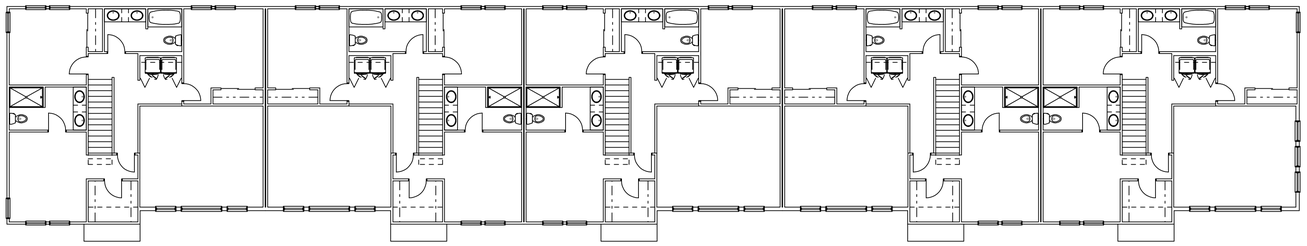
5 BUILDING 2 - REAR ELEVATION



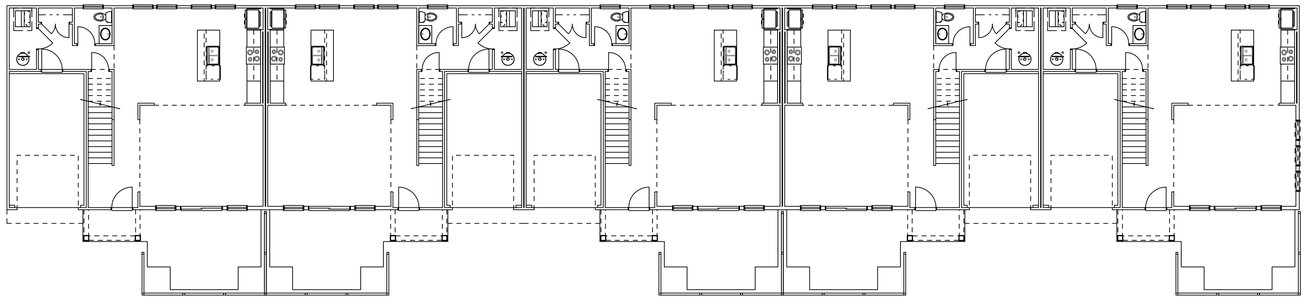
4 BUILDING 2 - LEFT ELEVATION



3 BUILDING 2 - FRONT ELEVATION



2 BUILDING 2 - SECOND FLOOR PLAN



1 BUILDING 2 - FIRST FLOOR PLAN

ELEVATION LEGEND

- ITEM: DIMENSIONAL SHINGLES
  MFR: OWENS CORNING "DURATION SERIES"
  COLOR: ONYX BLACK
- ITEM: SYNTHETIC STONE VENEER
  MFR: CERTAINTEED "STONE FACADE"
  COLOR: ADIRONDACK SNOWFALL
- ITEM: VINYL BOARD AND BATTEN SIDING
  MFR: ROYAL BUILDING PRODUCTS "B&B"
  COLOR: PEPPERCORN
- ITEM: VINYL HORIZONTAL SIDING
  MFR: ROYAL BUILDING PRODUCTS "MARKET SQUARE" D45DL
  COLOR: PEPPERCORN
- ITEM: TRIM / COLUMNS
  MFR: JAMES HARDIE, SMART TRIM OR EQUAL
  COLOR: WHITE

#	DATE	ISSUED WITH / CHANGE DESCRIPTION

MARYSVILLE APARTMENTS

HOLLY DRIVE

PREPARED FOR:

Y2 DESIGN & BUILD

KEISER DESIGN GROUP

800 Cross Pointe Road, Suite M I Gahanna, OH 43230
Phone: 614.864.9999
www.keiserdesigngroup.com

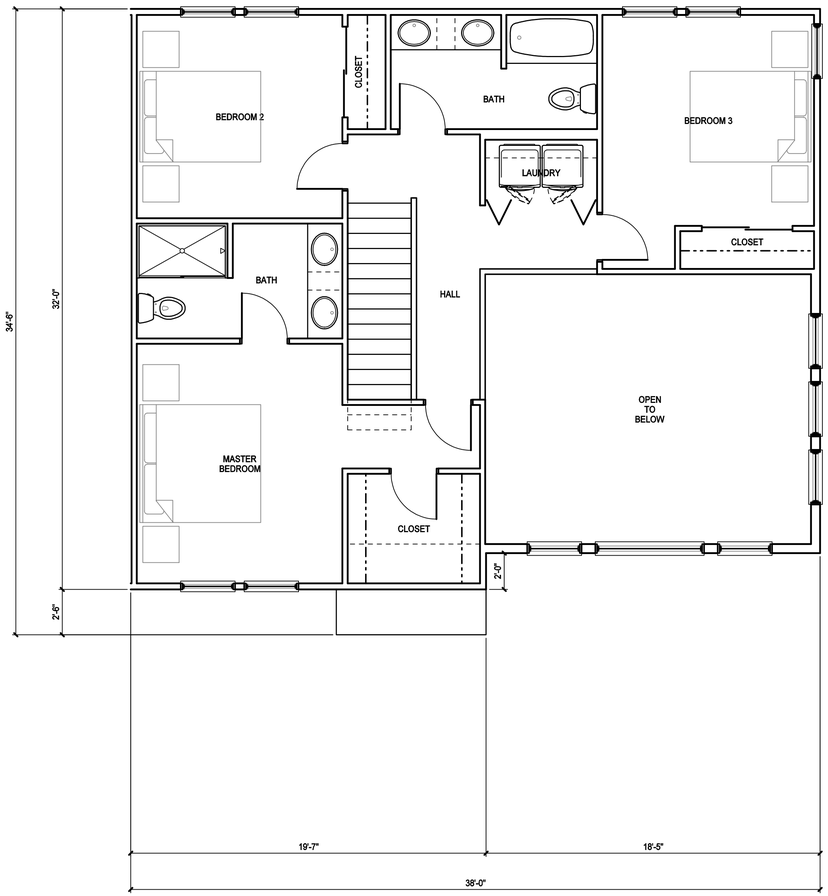
KDG PROJECT # 2023-321	SHEET NUMBER
BUILDING 2 - PLANS / ELEV SCALE: 3/32" = 1'-0"	A1-2
DESIGN REVIEW / DENSITY BONUS	06.07.2024

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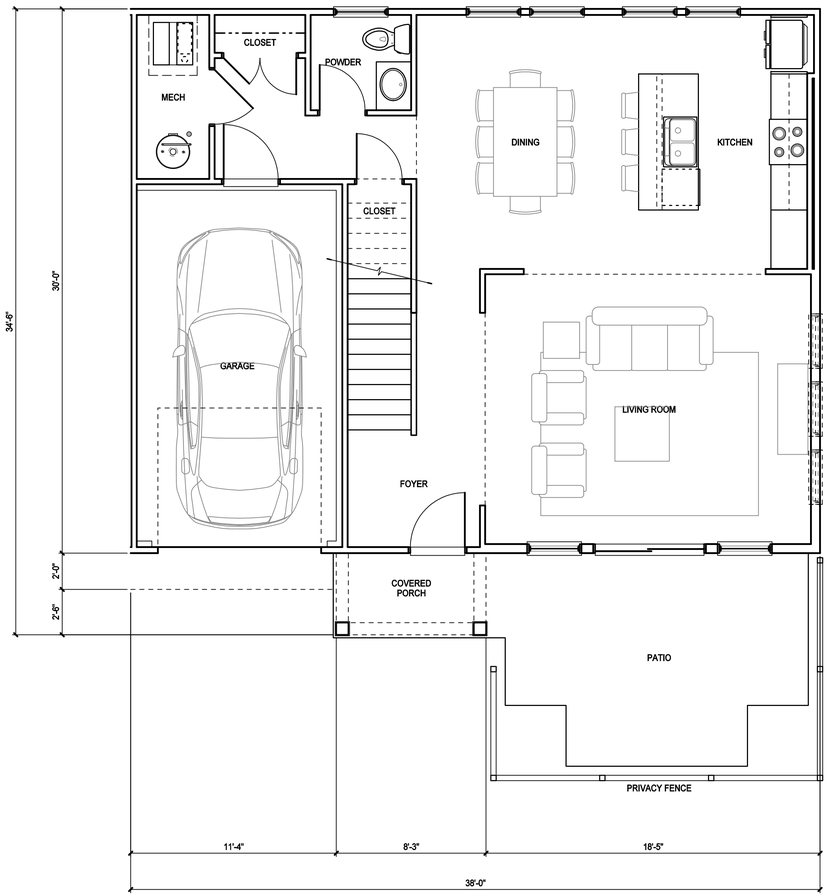


3 MONUMENT SIGN

SCALE: 1" = 1'-0"



2 UNIT - SECOND FLOOR PLAN SCALE: 1/4" = 1'-0" 895 S.F.



1 UNIT - FIRST FLOOR PLAN SCALE: 1/4" = 1'-0" 903 S.F.

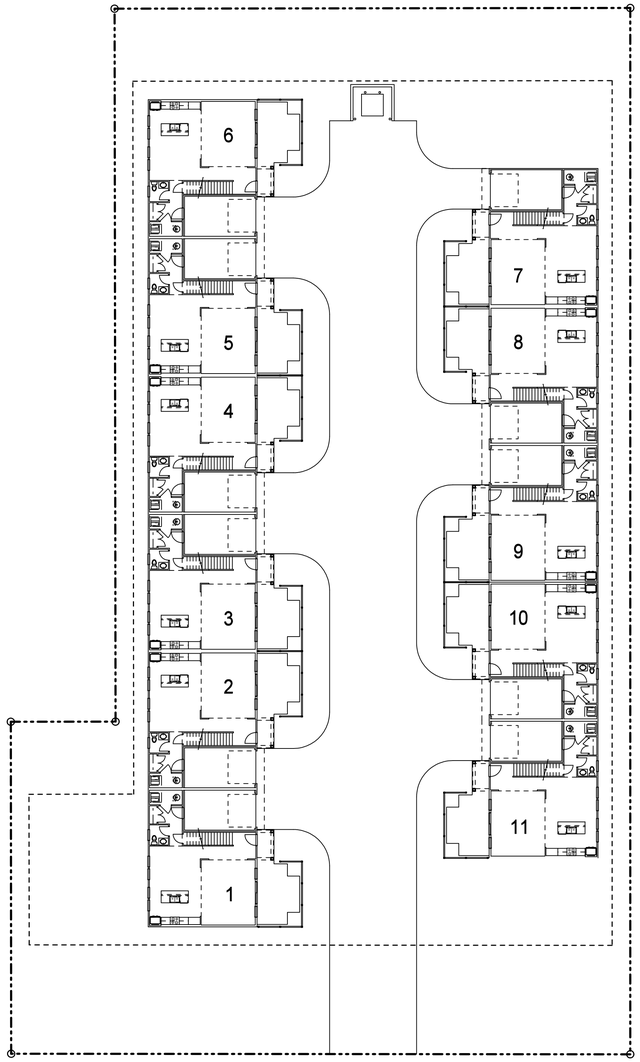
#	DATE	ISSUED WITH / CHANGE DESCRIPTION

MARYSVILLE APARTMENTS
HOLLY DRIVE
PREPARED FOR:
Y2 DESIGN & BUILD

KEISER DESIGN GROUP
800 Cross Pointe Road, Suite M I Gahanna, OH 43230
Phone: 614.864.9999
www.keiserdesigngroup.com

KDG PROJECT # 2023-321	SHEET NUMBER
UNIT FLOOR PLANS / SIGN SCALE: VARIES	A1-3
DESIGN REVIEW / DENSITY BONUS	06.07.2024

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1 ARCHITECTURAL SITE PLAN

#	DATE	ISSUED WITH / CHANGE DESCRIPTION

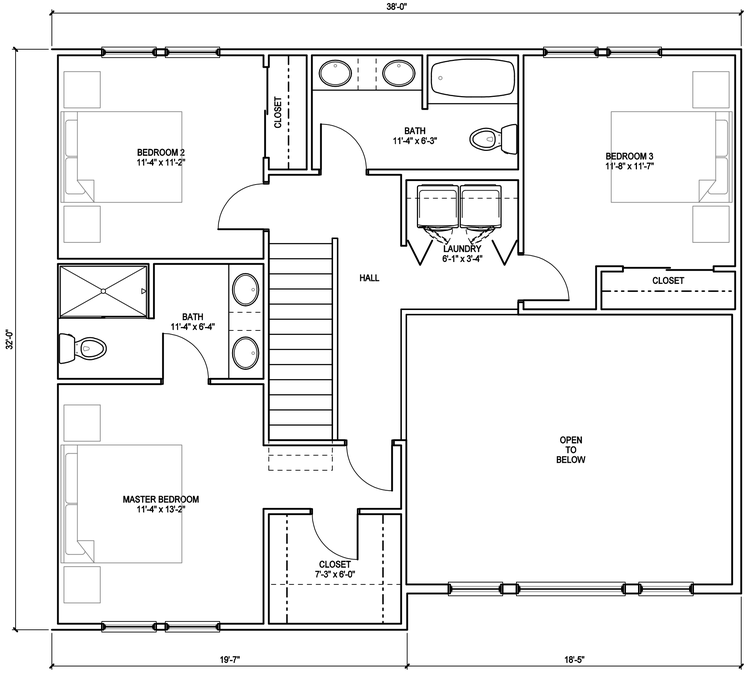
MARYSVILLE APARTMENTS
HOLLY DRIVE
PREPARED FOR:
Y2 DESIGN & BUILD

STATE OF OHIO
DANIEL L KEISER 11848
REGISTERED ARCHITECT
CERTIFICATE OF AUTHORIZATION

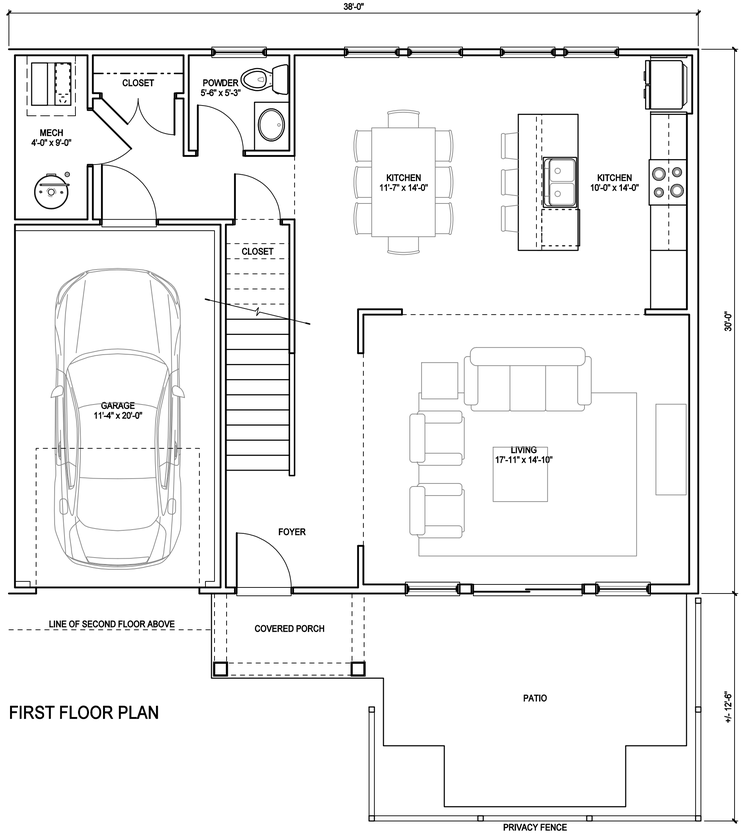
KEISER DESIGN GROUP
800 Cross Pointe Road, Suite M | Gahanna, OH 43230
Phone: 614.864.9999
www.keiserdesigngroup.com

KDG PROJECT # 2023-321	SHEET NUMBER
ARCHITECTURAL SITE PLAN SCALE: 1" = 20'-0"	A0-1
SCHEMATIC DESIGN	04.23.2024

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SECOND FLOOR PLAN



FIRST FLOOR PLAN



1	TYPICAL UNIT PLAN / FRONT ELEVATION

#	DATE	ISSUED WITH / CHANGE DESCRIPTION

MARYSVILLE APARTMENTS

HOLLY DRIVE

PREPARED FOR:

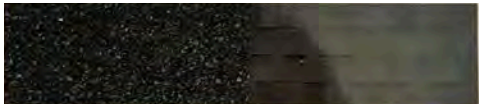
Y2 DESIGN & BUILD

STATE OF OHIO
REGISTERED ARCHITECT
DANIEL KEISER
11548
CERTIFICATE NOT VALID UNLESS SIGNED AND SEALED

KEISER DESIGN GROUP

800 Cross Pointe Road, Suite M | Gahanna, OH 43230
Phone: 614.864.9999
www.keiserdesigngroup.com

KDG PROJECT # 2023-321	SHEET NUMBER
FLOOR PLANS / ELEVATION SCALE: 1/4" = 1'-0"	A1-1
SCHEMATIC DESIGN	04.23.2024



ONYX BLACK ROOF SHINGLES



ADIRONDACK SNOWFALL



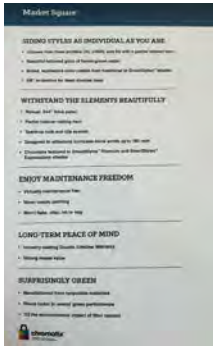
SOLID CORE
6 PANEL DOOR



TYPICAL UNIT PLAN / FRONT ELEVATION
SCALE 1/4" = 1'-0"



HORIZONTAL SIDING





BOARD & BATTEN SIDING
PEPPERCORN



BUILDING 2 FLOOR ELEVATION
SCALE 3/32" = 1'-0"

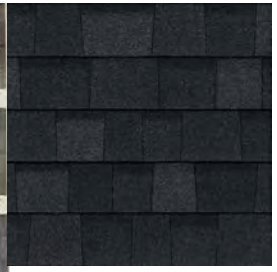
NOTE:
ALL COLORS, RENDERINGS & PICTURES SHOWN
ARE FOR ILLUSTRATION PURPOSE ONLY



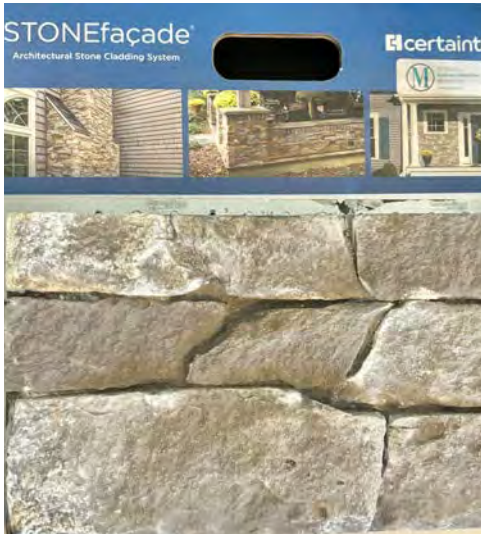


BOARD & BATTEN SIDING
PEPPERCORN

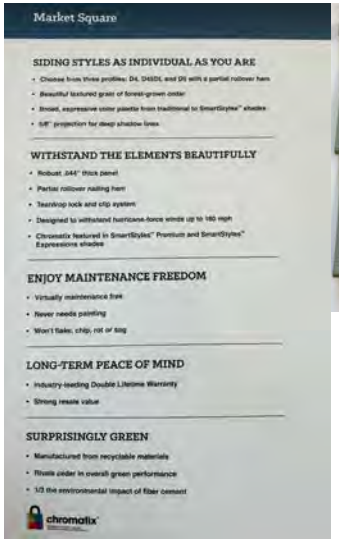




ONYX BLACK
ROOF SHINGLES



ADIRONDACK SNOWFALL





HORIZONTAL SIDING



SOLID CORE 6 PANEL DOOR

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

July 2, 2024

To: City of Marysville
Planning Commission Members

From: Ashley Gaver
Planning and Development Manager

RE: Density Bonus Allotment - 624 N Main St

Application: To hear an application for a Density Bonus Allotment request for a single-family (attached) residential development in the Village Residential (VRD) zoning district East of N Main St and North of Holly Dr.

Applicant: George Lokko
4200 Regent St, Suite 200
Columbus, OH 43219

Owner: Alex Belostrino & Lani Belostrino
603 Corbel Dr
Marysville, OH 43040

Location: Parcel: 2900050151000 located East of N Main St and North of Holly Dr. Existing property surrounding the subject property are as follows:

- North: Village Residential District (VRD)
- East: Village Residential District (VRD)
- South: Village Residential District (VRD)
- West: Village Residential District (VRD)

Aerial (Location is show in blue):



Density Bonus Staff Analysis:

Per *Section* *1123.06* , the applicant is requesting a “Density Bonus”. The applicant has requested a Level 2 Density Bonus and has provided architectural plans on sheets A1-1 and A1-2 showing design of the single-family attached buildings to be included as part of the density bonus application. At least two additional architectural features shall be included in the design of the buildings, as required by *Table* *1123A.*

- The density that is permitted by code in the Village Residential District is 8.0 DU/AC for Single-Family (Attached) Building Typology.
- The applicant is requesting an additional 4.0 DU/AC bringing the requested density to 12.0 DU/AC.
- The proposed development will have a total of 11 units in two single-family attached buildings, which is reflected with the proposed site plan.

Architectural Features:

Based on staff review of the architectural plans on sheets A1-1 and A1-2; the applicant has included the following architectural design features as part of the building design:

- A door of at least twenty-eight (28) square feet in area with an awning, window, faux window or other feature subject to approval by the Design Review Board.
    - Double doors are proposed on front elevation to access a patio.

  The doors and patio area shall be visible from the right-of-way to be considered an architectural feature for the density bonus. The proposed fence shall not block visibility of this area and per Section 1121.10 fences in the front yard shall be a maximum height of three feet (3'-0").

  The applicant may seek a variance to increase the height of the fence to provide a single privacy fence between the unit's patios.

- A window of at least six (6) square feet in area. Windows located closer than ten (10) feet shall be considered as one (1) design feature. A set of adjacent windows, such as double or bay windows, shall be considered as one (1) design feature.
    - Sets of double windows are proposed on the front and rear elevations. The side elevations have sets of three windows

- An articulated Gable Vent of at least four (4) square feet in area
    - All elevations have gable vents proposed.

- Overhangs a minimum of three (3) feet wide.
    - Overhangs are proposed on the front elevation and are visible from the side elevations.

The applicant shall clarify and label Sheet A1-1 and A1-2 with the architectural features which meet the general requirements and which additional features are being proposed for the density bonus, as defined in Section 1133.09(a)(3).

If the Planning Commission approves the Density Bonus request, the approval shall be conditional that the applicant move forward with the architectural elements at the Design Review Board for review and approval.

Engineering Comments:

1) Since this is only a Density Bonus Application, additional engineering comments will be provided during the Design Review Board process.
2) The following comments are typical comments the Engineering Division will make during the Design Review Board process:

a. Please coordinate with the Marysville Division of Fire on the site circulation requirements for their vehicles to determine if a secondary access drive is needed for the Fire Division.
b. The following items will need to be addressed during the final engineering approval process:
    i. Improvements within the public right-of-way and pedestrian connectivity:
        1. Per City Code, a five (5) foot wide concrete sidewalk (per City Standard Drawings) shall be installed along the entire property frontage on Holly Drive. Since the right-of-way is narrow along Holly Drive, the sidewalk may need to be placed in a separate sidewalk easement, outside of the existing right-of-way and 10' ingress/egress easement (D.B. 134, PG 745).
        2. Per City Code, concrete drive approaches (per City Standard Drawings) are required for all drive approaches.
    ii. Utility Design / Alignment (stormwater, water, and wastewater):
        1. The final waterline (and fire protection line if necessary) alignment and meter location shall be reviewed and approved by the City during the Zoning Permit / Engineering review process.
        2. The final sanitary lateral alignment (horizontal and vertical) shall be reviewed and approved by the City during the Zoning Permit / Engineering review process.
        3. The final storm sewer design (including stormwater quantity and quality controls) and the stormwater management report (including all calculations) shall be reviewed and approved by the City during the Zoning Permit / Engineering review process.
        4. A stormwater pollution prevention plan (SWPPP) will be required prior to construction commencing.
c. Any Ohio EPA permits, if applicable, will be required prior to construction commencing.

Planning and Zoning Density Bonus Comments:

1. If the Planning Commission approves the Density Bonus request, the approval shall be conditional that the applicant move forward with the architectural elements at the Design Review Board for review and approval.
2. The doors and patio area shall be visible from the right-of-way to be considered an

architectural feature for the density bonus. The fence shall provide visibility of this area and per Section 1121.10 fences in the front yard shall be a maximum height of three feet (3'-0").

3. The applicant may seek a variance to increase the height of the fence to provide a single privacy wall between the unit's patios.
4. The applicant shall clarify and label Sheet A1-1 and A1-2 with the architectural features which meet the general requirements and which additional features are being proposed for the density bonus, as defined in Section 1133.09(a)(3).

Preliminary Design Review Comments:

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

The applicant shall provide the percentage of open space proposed for the entire site. Section 1121.12 *requires 10% of the lot be dedicated to open space for the Single-Family (Attached) building typology in the Village Residential District.*

The applicant shall provide the percentage of Lot Coverage for the entire site which shall meet the City Code definition of the Village Residential District Section 1121.10.

The applicant states 12 total units on the Conditional Use application, yet there are only 11 units drawn. The applicant shall correct the discrepancy between the number of units drawn on Site Plan 3 and the number of units stated on page 1 of the Conditional Use application.

Staff recommends that the applicant provide articulation on the rear elevation of the building due to the rear elevation facing existing homes.

The applicant shall comply with Section 1133.09 *for their Design Review Board application.*

If you have any questions or comments about the aforementioned comments, please feel free to contact the Planning and Zoning Department at (937) 645-7361 or (937) 645-7328 or via email at 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 DENSITY BONUS PROGRAM

*** 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.**
- **Applicant shall be in compliance with Section 1123.06.**
- **No late submittals or additional information will be accepted after the application deadline.**
- **Any construction and/or occupancy of the site for which the density bonus 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 Proposed Project: 624 N Main St, Marysville OH 43040

Zoning District: VRD Present Use of the Land: Vacant

Owner of Property: Alex Belostrino & Lani Belostrino

Owner's Address (Street): 603 Corbel Dr

City, State and Zip Code: Marysville OH 43040

Owner's Telephone Number: 937243875

Applicant Information *(Please print clearly)*

Applicant: George Lokko ☐ Owner ☐ Agent ☒ Representative ☐ Other

Company: Y2 Design & Build

Address (Street): 4200 Regent St, Suite 200

City, State and Zip Code: Columbus OH 43219

Telephone Number: 6146813665

E-mail Address: info@y2designbuild.com

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

Signature of Applicant: _____ Date: 6/7/2024

Signature of Owner: Kathleen / Lani D. Palastrino Date: 6/10/'24

** NOTE: The approval of any density bonus under Section 1123.06 shall be conditional upon such approval by the Design Review Board (*§1123.06(d)*) **

FOR CITY USE ONLY

Paid (stamp):

Fees Due: $250 $_____

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

Jeff Beard 06/12/2024

City Staff 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	Yes	No

Site Plan/Contextual Map (Scaled)

		Yes	No
Site plan showing the design of the proposed development	x	✓	
Context map including the development and properties that are located within 500 ft.	x	✓	

Development Plan Drawing For Density Bonus Proposal

		Yes	No
The proposed name of the development, which shall not duplicate or closely approximate the name of any other development or subdivision in the City or County	x	✓	
Location by Virginia Military Survey (VMS)			
A vicinity map with a north arrow	x	✓	
Boundaries of the development/subdivision and its acreage	x	✓	
Current zoning classification of the tract(s) of land and properties within 500 feet of the development			
As of right density of the Zoning District where the proposed project is located			
An indication of the Density Bonus level (1 or 2) which the applicant is applying for (see *Table 1123A*)	x	✓	
Location of existing:			
Public streets and right-of-ways	x	✓	
Natural and manmade features such as wetlands, rivers, streams, ponds, lakes, and other water sources	x	✓	
Wooded areas, tree lines, hedge rows, natural areas and other features, and indicate if they will remain or will be removed	x	✓	
Buildings or structures to be removed or demolished	x	✓	
Location of proposed:			
Subareas and their intended general uses with sizes	x	✓	
Bike paths and other trail systems (general locations) with connections to existing infrastructure	x	✓	

Level 2

For Applicant	For Staff Use Only

Additional Application Information

	For Applicant	Yes	No
Preliminary description of the as of right zoning requirments for the development and each subarea within the development, which at a minimum shall include general lot size requirements			
Written presentation by the developer setting forth the following:			
How the proposed development impacts public services and facilities, including but not limited to: schools, water, sewer, and traffic	x		
How the proposed development conforms to the City's Comprehensive Plan	x		
Building typology/Development Context (Single Family Attached, Mixed-Use, Multi-Family, Adaptive Reuse, Blighted Property) (see *Section 1123.06*).	x	✓	
Building elevation drawings showing the architectural features included as part of the Density Bonus requirements (see *Table 1123A*). These features are to be in *addition* to the standard zoning requirements of *Section 1133.09(a)(3)* and *Section 1133.10(a)(3)*.	x	✓	

Table 1123A

BUILDING TYPOLOGY / DEVELOPMENT CONTEXT	**LEVEL 1** DENSITY BONUS (ADD 2 UNITS PER GROSS ACRE ABOVE AS-OF-RIGHT DENSITY)	**LEVEL 2** DENSITY BONUS (ADD 4 UNITS PER GROSS ACRE ABOVE AS-OF-RIGHT DENSITY)
Single-Family (attached) Building Typology	Addition of one (1) architectural or design feature set forth under *Section 1133.09*	Addition of two (2) architectural or design features set forth under *Section 1133.09*
Mixed-Use Building Typology	Addition of two (2) architectural or design feature set forth under *Section 1133.10*	Addition of four (4) architectural or design features set forth under *Section 1133.10*
Multi-Family Building Typology	Addition of two (2) architectural or design features as set forth under *Section 1133.09*	Addition of four (4) architectural or design features set forth under *Section 1133.09*
Adaptive Reuse (All Building Typologies)	General adaptive reuse redevelopment in accordance with *Section 1123.06(f)*	General adaptive reuse redevelopment in accordance with *Section 1123.06(f)* and incorporation of mixed-use element
Blighted Property (All Building Typologies)	General redevelopment of blighted property in accordance with *Section 1123.06(g)*	General redevelopment of blighted property in accordance with *Section 1123.06(g)*and incorporation of mixed-use element

CITY OF MARYSVILLE, OHIO

624 NORTH MAIN STREET
MULTI-FAMILY DEVELOPMENT

HORIZONTAL REFERENCE BASIS OF BEARINGS

BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM – OHIO SOUTH ZONE (NAD83) BY GPS OBSERVATION, REFERENCED TO THE ODOT VRS NETWORK.

SURVEYOR'S NOTES

– BOUNDARY LINES ARE DEPICTED FROM RECORD LINES FOUND IN REFERENCES HEREON RECORDED AT THE UNION COUNTY RECORDER'S OFFICE AND DOES NOT REFLECT A BOUNDARY SURVEY PREPARED BY SANDS DECKER.

– NO TITLE WORK WAS PROVIDED FOR THIS PROPERTY.

– FEMA INFORMATION
PANEL: 39159C0351E
EFFECTIVE DATE: 9/21/23
ZONE X: AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

UTILITIES

EXISTING UTILITIES: THE INFORMATION SHOWN CONCERNING EXISTING UTILITIES IS APPROXIMATE. THE LOCATION, SIZES, AND OTHER INFORMATION IS ONLY AS ACCURATE AS THE INFORMATION PROVIDED BY THE OWNERS OF THE UTILITY COMPANY. THIS INFORMATION IS NOT REPRESENTED, WARRANTED, OR GUARANTEED TO BE COMPLETE OR ACCURATE.

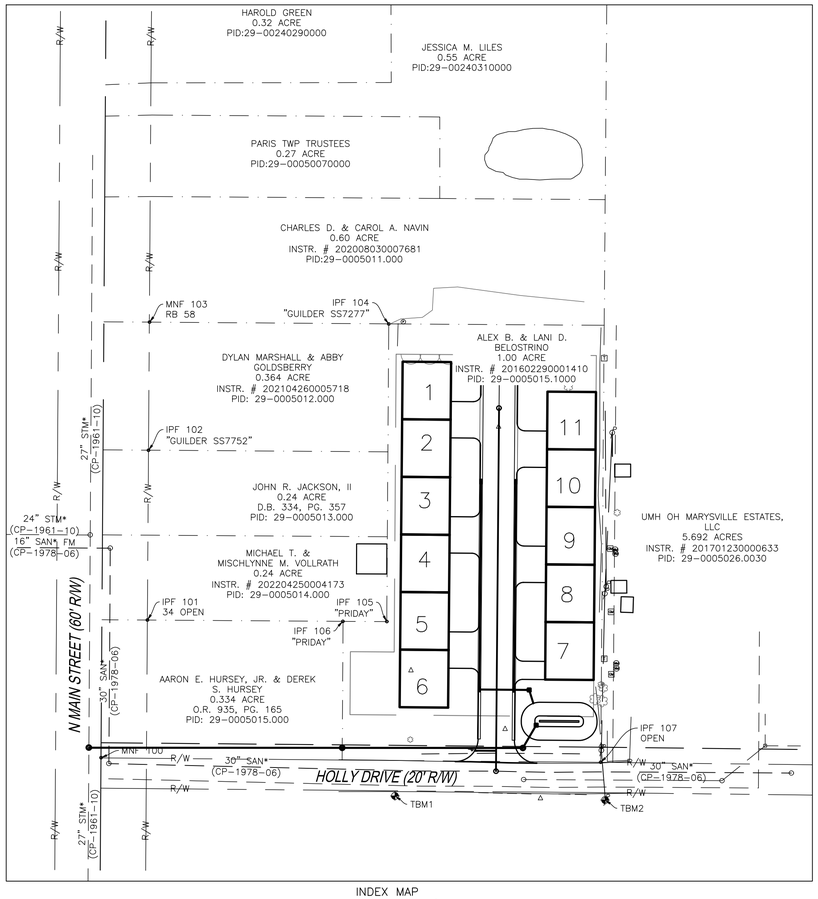
THE FOLLOWING UTILITY OWNERS WERE CONTACTED AS LISTED BY OUPS CONFIRMATION TICKET B408600056:

AEP COLUMBUS SOUTHERN POWER	1–800–672–2231
COLUMBIA GAS OF OHIO	1–800–344–4077
AT&T OHIO	1–800–660–1000
AEP OHIO POWER	1–800–277–2177
WIDE OPEN WEST	1–866–496–9669
AMERICAN POWER & LIGHT	1–888–850–0098
COLUMBUS FIBERNET	1–614–274–8100
WINDSTREAM OHIO	1–614–344–5038
XO COMMUNICATIONS	1–614–334–2467
ODOT TRAFFIC (DISTRICT 6)	1–740–833–8000
CENTURYLINK	1–888–723–8010
CITY OF COLUMBUS (DEPT OF UTILITIES)	1–614–645–8276
SPRINT COMMUNICATIONS	1–888–211–4727
AT&T TRANSMISSION	1–800–924–9420
CHARTER COMMUNICATIONS	1–866–849–1945

*DENOTES THE UTILITY LINE IS DRAWN FROM PLANS

GENERAL ZONING INFORMATION

CERTIFIED ADDRESS	624 NORTH MAIN STREET
PARCEL NO.	29-0005015.1000
ZONING CLASSIFICATION/DISTRICT	VRD
HEIGHT DISTRICT	H 35
COMMERCIAL OVERLAY	N/A
TOTAL SITE AREA (SF OR AC)	1.000 ACRES
FLOOD INSURANCE RATE MAP (FIRM) NUMBER	39159C0351E
MOST RECENT EFFECTIVE DATE OF FIRM	9/21/2023 (NOT PRINTED)
FLOOD ZONE	X
BASE FLOOD ELEVATON (BFE)	N/A



INDEX MAP
SCALE 1"=50'

CITY OF MARYSVILLE APPROVAL

THE CITY OF MARYSVILLE SIGNATURES BELOW SIGNIFY ONLY CONCURRENCE WITH THE PURPOSE AND GENERAL LOCATION OF THE PROJECT. ALL TECHNICAL DETAILS SHALL REMAIN THE RESPONSIBILITY OF THE ENGINEER PREPARING THE PLANS.

COUNTY ENGINEER — DATE

MAYOR — DATE

VICE MAYOR — DATE

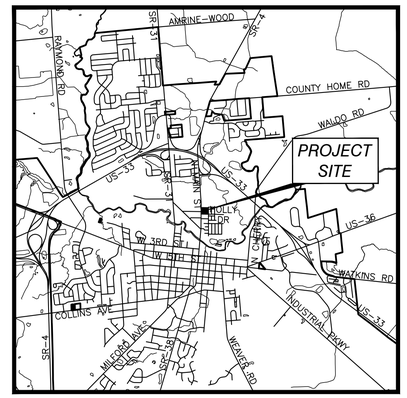
CITY COUNCIL — DATE

COUNTY COMMISSIONER — DATE

REGIONAL PLANNING — DATE

REGIONAL SEWER DISTRICT — DATE

These drawings are instruments of professional service by Sands Decker CPS, LLC for the designated project. Sands Decker CPS, LLC assumes no liability for unauthorized use of these drawings, specifications, and documents.



VICINITY MAP
NOT TO SCALE

SHEET INDEX

1 – COVER SHEET
2 – TOPOGRAPHIC SURVEY & DEMOLITION PLAN
3 – SITE PLAN

PROJECT SCOPE OF WORK: PROPOSED IMPROVEMENTS INCLUDE 12 MULTI–FAMILY UNIT BUILDINGS, ASSOCIATED DRIVES AND PARKING, AS WELL AS ASSOCIATED UTILITIES.

OWNER/DEVELOPER: ALEX & LANI BELOSTRINO
603 CORBEL DRIVE
MARYSVILLE, OH 43040
619–940–8570 PH
ALNLANZBEL@ICLOUD.COM
ALEX.BELOSTRINO@AOL.COM

CONTRACTOR: Y2 DESIGN BUILD
GEORGE LOKKO
4200 REGENT STREET, SUITE 200
COLUMBUS, OH 43219
614–681–3665 PH
GEORGE@Y2DESIGNBUILD.COM

ENGINEER: SANDS DECKER
SCOTT SANDS
1495 OLD HENDERSON ROAD
COLUMBUS, OH 43220
614–459–6992 PH
SCOTT.SANDS@SANDSDECKER.COM

ENGINEER'S CERTIFICATION

THIS IS TO CERTIFY THAT GOOD ENGINEERING PRACTICES HAVE BEEN USED IN THE DESIGN OF THIS PROJECT. ALL STANDARDS OF THE CITY OF MARYSVILLE, AS WELL AS OTHER RELEVANT MINIMUM STANDARDS HAVE BEEN MET EXCEPT WHERE, IN THE ENGINEER'S OPINION, A STANDARD GREATER THAN MINIMUM IS REQUIRED. ALL CARE HAS BEEN TAKEN TO ASSURE THAT THE CONSTRUCTION AND IMPLEMENTATION OF THIS PROJECT DOES NOT IMPEDE PUBLIC SAFETY OR CONVENIENCE.

REGISTERED ENGINEER — REG NO. — DATE

SANDS DECKER
ENGINEERS & SURVEYORS

OFFICES

422 North Broad Street
Lancaster, Ohio 43130
740-385-2140

1495 Old Henderson Road
Columbus, Ohio 43220
614-459-6992

507 Main Street
Zanesville, Ohio 43701
740-450-1640

NOT FOR CONSTRUCTION

Know what's below. Call before you dig.

NORTH

GRAPHIC SCALE

50 25 0 50

1" = 50'

624 N MAIN ST
MARYSVILLE, OH 43040
MULTI-FAMILY DEVELOPMENT

4-16-24 SITE PLAN

COVER SHEET

1

SD PROJECT NO. 4828

S:\Y2 Design Build 4828 Multi-Family Develop Marysville\Dwg\Y2 Design Build 4828 Multi-Family Develop Marysville – Layout B.dwg 4/16/2024 9:51 AM

CHARLES D. & CAROL A. NAVIN
0.60 ACRE
INSTR. # 202008030007681
PID:29-0005011.000

DYLAN MARSHALL & ABBY GOLDSBERRY
0.364 ACRE
INSTR. # 202104260005718
PID: 29-0005012.000

ALEX B. & LANI D. BELOSTRINO
1.00 ACRE
INSTR. # 201602290001410
PID: 29-0005015.1000

JOHN R. JACKSON, II
0.24 ACRE
D.B. 334, PG. 357
PID: 29-0005013.000

MICHAEL T. & MISCHLYNNE M. VOLLRATH
0.24 ACRE
INSTR. # 202204250004173
PID: 29-0005014.000

AARON E. HURSEY, JR. & DEREK S. HURSEY
0.334 ACRE
O.R. 935, PG. 165
PID: 29-0005015.000

UMH OH MARYSVILLE ESTATES, LLC
5.692 ACRES
INSTR. # 201701230000633
PID: 29-0005026.0030

MNF 103
RB 58

IPF 104
"GUILDER SS7277"

IPF 102
"GUILDER SS7752"

IPF 101
34 OPEN

IPF 106
"PRIDAY"

IPF/ 105
"PRIDAY"

IPF 107
OPEN

MNF 100

EX. STM MH*
TC= 991.00
27"(N&S)= 983.35
24"(W)= 983.60

EX. SAN MH*
TC= 991.30
16"(W)= 976.60
30"(S)= 976.02

EX. SAN MH*
TC= 990.65
30"(N)= 975.86
30"(E)= 975.76

EX. STM CB*
TC= 982.24
8"(N)= 978.44
12"(W)= 978.75
12"(E)= 978.39

EX. SAN MH*
TC= 982.80
30"(W&E)= 975.22

PROP. STM MH*
TC= 986.59
12"(E)= 979.42
12"(SW)= 979.42

PROP. STM MH*
TC= 983.16
12"(NE)= 978.84
12"(W)= 978.84
8"(SW)= 978.84

24" STM* (CP-1961-10)
16" SAN* FM (CP-1978-06)
27" STM* (CP-1961-10)
30" SAN* (CP-1978-06)
30" SAN* (CP-1978-06)
12" STM* (FD-1964-02)
12" STM* (MARYSVILLE ESTATES)
12" STM* (MARYSVILLE ESTATES)
3" WAT* (FD-1964-02)
3" WAT* (FD-1964-02)
6" WAT*
6" WAT*

N MAIN STREET (60' R/W)
HOLLY DRIVE (20' R/W)
R/W

10' INGRESS/EGRESS EASEMENT D.B. 134, PG. 745
10' INGRESS/EGRESS EASEMENT D.B. 134, PG. 745

TBM1
TBM2

980 981 982 983 984 985 986 987 988 989

6" 8" 8" 48" 36" 36" 60" 60" 1" 6" 6" 10" 6"

GM WM

SITE DEMOLITION KEYNOTES

1. EX. CONCRETE PAD TO BE REMOVED.
2. EX. TREES TO BE REMOVED.
3. SAWCUT EX. PAVEMENT FOR A CLEAN EDGE TO TIE INTO HOLLY DRIVE.
4. EX. FENCE TO BE REMOVED.
5. EX. BUILDING TO BE REMOVED.

MISC. NOTES

- ALL ITEMS NOTED FOR DEMOLITION SHALL BE REMOVED AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE FEDERAL AND LOCAL REGULATIONS, UNLESS OTHERWISE DIRECTED BY THE OWNER.
- CONTRACTOR SHALL COORDINATE THE DISCONNECTION, REMOVAL, RELOCATION, AND/OR ABANDONMENT OF EXISTING UTILITIES WITH THE APPROPRIATE UTILITY OWNER AS NECESSARY AND SHALL MEET ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES AND REQUIREMENTS. ANY ABANDONED OR INACTIVE UTILITIES ENCOUNTERED ON-SITE. WHETHER SHOWN ON THESE PLANS OR NOT, SHALL BE REMOVED TO THE PROPERTY LINE AND CAPPED.
- AT-GRADE STRUCTURES (MANHOLES, VALVE BOXES, ETC.) FOR ANY REMAINING ACTIVE UTILITIES THAT LIE WITHIN PROP. GRADING LIMITS SHALL BE ADJUSTED AS NEEDED TO MEET FINISH GRADE. COORDINATE WORK WITH APPROPRIATE UTILITY OWNERS.
- THE REMOVAL OF ANY ITEMS WHICH HAVE IN-GROUND FOUNDATIONS, BASES OR FOOTERS OF ANY KIND SHALL INCLUDE COMPLETE REMOVAL OF SAID FOUNDATIONS.
- VOIDS REMAINING AFTER DEMOLITION WHICH DO NOT FALL WITHIN AREAS OF PROP. PAVEMENT SHALL BE BROUGHT TO WITHIN 6" OF FINISHED GRADE THEN FINISHED WITH TOPSOIL, SEEDING & MULCHING PER SPECIFICATIONS.

LEGEND

EXISTING ASPHALT PAVEMENT (TO BE REMOVED)

EXISTING CONCRETE PAD (TO BE REMOVED)

EXISTING ASPHALT DRIVE (TO REMAIN)

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SANDS DECKER
ENGINEERS & SURVEYORS

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1495 Old Henderson Road
Columbus, Ohio 43220
614-459-6992

507 Main Street
Zanesville, Ohio 43701
740-450-1640

NOT FOR CONSTRUCTION

Know what's below. Call before you dig.

NORTH

GRAPHIC SCALE
20 10 0 20
1" = 20'

624 N MAIN ST MARYSVILLE, OH 43040 MULTI-FAMILY DEVELOPMENT

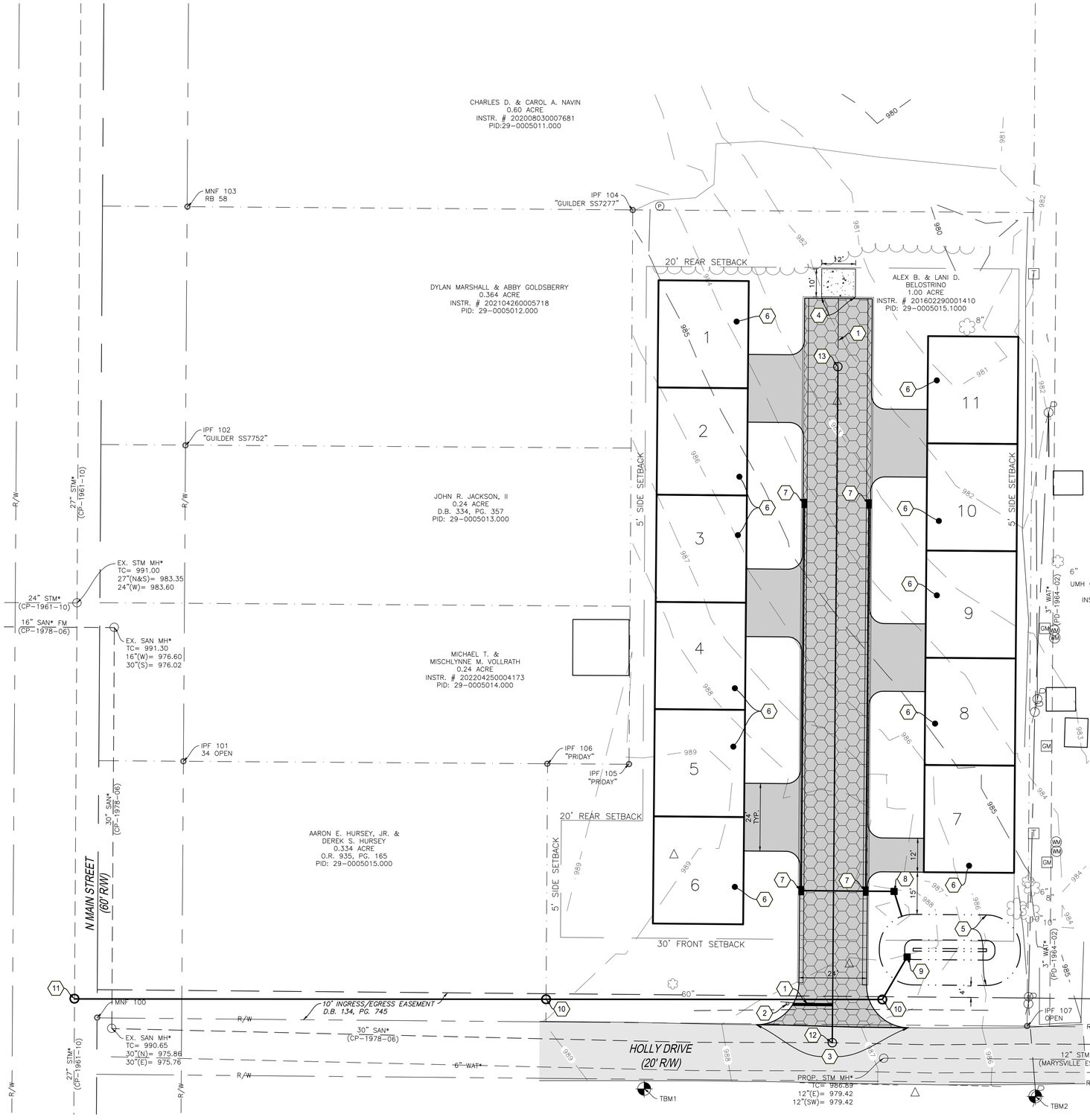
4-16-24 SITE PLAN

TOPOGRAPHIC SURVEY & DEMOLITION PLAN

2

SD PROJECT NO. 4828

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1 *SITE KEYNOTES*

1. PROVIDE PAVEMENT MARKINGS PER ITEMS 641 & 642, INCLUDING PARKING SPACES, TRANSVERSE LINES, AND STOP BAR TO BE PLACED AS SHOWN.
2. PROVIDE "STOP" SIGN.
3. SAW CUT PAVEMENT. CONNECT TO PROPOSED PAVEMENT.
4. PROPOSED DUMPSTER ENCLOSURE.
5. PROPOSED DETENTION BASIN.
6. PROPOSED MULTI-FAMILY BUILDING. SEE ARCHITECTURAL PLANS FOR DETAILS.
7. PROPOSED STORM SEWER CURB & GUTTER INLET.
8. PROPOSED STORM SEWER CATCH BASIN.
9. PROPOSED DETENTION BASIN OUTLET CONTROL STRUCTURE.
10. PROPOSED STORM SEWER MANHOLE.
11. PROPOSED CONNECTION TO EXISTING STORM SEWER. CONTRACTOR TO INSTALL PROPOSED MANHOLE, CORE-DRILL AT EXISTING INVERTS, AND REPLACE ~5' OF INLET AND OUTLET EXISTING STORM SEWER PIPE, IF NECESSARY.
12. PROPOSED CONNECTION TO EXISTING SANITARY SEWER. CONTRACTOR TO INSTALL PROPOSED MANHOLE, CORE-DRILL AT EXISTING INVERTS, AND REPLACE ~5' OF INLET AND OUTLET EXISTING SANITARY SEWER PIPE, IF NECESSARY.
13. PROPOSED SANITARY SEWER MANHOLE.

MISC. NOTES

- ALL ITEM NUMBERS REFER TO THE STATE OF OHIO DEPT. OF TRANSPORTATION CONSTRUCTION AND MATERIAL SPECIFICATIONS, LATEST EDITION, UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE MEASURED TO FACE OF CURB WHERE APPLICABLE UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON THE GROUND & REPORT ANY LAYOUT DISCREPANCIES IMMEDIATELY TO THE A/E.
- REFER TO THE ARCHITECTURAL DRAWINGS FOR BUILDING LAYOUT. CONTRACTOR IS RESPONSIBLE FOR CONFIRMING ALL BUILDING CORNER LOCATIONS IN THE FIELD.
- DO NOT SCALE FROM THIS DRAWING. ALL WRITTEN DIMENSIONS SHALL GOVERN. ANY DISCREPANCIES SHALL IMMEDIATELY BE REPORTED TO THE A/E.
- CONTRACTOR SHALL PROVIDE EXPANSION JOINTS EVERY 20' L.F. OF CONCRETE SIDEWALK.

LEGEND

- STANDARD DUTY ASPHALT PAVEMENT
- PROPOSED CONCRETE PAD
- HEAVY-DUTY ASPHALT PAVEMENT
- EXISTING ASPHALT DRIVE (TO REMAIN)

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

NORTH

GRAPHIC SCALE

20 10 0 20

1" = 20'

624 N MAIN ST
MARYSVILLE, OH 43040
MULTI-FAMILY DEVELOPMENT

4-16-24 SITE PLAN

SITE PLAN
3
SD PROJECT NO. 4828

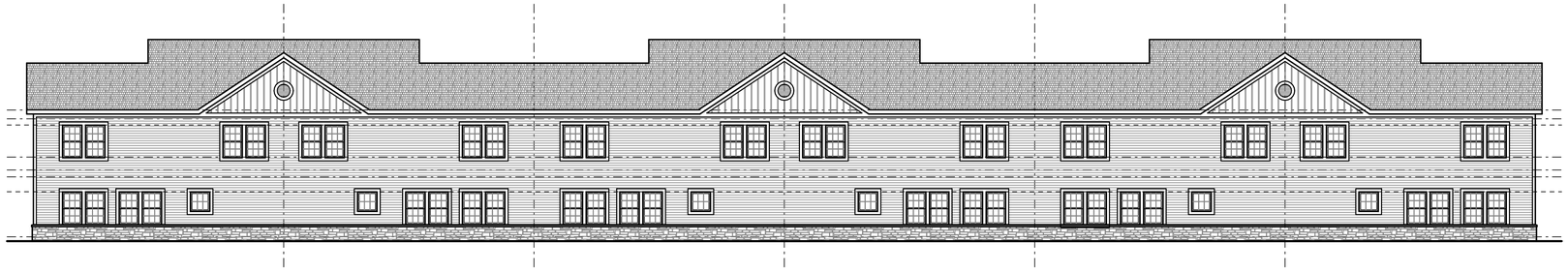
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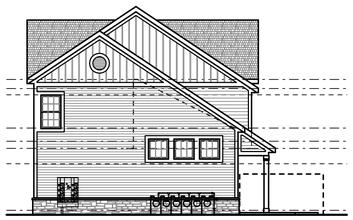
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6 BUILDING 1 - RIGHT ELEVATION



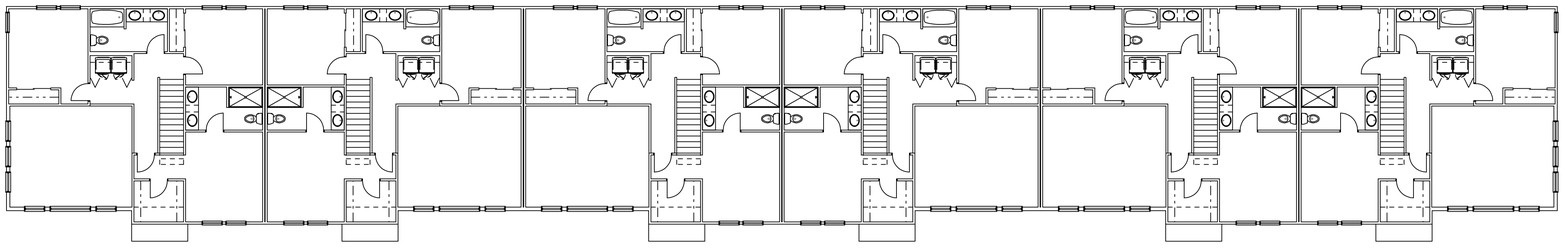
5 BUILDING 1 - REAR ELEVATION



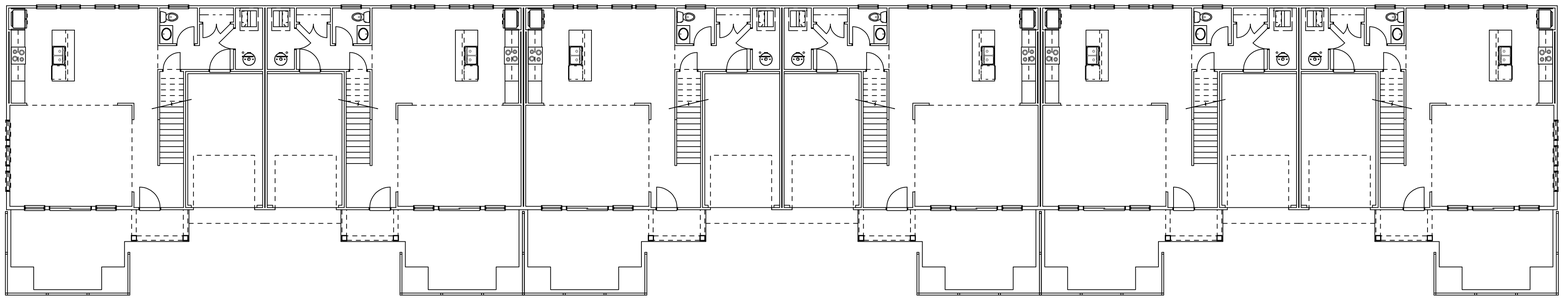
4 BUILDING 1 - LEFT ELEVATION



3 BUILDING 1 - FRONT ELEVATION



2 BUILDING 1 - SECOND FLOOR PLAN



1 BUILDING 1 - FIRST FLOOR PLAN

ELEVATION LEGEND

- ITEM: DIMENSIONAL SHINGLES
  MFR: OWENS CORNING "DURATION SERIES"
  COLOR: ONYX BLACK
- ITEM: SYNTHETIC STONE VENEER
  MFR: CERTAINTEED "STONE FACADE"
  COLOR: ADIRONDACK SNOWFALL
- ITEM: VINYL BOARD AND BATTEN SIDING
  MFR: ROYAL BUILDING PRODUCTS "B&B"
  COLOR: PEPPERCORN
- ITEM: VINYL HORIZONTAL SIDING
  MFR: ROYAL BUILDING PRODUCTS "MARKET SQUARE" D45DL
  COLOR: PEPPERCORN
- ITEM: TRIM / COLUMNS
  MFR: JAMES HARDIE, SMART TRIM OR EQUAL
  COLOR: WHITE

#	DATE	ISSUED WITH / CHANGE DESCRIPTION

MARYSVILLE APARTMENTS

HOLLY DRIVE

PREPARED FOR:

Y2 DESIGN & BUILD

KEISER DESIGN GROUP

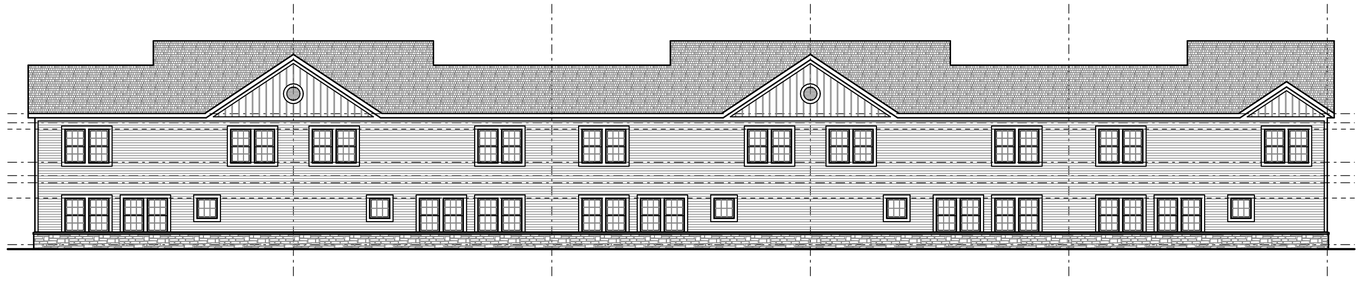
800 Cross Pointe Road, Suite M I Gahanna, OH 43230
Phone: 614.864.9999
www.keiserdesigngroup.com

KDG PROJECT # 2023-321	SHEET NUMBER
BUILDING 1 - PLANS / ELEV SCALE: 3/32" = 1'-0"	A1-1
DESIGN REVIEW / DENSITY BONUS	06.07.2024

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6 BUILDING 3 - RIGHT ELEVATION



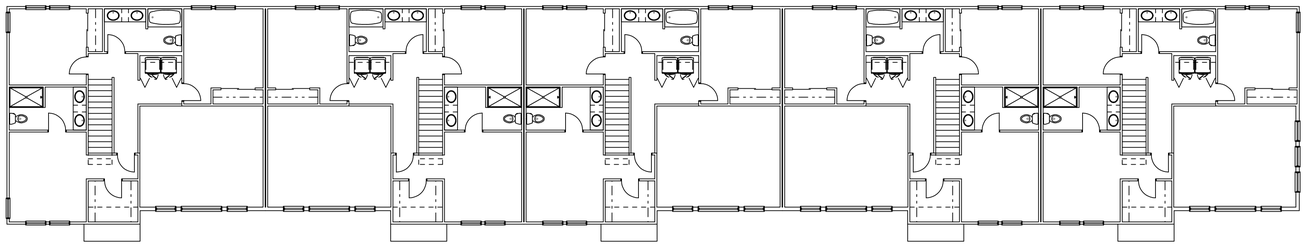
5 BUILDING 2 - REAR ELEVATION



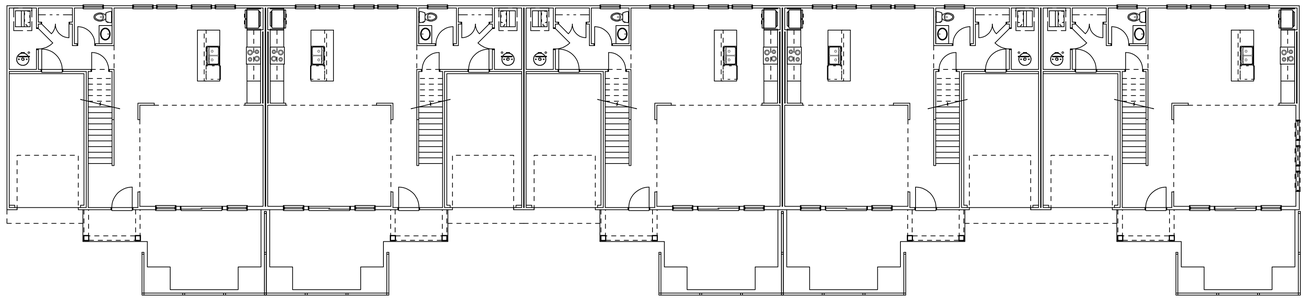
4 BUILDING 2 - LEFT ELEVATION



3 BUILDING 2 - FRONT ELEVATION



2 BUILDING 2 - SECOND FLOOR PLAN



1 BUILDING 2 - FIRST FLOOR PLAN

ELEVATION LEGEND

- ITEM: DIMENSIONAL SHINGLES
  MFR: OWENS CORNING "DURATION SERIES"
  COLOR: ONYX BLACK
- ITEM: SYNTHETIC STONE VENEER
  MFR: CERTAINTEED "STONE FACADE"
  COLOR: ADIRONDACK SNOWFALL
- ITEM: VINYL BOARD AND BATTEN SIDING
  MFR: ROYAL BUILDING PRODUCTS "B&B"
  COLOR: PEPPERCORN
- ITEM: VINYL HORIZONTAL SIDING
  MFR: ROYAL BUILDING PRODUCTS "MARKET SQUARE" D45DL
  COLOR: PEPPERCORN
- ITEM: TRIM / COLUMNS
  MFR: JAMES HARDIE, SMART TRIM OR EQUAL
  COLOR: WHITE

#	DATE	ISSUED WITH / CHANGE DESCRIPTION

MARYSVILLE APARTMENTS

HOLLY DRIVE

PREPARED FOR:

Y2 DESIGN & BUILD

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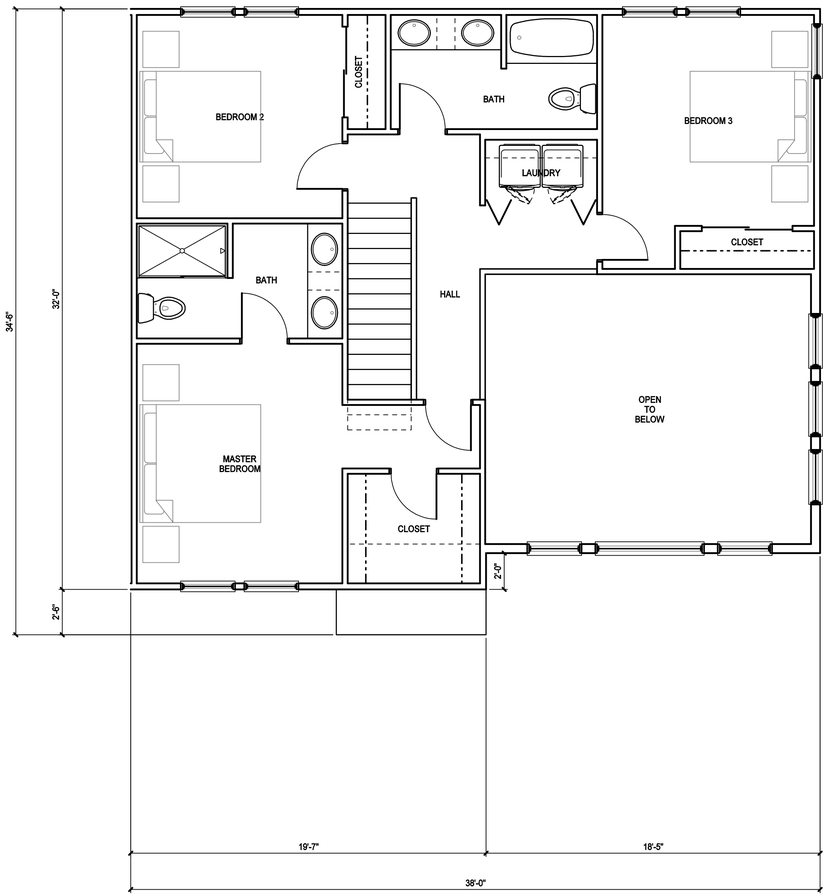
KDG PROJECT # 2023-321	SHEET NUMBER
BUILDING 2 - PLANS / ELEV SCALE: 3/32" = 1'-0"	A1-2
DESIGN REVIEW / DENSITY BONUS	06.07.2024

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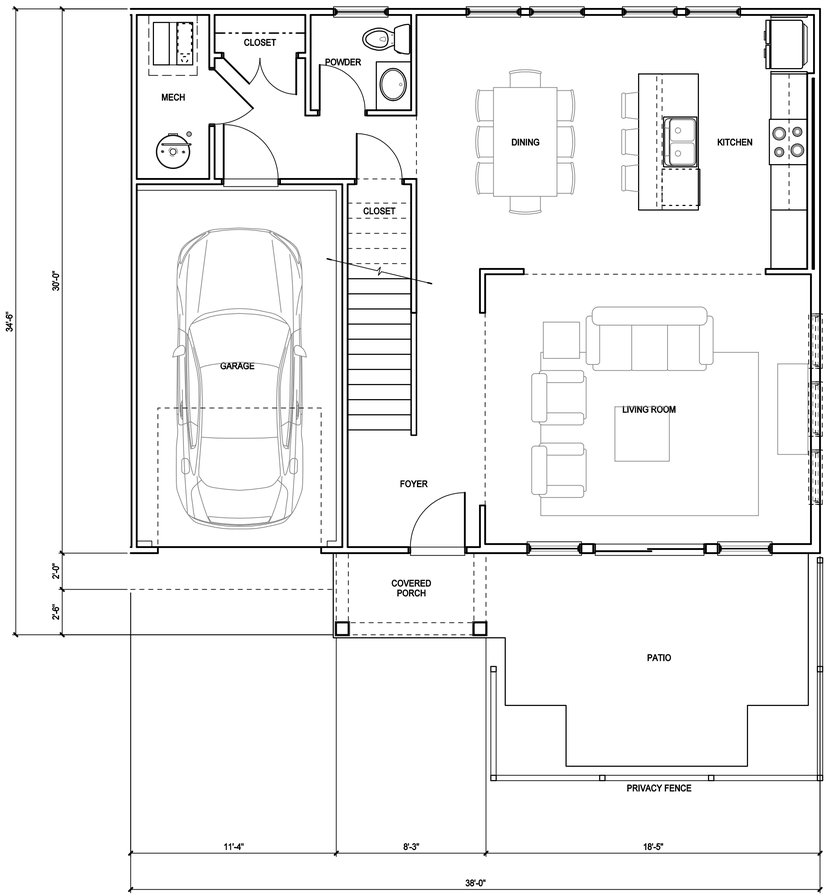


3 MONUMENT SIGN

SCALE: 1" = 1'-0"



2 UNIT - SECOND FLOOR PLAN SCALE: 1/4" = 1'-0" 895 S.F.



1 UNIT - FIRST FLOOR PLAN SCALE: 1/4" = 1'-0" 903 S.F.

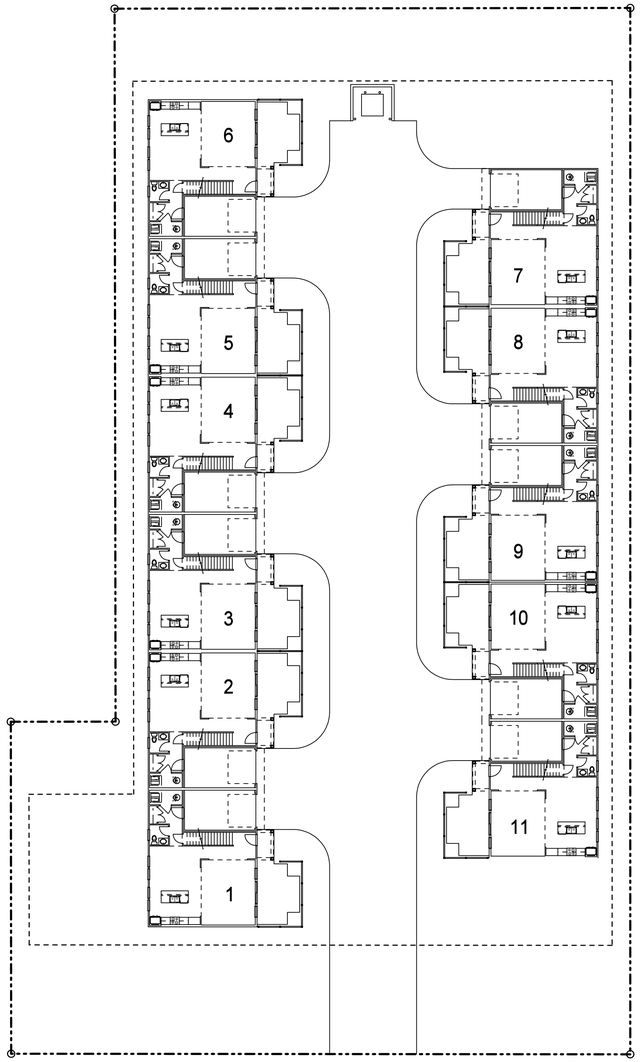
#	DATE	ISSUED WITH / CHANGE DESCRIPTION

MARYSVILLE APARTMENTS
HOLLY DRIVE
PREPARED FOR:
Y2 DESIGN & BUILD

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KDG PROJECT # 2023-321	SHEET NUMBER
UNIT FLOOR PLANS / SIGN SCALE: VARIES	A1-3
DESIGN REVIEW / DENSITY BONUS	06.07.2024

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1 ARCHITECTURAL SITE PLAN

#	DATE	ISSUED WITH / CHANGE DESCRIPTION

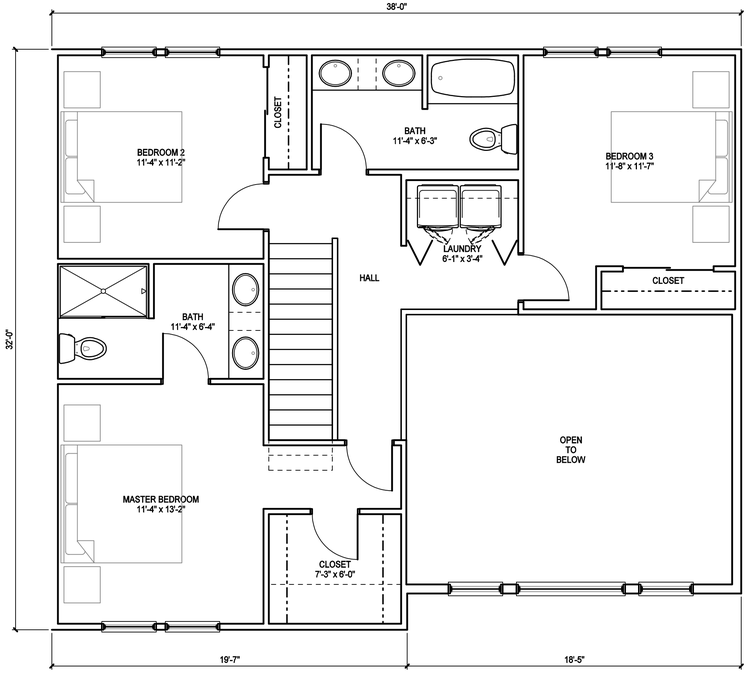
MARYSVILLE APARTMENTS
HOLLY DRIVE
PREPARED FOR:
Y2 DESIGN & BUILD

STATE OF OHIO
DANIEL L KEISER 11848
REGISTERED ARCHITECT
CERTIFICATE OF AUTHORIZATION

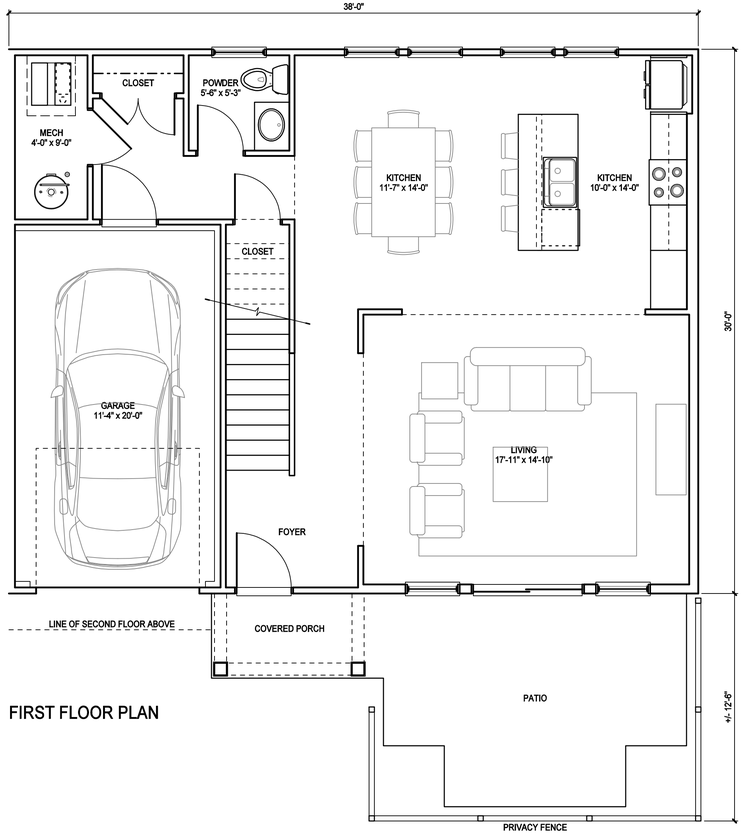
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KDG PROJECT # 2023-321	SHEET NUMBER
ARCHITECTURAL SITE PLAN SCALE: 1" = 20'-0"	A0-1
SCHEMATIC DESIGN	04.23.2024

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SECOND FLOOR PLAN



FIRST FLOOR PLAN



1	TYPICAL UNIT PLAN / FRONT ELEVATION

#	DATE	ISSUED WITH / CHANGE DESCRIPTION

MARYSVILLE APARTMENTS

HOLLY DRIVE

PREPARED FOR:

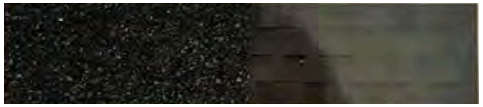
Y2 DESIGN & BUILD

STATE OF OHIO
REGISTERED ARCHITECT
DANIEL KEISER
11548
CERTIFICATE NOT VALID UNLESS SIGNED AND SEALED

KEISER DESIGN GROUP

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KDG PROJECT # 2023-321	SHEET NUMBER
FLOOR PLANS / ELEVATION SCALE: 1/4" = 1'-0"	A1-1
SCHEMATIC DESIGN	04.23.2024



ONYX BLACK ROOF SHINGLES



ADIRONDACK SNOWFALL



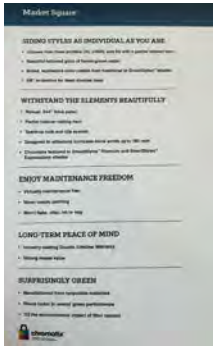
SOLID CORE
6 PANEL DOOR



TYPICAL UNIT PLAN / FRONT ELEVATION
SCALE 1/4" = 1'-0"



HORIZONTAL SIDING





BOARD & BATTEN SIDING
PEPPERCORN



BUILDING 2 FLOOR ELEVATION
SCALE 3/32" = 1'-0"

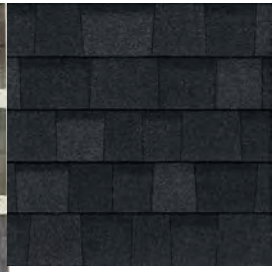
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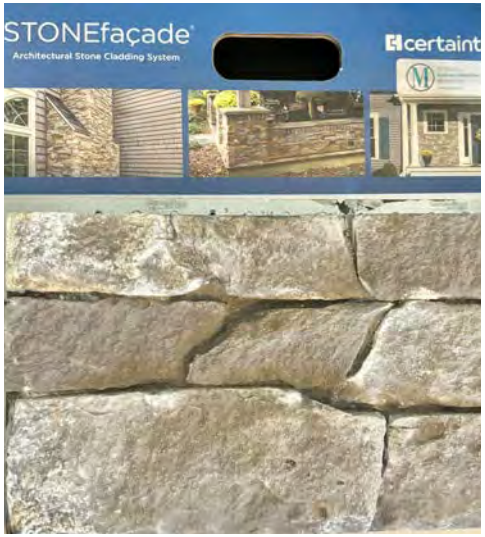


BOARD & BATTEN SIDING
PEPPERCORN

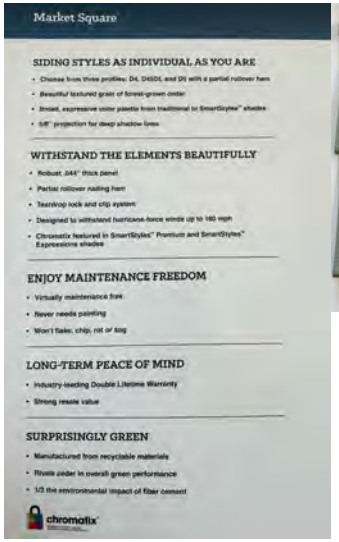




ONYX BLACK
ROOF SHINGLES



ADIRONDACK SNOWFALL





HORIZONTAL SIDING



SOLID CORE 6 PANEL DOOR