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 August 6, 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 Conditional Use request to permit a single-family located at 212 W 4th Street in the Uptown Single Family District (USF).
2. 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.
3. To hear an application for a Zoning Code Amendment to Part Eleven - Zoning Code, Section 1123 - Generally Applicable District.
4. To hear an application for a Zoning Code Amendment to Part Eleven - Zoning Code, Section 1131 – Historic Design Review District.
5. To hear an application for a Zoning Code Amendment to Part Eleven - Zoning Code, Sections 1121.13 – Manufacturing/Innovation District (M/I) and 1121.14 – Light Manufacturing District (LMD).
6. To hear an application for a Zoning Code Amendment to Part Eleven - Zoning Code, Section Appendix – Glossary of Terms

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.

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

PLANNING COMMISSION AGENDA
Tuesday, August 6 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:

July 2, 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 Conditional Use request to permit a single-family located at 212 W 4th Street in the Uptown Single Family District (USF).
2. 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.
3. To hear an application for a Zoning Code Amendment to Part Eleven - Zoning Code, Section 1123 - Generally Applicable District.
4. To hear an application for a Zoning Code Amendment to Part Eleven - Zoning Code, Section 1131 – Historic Design Review District.
5. To hear an application for a Zoning Code Amendment to Part Eleven - Zoning Code, Sections 1121.13 – Manufacturing/Innovation District (M/I) and 1121.14 – Light Manufacturing District (LMD). **(Tabled)**
6. To hear an application for a Zoning Code Amendment to Part Eleven - Zoning Code, Section Appendix – Glossary of Terms **(Tabled)**

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: _____

City Hall, 209 S. Main Street
Marysville, Ohio 43040-1641
(937) 645-7350
FAX (937) 645-7352
www.marysvilleohio.org

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

The meeting was called to order by Chairman Nickoson at 6:36 p.m.

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

CITY ADMINISTRATION PRESENT: *Planning and Development Manager* Ashley Gaver and *Planning Intern* Catherine Rolnicki.

ADDITIONAL PERSONS PRESENT: Dave Perry, Karrick Sherrill, Andrea Colvin, Wayne Lowry, Robert Lowry, Margaret Lowry, Lani Belostrino, Allex Belostrino, Alex Belostrino, Kathy Young, Brandon Hess, Matt McQuade, Dean Cook, David Boerger, Teresa Daly, Jay Rausch, Meca A., Bob Bailey, Aaron Underhill, Derek Hulsey, David Pfeffer, Paul Deitz, Jon Lorenz and George Lokko.

APPROVAL OF MINUTES: Commissioner Verbus moved to approve the June 4, 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: None.

REPORT OF ADMINISTRATION: None.

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).** A presentation was provided by Aaron Underhill, of Underhill and Hodge, representing the developer, as shown in Exhibit A.

   Some Commissioner and Citizen Comments may be omitted from the minutes due to a technology issue with the recording of the meeting.

Commissioner Comments: Commissioner Stillion inquired about access to the site. Mr. Underhill responded that the details are still being finalized. There was general dialogue from the Commission. It was decided to have the Commission vote on the PUD Development Plan.

Citizen Comments: Jay Rausch provided feedback regarding CSX operations at the rail spur and the impact this development would have.

David Boerger asked about accessibility to the site, which is not yet finalized. He also expressed concerns for the area with the rail spur, as traffic already backs-up there, and along Scottslawn Road.

Commissioner Verbus moved to approve the PUD Development Plan and the question put, stood:

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

Vote 4-0; Motion carried.

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):** A presentation was provided by Aaron Underhill, of Underhill and Hodge, representing the developer, as shown in Exhibit B. He explained that this amendment will extend Sub Area B of Marysville East Section I that was approved. There are properties that have decided sell, and as a result, they are requesting a separate process for annexation to amend the PUD. This adds 15 acres and is not changing any standards already in the PUD. This amendment will apply the standards already outlined to the additional land.

   Commissioner Comments: Chairman Nickoson asked that as many trees as possible be maintained.

   Citizen Comments: None.

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

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

   Vote 4-0; Motion carried.

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):** Dave Perry spoke regarding the application and reviewed the information provided in the packet for the meeting.

   Commissioner Comments: Commissioner Nickoson asked for the chimney to be extended to add to the architectural design of the building. Commissioner Stillion asked about the gable in the front, if it is a window or a gable vent. Mr. Perry stated it is a gable vent. Commissioner Stillion said he would like to see soldiering brick detail around the windows. Additionally, he asked about the color scheme. Mr. Perry said the plan is to stick with color scheme of the existing building, which is white. The brick is also similar to the

existing building. Commissioner Verbus asked how many design elements are expected for the density bonus. Chairman Nickoson said three are required. Commissioner Verbus said that since it is such a plain looking elevation, she asked that additional features be considered. Commissioner Nickoson said larger doors and windows can count as design elements, however, he agrees with Commissioner Verbus' comments. This dialogue will continue when this is presented to the Design Review Board.

Citizen Comments: None.

Commissioner Stillion moved to approve the Density Bonus Allotment request with the conditions of extending the chimney above the roof line and adding a soldier row on the top of the windows and the question put, stood:

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

Vote 4-0; Motion carried.

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):** George Lokko, the applicant, reviewed the information that was provided in the packet for the meeting.

   Commissioner Comments: Chairman Nickoson said the Comprehensive Plan recommends duplexes, triplexes, etc., in this area. This Conditional Use request seems like it is trying to squeeze a lot into a small space. He expressed concern with access for the Fire Department and for trach pick-up. Additionally, given the units will have a one car garage and one parking space, parking will likely be full the majority of the time. Mr. Lokko said there will be a trash enclosure for the residents, there will not be individual cans to pick-up. Chairman Nickoson said the trash vehicle will still need to back up. Additionally, he is not a fan of the layout of this development in general. Commissioner Stillion asked for clarification on the number of units. Manager Gaver said it is not finalized at this time, given it is a conditional use application and there is a density bonus request. Mr. Lokko said their goal is to have 12 units. If they need to shrink the square footage of each unit, they will. Commissioner Stillion said he agrees with the comments from Chairman Nickoson. There was general discussion regarding a conditional use request versus a PUD and how the development applies to the Comprehensive Plan.

   Citizen Comments: Derek Hulsey said he is concerned with how will the trash truck get in and out, as it will be a very narrow spot. Additionally, he said he does not like the privacy fence, it will block his, and neighbors' views, entirely. Regarding adding electricity, asked if trees will need to be removed.

   Kathy Young said this development doesn't seem to fit, it doesn't make sense. There is going to be a multi-million-dollar Uptown revitalization project and these units seem to be shoved in.

   Response to citizen comments: Mr. Lokko said the questions will be reviewed, they do not want neighbors to be concerned. They are willing to meet in-person to address concerns. Chairman Nickoson asked about electricity and the trees. Mr. Lokko said at this point in the process, that hasn't been considered. Chairman Nickoson said that if this project proceeds, there are tree standards to be maintained and if they cannot

be, other measures are required. Additionally, setbacks and side yard requirements will need to be followed according to the Code.

Commissioner Stillion moved to approve the Conditional Use request with the condition of changing to a duplex/triplex style and the question put, stood:

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

Vote 4-0; Motion carried.

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):** Mr. Lokko said the request is to go from eight units to twelve units. As with the previous application, they have done their best to add at least three elevations into the design.

   Commissioner Comments: Chairman Nickoson asked where the porches are located, to him, it looks more like a stoop. Mr. Lokko said they will be adjusting the design to make them larger. Chairman Nickoson said it appears vinyl siding is intended to be used. He said he does not think that the variance request will be successful. Mr. Lokko said they are requesting vinyl from a maintenance and longevity standpoint. Their goal is to keep costs as low as possible and to maintain the property in the future. Chairman Nickoson said there needs to be considerations to add elevations on the back. Mr. Lokko said if they need to make changes to the flatness can, but there is only so much room to redesign given the size of the property. Manager Gaver said that the design features of the building cannot be approved since the building will not look the same as it does on the application. She also explained that eight units per acre is the baseline, and additional architectural features are required when variances are requested. Given the circumstances, Manager Gaver said she does not recommend voting on this application since the style of the Conditional Use request needs to change. Commissioner Stillion recommended tabling this application.

   Citizen Comments: None

   Commissioner Verbus moved to table the Density Bonus Allotment request and the question put, stood:

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

   Vote 4-0; Motion carried.

DISCUSSION ITEMS: Given the number of potential agenda items for the August and September Planning Commission Meetings, there may need to be a second meeting in August. More information will be forthcoming.

DESIGN REVIEW BOARD LIAISON REPORT: Manager Gaver said that all items on the Agenda from the June 12, 2024 Design Review Board meeting were approved, with the exception of one item being tabled prior to the meeting.

COMMENTS OF INDIVIDUAL COMMISSION MEMBERS:

Commissioner Verbus wished everyone a happy 4th of July.

Commissioner Stillion had no further comments for the evening.

Commissioner Fisher had no further comments for the evening.

Chairman Nickoson had no further comments for the evening.

ADJOURN: There being no further business to bring before the Commission, the meeting adjourned at 8:17 p.m.

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

August 6, 2024

To: City of Marysville
Planning Commission Members

From: Ashley Gaver
Planning and Development Manager

RE: Conditional Use Permit - 212 W 4th St

Application: To hear an application for a Conditional Use request to permit Single Family Attached Unit in the Uptown Single Family (USF) zoning district at 212 W 4th St Street with Parcel ID number (2900080120010).

Applicant: Lily Rose Properties LLC
Kevin & Stephanie Erickson
212 W 4th St
Marysville, OH 43040

Owner: Kevin & Stephanie Erickson
615 W 7th St
Marysville, OH 43040

Location: Parcel: 2900080120010 located West of N Court St and North of W 4th St. Existing property surrounding the subject property are as follows:

- North: Uptown Single Family (USF)
- East: Uptown Single Family (USF)
- South: Uptown Commercial (UC)
- West: Uptown Single Family (USF)

Project History:

On February 2nd, 2020, a Certificate of Appropriateness application for a new residential building was approved by the Design Review Board. Upon approval by the DRB the applicant had to seek a variance to allow for two of the required four parking spaces of the project to be on the street, which was approved during the Board of Zoning Appeals meeting on April 20, 2020,.

City Staff performed a final certificate of use inspection for the new build and it was determined that the parking area was gravel and shall be paved with either asphalt or concrete. Staff suggests that the board shall consider a condition that for the bottom floor to be occupied, the applicant will need to ensure the back parking is paved with either asphalt or concrete.

The applicant has stated via email that the back parking should be paved with asphalt or concrete starting the first or second week of August depending on weather.

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
- 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 Uptown Single Family (Section 1121.20) and Single-Family Home Attached is listed as a conditional use
  (i) Concur

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

  Per the City Comprehensive Plan, future development in Uptown District should complement and strengthen the existing character of the district. Residential redevelopment of underutilized second floor spaces, in addition to new residential development, is highly encouraged to help bolster and support the vibrancy of the Uptown District.

  Suggested Uses per the Comprehensive Plan: Office, Retail, Civic, Apartment (above retail or office), Multi-family, Dense single-family, Duplex/Townhomes.

(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) Concur

  The property was approved as a residential use in DRB on February 2nd, 2020.

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

  The property is currently surrounded by residential uses.

(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) Concur

(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) Concur

(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) Concur

(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) Concur

The applicant was approved for a variance to allow two parking spaces on the street, but based on the final compliance the parking area in the rear of the property has not been paved with asphalt or concrete and must be paved with asphalt or concrete.

Staff Comments:

1. The applicant shall work with staff to confirm the parking area is paved with asphalt or concrete prior to occupancy of the first floor.
2. Staff is in support of the conditional use due to the use meeting the comprehensive land use plan and the surrounding uses of the neighborhood.

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):

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
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.**
- **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.**
- **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.**
- **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: 212 W 4th St, Marysville OH Property Zoning District: USF

Company / Business Name: Lily Rose Properties, LLC

Explanation of the request for Conditional Use (please describe in detail; attach a separate sheet if necessary):

Requesting to change conditional use from a single family residential to a multi family residential. Top floor currently occupied by long term tenant. We would like to update the bottom floor from storage to a 2nd short or long term rental. We do not have any plans to make significant changes to exterior. Majority of work is interior.

Owner of Property: Kevin & Steph Erickson

Owner's Address (Street): 015 W 7th St.

City, State and Zip Code: Marysville, OH 43040

Owner's Telephone Number: 937 243-3033

Applicant Information *(Please print clearly)*

Applicant: Kevin & Steph Erickson ☒ Owner ☐ Agent ☐ Representative ☐ Other

Company: Lily Rose Properties, LLC

Address (Street): 212 W 4th St.

City, State and Zip Code: Marysville OH 43040

Telephone Number: 937 243 3033

E-mail Address: doupnisa@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: 7/14/24

Signature of Owner: _____ Date: 7/14/24

FOR CITY USE ONLY

Paid (stamp):

Fees Due: $250 $_____

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

KF Jeff Beard _____ 07/16/2024

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. This application should include a copy of the written statement answering the facts and circumstances listed in *Section 1141.24 - General Standards Application to all Conditional Uses* of the Planning and Zoning Code (facts and circumstances are attached to this application below).

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

1141.23 - APPLICATION FOR CONDITIONAL USE

(a) Shall be filed in accordance with the procedures in this *Chapter 1141*;

(b) Shall be filed with the City on forms provided by the City;

(c) Shall include all required supplemental information;

(d) Shall be submitted by the application deadline as established by the City;

(e) Shall be signed by the applicant and owner attesting to the truth and exactness of all information supplied on the application.

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; Concur

(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; Concur

(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; Concur

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

(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 any such services; Concur

(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;

Concur

(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;

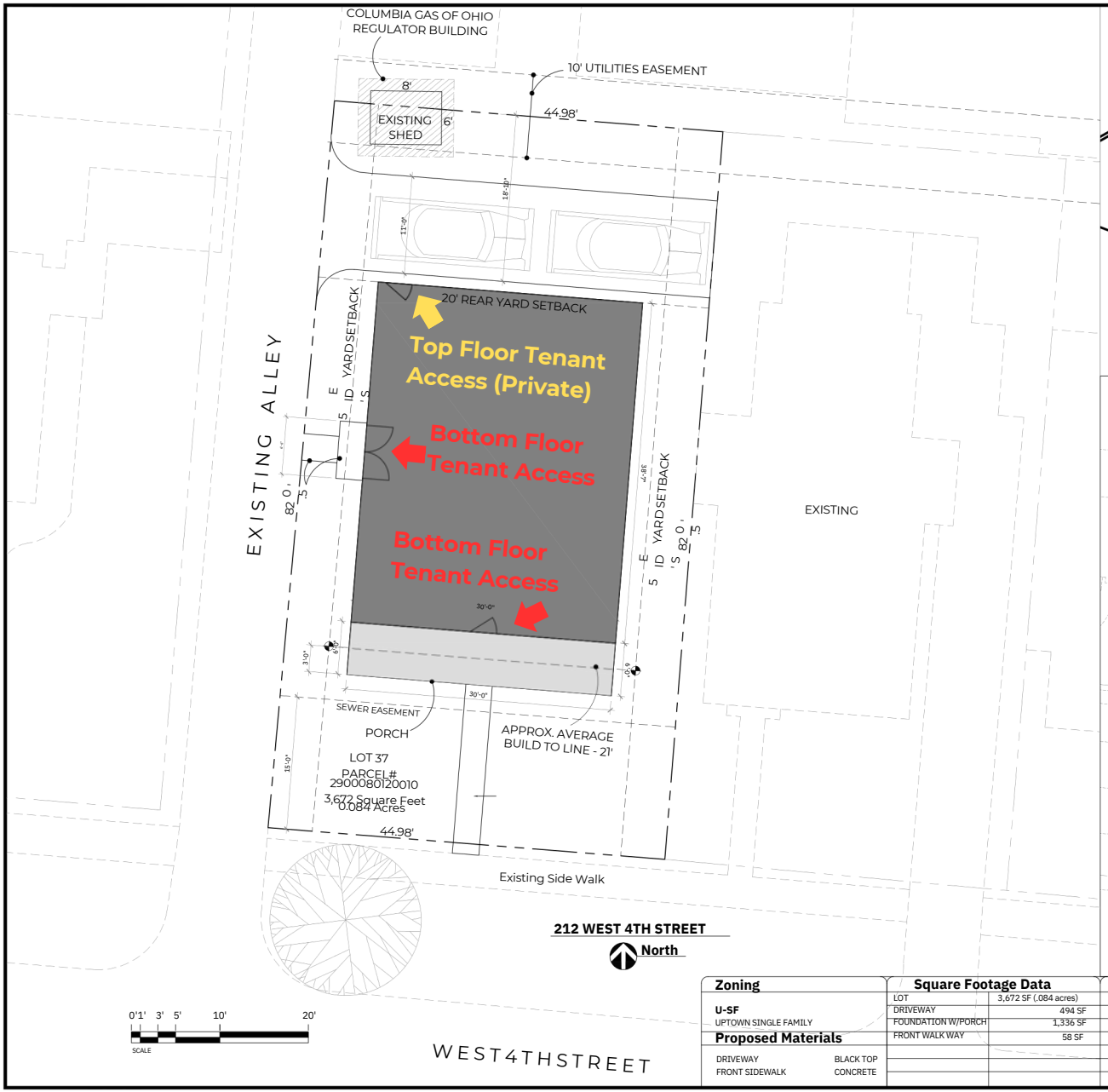
Concur

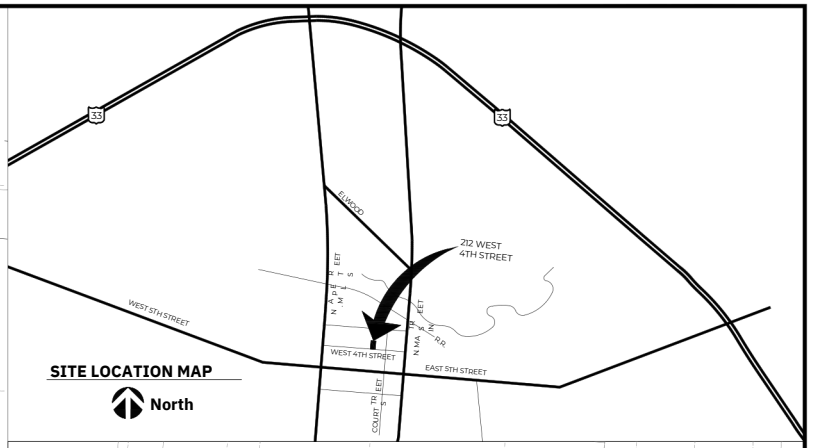
(h) Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.

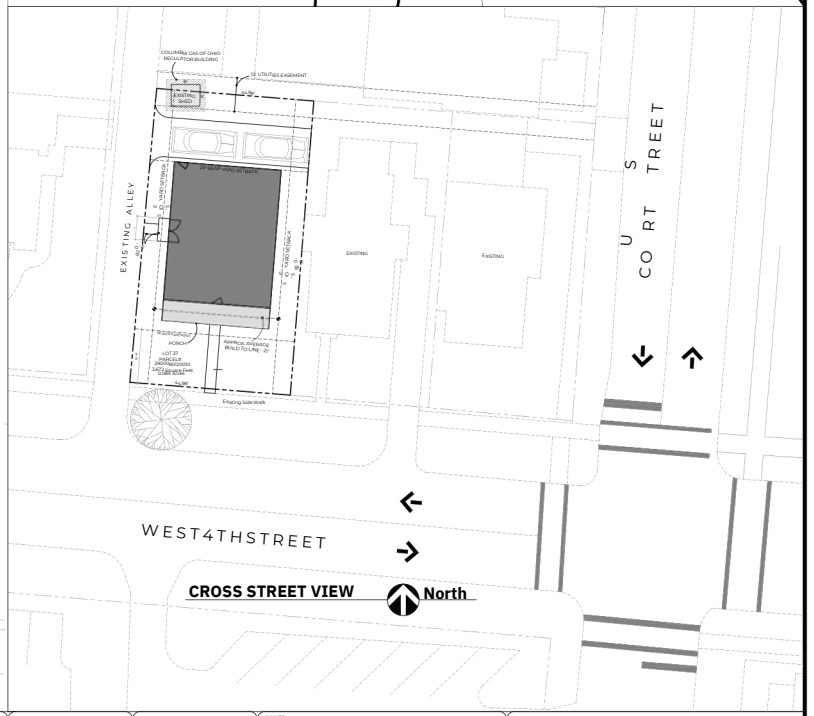
Concur











Zoning	
U-SF	
UPTOWN SINGLE FAMILY	
Proposed Materials	
DRIVEWAY	BLACK TOP
FRONT SIDEWALK	CONCRETE

Square Footage Data	
LOT	3,672 SF (.084 acres)
DRIVEWAY	494 SF
FOUNDATION W/PORCH	1,336 SF
FRONT WALK WAY	58 SF

REVISIONS:			REVISIONS:	
DATE:	DESCRIPTION		DATE:	DESCRIPTION

OWNER:
KEVIN & STEPH ERICKSON
615 WEST SEVENTH STREET
MARYSVILLE, OHIO 43040

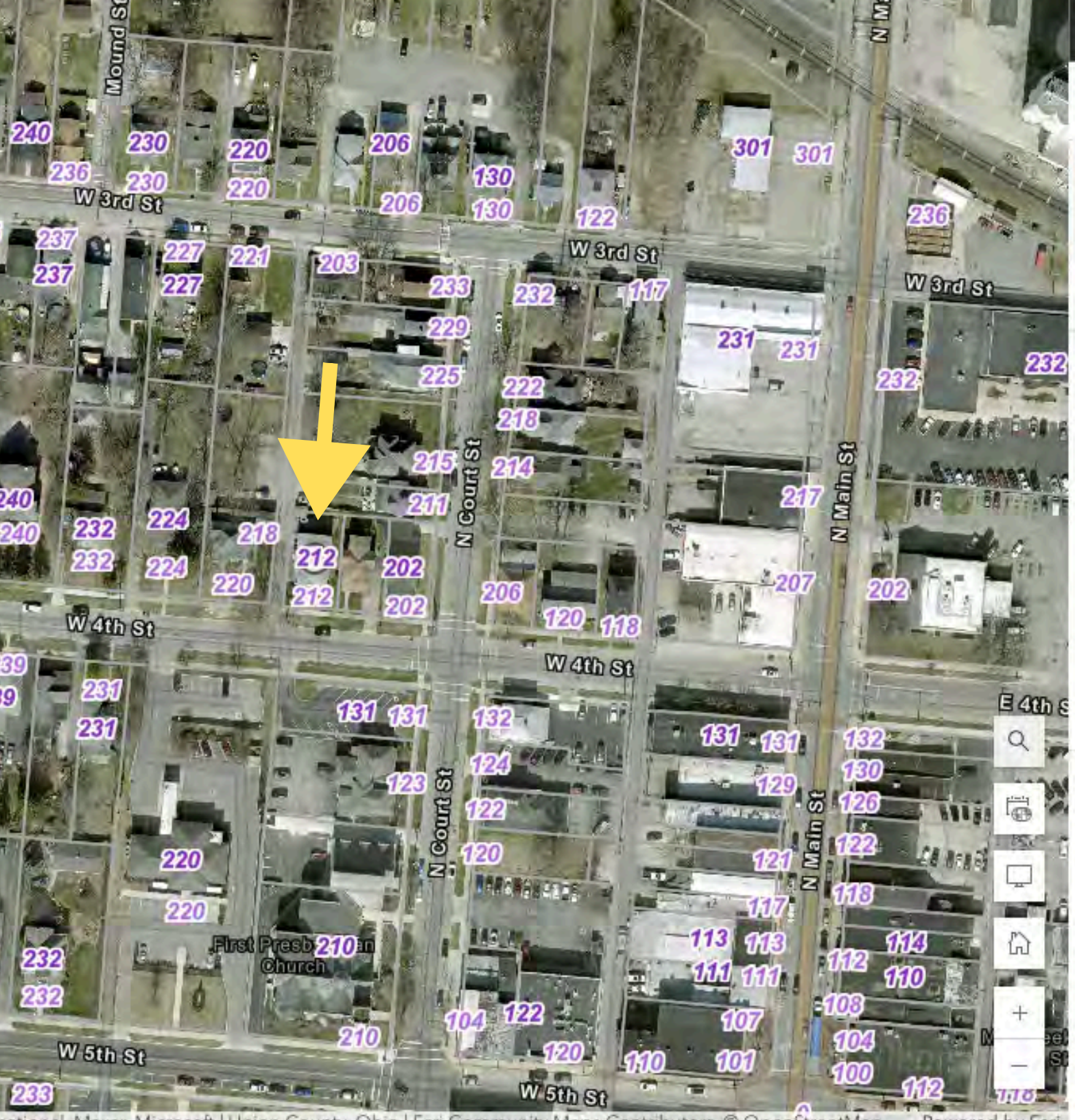
DESIGNED BY:

CUSTOM HOME
212 WEST 4th STREET
MARYSVILLE, OHIO 43040

SCALE: AS NOTED
THIS SHEET: CONCEPTUAL SITE PLAN
DATE: 1-7-20
DRAWN BY: GCS
REVISED: 7/16/2024
PAGE NUMBER 2 OF 7

S.1


Red Box around nearby homes that are currently more than one unit
212 W 4th- Requesting to be 2 unit home
4th St
W 4th St
N Court St
N Court St
W 4th St



Union County Addresses

Properties

Use the selector above to switch between layers in the map.

Information

Symbology

Union County Addresses

Addresses

SiteAddresses

Appearance

Blending

Normal

Transparency

0%

25%

50%

75%



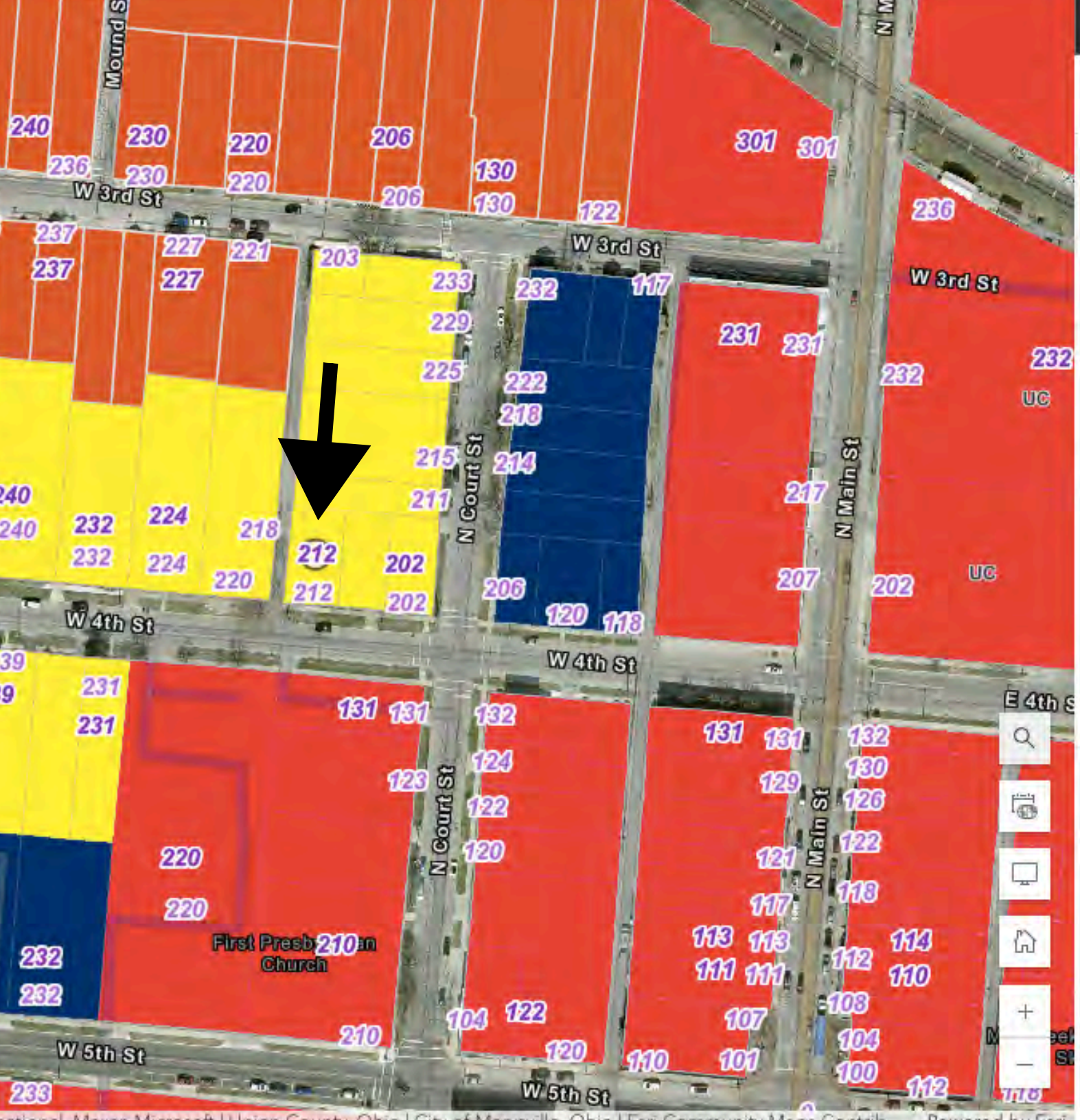
Zoning - City of Marysville, Ohio

Properties

Symbology

Zoning - City of Marysville, Ohio

- ARD Agricultural Residential
- Gov
- Hospital Mixed-Use
- Light Manufacturing
- Hospital / Manufacturing Overlay
- Regional Mixed-Use / Manufactu Overlay
- Suburban Residential / Manufacturing Overlay
- Manufacturing / Innovation
- Neighborhood Commercial
- Open Space
- Planned Unit Development
- Regional Mixed-Use
- Suburban Commercial
- Suburban Residential
- Uptown Commercial
- Uptown Single Family Residentia



Union County Addresses

Properties

Use the selector above to switch between layers in the map.

Information

Symbology

Union County Addresses

Addresses

SiteAddresses

Appearance

Blending

Normal

Transparency

0%

25% 50% 75%

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

August 6, 2024

To: City of Marysville
Planning Commission Members

From: Ashley Gaver
Planning and Development Manager

RE: Planned Unit Development Review - Marysville East Section 3

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

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

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

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

Aerial (project location is outlined by blue line):



Project History:

The Planning Commission approved a Sketch Plan for Marysville East Section 3 PUD at the June 4, 2024 Planning Commission meeting.

Planning & Zoning Staff Analysis:

The existing parcels located in Marysville are zoned as Regional Mixed-Use (RMU) and the existing parcels located in Paris Township are zoned Farm / Residential District (U-1) and Manufacturing District (M-2). Main access points to the proposed site will be off of Allenby Dr. and US Route 36. 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 24-26 of the Development Text.

1135.06 Common Open Space

- Subarea H will be 52.91 Acres of Public Common Open Space and the other subareas will have a minimum of 10% of the land developed will be dedicated to open space.

General Development Standards - Access

The primary entrance into the development will be via a newly constructed roadway (Road A) that will extend from US 36 to the north and intersect with an extension of Allenby Drive. The developer will install a round-a-bout at the intersection of Allenby and Road A to create a constant flow of traffic into the areas.

Road A and Allenby Drive will have a typology and streetscape that will include fencing, street trees, and landscaping, and may have either a ditch/swale design or curb and gutter design provided that there is a consistent and cohesive design as to each roadway. The fencing may be discontinued by the developer on the northwest side of Allenby Drive as it approaches single-family lots due to the driveway for the homes. A 10' multi-purpose trail will be constructed on the south/west side of Road A and on the east side of Allenby Drive. The multipurpose trail may be located either within or outside of the right of way. The desired species of street trees will be determined by the developer and the City of Marysville Arborist with proper spacing and size determine during the Design Review Board approval process.

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

General Development Standards - Phasing

Subarea A and B

- Requires extension of Allenby Dr and other infrastructure - Anticipated more than 24 months

Subarea C

- Requires construction of Road A and other infrastructure - Anticipated more than 24 months

Subarea D

- Requires extension of Allenby Dr and other infrastructure - Anticipated more than 12-18 months

Subarea E

- Requires extension of Allenby Dr and construction of Road A - Anticipated more than 12-18 months. Anticipated to be built in 2 phases

Subarea F

- Anticipated to commence shortly after engineering approvals

Subarea G

- Requires construction of Road A and other infrastructure - Unknown due to demand

PUD Development Text

The proposed development plan provides eight(8) subareas on +/- 243.89 acres consisting of:

- Single family residential
- Single family / single family attached residential
- Attached multi-family residential(townhomes)
- Attached multi-family residential(ranch apartments)
- Multi-family residential (apartments)
- Commercial
- Public common open space zones
    - General location of trail system are shown on Exhibit C
    - Location of the existing vegetation is shown in Exhibit B

Sub-Areas A and B

The Applicant is proposing the following Uses:

- Permitted Uses
    - Single Family Detached
    - Single Family Detached Patio Homes
    - Residential Model Home
    - Mailbox kiosks
    - Park/playground

The applicant shall clarify if Accessory Structures are permitted. Provide standards for them if different then primary structures such as building height.

The Applicant is proposing the following development standards:

- Acres
    - 33.92 acres (subarea A)
    - 56.92 acres (subarea B)
- Density
    - 4 units per acre
- Lot Size
    - Minimum of 6,000 sq. feet
    - Minimum 52’ wide
- Setbacks:
    - Front - 25’

  - Side - 5’
  - Rear - 20’
- Maximum Height:
  - 35’
- Lot Coverage
  - 55% maximum lot coverage including accessory structures.
- Open Space
  - Minimum of 10%
  - Multi-purpose trails are included throughout the perimeter of the subarea with various connections to the internal streets. The multi-purpose trails will also provide connections to the paths that will link this development to the other subareas and the future park system.
  - Detention areas with activity enhancements such as walking trails, benches or fountains will be included in the Open space calculation
- Access and Pedestrian Connectivity
  - The primary access to Subareas A and B will be via either Allenby Drive extension and/or the construction of Road A. Subarea B will also have a stub road to the south that will link with Subarea D (townhomes).
  - Minimum of 2 parking spaces per unit.
  - Sidewalks will be included on both sides of the streets.
  - Multi-purpose trails will be included around portions of the detention ponds and both subareas will be connected to surrounding subareas and the park system to the north.
- Landscaping
  - The landscaping requirements of subareas A and B will be per the PUD guidelines. Future landscaping designs, specifications, and plant material selections will be reviewed and approved by the Design Review Board.
  - No buffer requirement between Subareas A and B
  - Between Subarea B and Subarea D, a combined 30’ buffer will be created with the majority of the buffer and landscaping occurring on the south side of this transition in Subarea D.
  - Refer to pages 8 and 9 of the PUD text for specific Landscape Standards
- Architecture, Site, and Lighting
  - The architectural style and designs, site plan, and lighting for subareas A and B will be per the PUD guidelines. Future architectural home designs, final site plans, and lighting will be reviewed and approved by the Design Review Board.
  - 4-sided design shall be used with blank and empty walls prohibited.
  - Please refer to pages 9 and 10 of the Development Text for specific standards.
  - Approved primary and secondary building materials can include stone, brick, wood, fiber cement, metal, other natural materials, vinyl siding, and board and batten products. Vinyl siding to be of high quality and architectural grade with a minimum thickness of 0.044”.

The applicant shall clarify the intention of metal being an approved material. Staff suggests that metal be permitted for roofs.

- Detailed lighting plans including fixture, pole, color, spacing, light type, and photometric specifications shall be provided with the Design Review Board Application.

Staff suggests that the applicant consider varying garage door colors to help provide diversity of the homes.

- Signage
  - Signage standards will follow the SRD zoning district requirements.
  - Model home and real estate signage is permitted.

Sub-Area C

The Applicant is proposing the following Uses:

- Permitted Uses
  - Single-Family
  - Single-Family Attached
  - Residential Model Home
  - Mailbox kiosks
  - Park/playground

The applicant shall clarify if Accessory Structures are permitted. Provide standards for them if different then primary structures such as building height.

The Applicant is proposing the following development standards:

- Acres
  - 18.91 acres
- Density
  - 6 units per acre
- Lot Size
  - Minimum 55’ wide for single-family detached and single-family attached (2 attached units) with a minimum of 25’ each additional unit.
  - Minimum lot size will be 6,000 sf for single family, 4,000 sf for duplex (2 attached units), and 6,500 sf for triplex (3 attached units)

The applicant shall confirm if the intent is for duplex lots to be smaller than single family lots.

- Setbacks:
  - Front - 25’
  - Side - 7.5’
  - Rear - 20’
- Maximum Height
  - 35’
- Lot Coverage
  - 60% maximum lot coverage including accessory structures.
- Open Space
  - Minimum of 10%
  - Multi-purpose trails are included throughout the subarea and around the detention ponds.

    - Detention areas with activity enhancements such as walking trails, benches or fountains will be included in the Open space calculation
- Access, Parking, Loading, and Pedestrian Connectivity
    - The primary access to Subarea C will be via two entrances off Road A. There will not be direct access to the multi-family project to the south.
    - Minimum of 2 parking spaces per unit.
    - Sidewalks will be included on both sides of the streets.
    - Multi-purpose trails will be included around the detention ponds and will connect to the subareas to the south as well as the park system to the north.
- Landscaping
    - The landscaping requirements of subareas A and B will be per guidelines below. Future landscaping designs, specifications, and plant material selections will be reviewed and approved by the Design Review Board.
    - Perimeter Landscape Standards and buffers between Subarea C and Subareas B will be considered single family uses and will not require landscape buffering proposed in Section 1125.06 a. Instead, the natural area will be enhanced with a parklike setting and the connection to the trail system will service as the buffer. The buffering between Subarea C and the multifamily Subarea F will be similar to the requirements in Section 1125.06 and this will include a combined 40’ buffer area between the two pods. However, if the in area between these subareas consists of a detention pond, the 80% opacity and landscaping buffer requirements in Section 1125.06 do not apply as the detention pond will serve as the buffer.
    - 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.
    - Refer to pages 11 and 12 of the PUD text for specific Landscape Standards

  The applicant shall update the first bullet point for Subarea C Landscaping with appropriate landscape information as it currently refers to Subareas A and B.
- Architecture, Site, and Lighting
    - The architectural style and designs, site plan, and lighting for subareas A and B will be per the PUD guidelines. Future architectural home designs, final site plans, and lighting will be reviewed and approved by the Design Review Board.
    - 4-sided design shall be used with blank and empty walls prohibited.
    - Please refer to page13 of the Development Text for specific standards.
    - Approved primary and secondary building materials can include stone, brick, wood, fiber cement, metal, other natural materials, vinyl siding, and board and batten products. Vinyl siding to be of high quality and architectural grade with a minimum thickness of 0.044”.

  The applicant shall update the first bullet point for Subarea C Architecture, Site and Lighting with appropriate information as it currently refers to Subareas A and B.
- Signage
    - Signage standards will follow the SRD zoning district requirements.

- Model home and real estate signage is permitted.

Sub-Area D

The Applicant is proposing the following Uses:

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

The applicant shall clarify if Accessory Structures are permitted. Provide standards for them if different then primary structures such as building height.

The Applicant is proposing the following development standards:

- Acres
  - 15.17 acres
- Density
  - 10 units per acre
- Lot Size
  - Lot sizes will adhere to the requirements of the SRD zoning district multi-family building typology.
- Setbacks
  - Setbacks will adhere to the requirements of the SRD zoning district multi-family building typology.
- Maximum Height
  - Will not exceed 45’ plus architectural features such as cupolas and/or chimneys
- Lot Coverage
  - 60% maximum lot coverage including accessory structures
- Open Space
  - Minimum of 10%
  - Multi-purpose trails are included throughout the subarea.
  - The developer will work with property owners to South to possibly extend the trail to Square Drive.
  - Detention areas with activity enhancements such as walking trails, benches or fountains will be included in the Open space calculation
- Access, Parking, Loading, and Pedestrian Connectivity
  - The primary access to Subarea D will be via Allenby Drive. To the north there will be a connection point to Subarea B.
  - Minimum of 2 parking spaces per unit.
  - The parking areas may include private 1- and 2-car attached garages, detached garages well as surface parking.
  - Sidewalks will be included on both sides of the streets.
  - Multi-purpose trails will be included along the western property line to access the commercial areas along Square Drive and the park system to the north.

Additional trails may be included around the detention ponds. A trail connection to the trail along Allenby Drive will also be provided.

- Landscaping
    - The landscaping requirements of Subarea D will be per the general landscaping standards identified in Section 1125 of the Marysville Codified Ordinances unless noted below. Future landscaping designs, specifications, and plant material selections will be reviewed and approved by the Design Review Board.
    - Perimeter Landscape Standards and buffers between Subarea D and Subareas B will be considered single family uses and will not require landscape buffering proposed in Section 1125.06 a. The buffering between Subarea D and Subarea B will include a combined 30’ span between the two pods and will require a landscape treatment that will be provide a 50% opacity at the 4-year mark.
    - On the west side of Subarea D, the development borders existing industrial/commercial office buildings. On this side of the Subarea a perimeter setback of 40’ will be established on the western boundary. This boundary currently has a treed fence line, a service road to the existing home to the north, and trees, brush, and other existing plant materials (all defined as greenery) on the east side of the drive. Within the 40’ setback, the existing driveway will be converted to a 10’ multi-purpose trail to provide connectivity to the park system. The greenery on both sides of the multi-purpose path will be maintained within the 40’ setback/buffer. This buffer (greenery and trail) will serve as the landscape buffer between the different uses.
    - 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.
- Architecture, Site, and Lighting
    - The architectural style and designs, site plan, and lighting will be per Section 1133 of the Marysville Codified Ordinances unless noted below. Future architectural home designs, final site plans, and lighting will be reviewed and approved by the Design Review Board.
    - Approved primary and secondary building materials can include stone, brick, wood, fiber cement, metal, other natural materials, vinyl siding, and board and batten products. Vinyl siding to be of high quality and architectural grade with a minimum thickness of 0.044”). Color pallet prohibits any fluorescent colors.
    - Detailed lighting plans including fixture, pole, color, spacing, light type, and photometric specifications shall be provided with the Design Review Board Application.
    - Fencing is permitted in the rear of townhome product and may consist of wood or vinyl privacy dividers between the units or fully fenced rear yards. Privacy fence shall be no more than 72”.
- Signage
    - Signage standards will follow the SRD zoning district requirements.
    - Model home and real estate signage is permitted.

Sub-Area E

The Applicant is proposing the following Uses:

- Permitted Uses
    - Attached Multi-Family Patio Homes (4-, 5-, 6-,7- and 8-unit buildings)
    - Commercial Recreation (indoor/outdoor) - Clubhouse and fitness, dog park and community garden
    - Garage Attached or Detached
    - Rental Office operated within patio home or clubhouse
    - Home occupations associated with a principal uses

The Applicant is proposing the following development standards:

- Acres
    - 33.95 acres
- Density
    - 8 units per acre
- Lot Size
    - Lots sizes will adhere to the requirements of the SRD zoning district unless noted below
        - Lot size does not apply as this product is being developed on a single lot/parcel
- Setbacks
    - Setbacks will adhere to the requirements of the SRD zoning district unless noted below
        - Minimum building front setbacks from private roads - 20’
        - Minimum building end setbacks from private roads - 20’
        - Minimum building side setbacks, building to building - 12’
- Maximum Height
    - Will not exceed 35’ plus architectural features such as cupolas and/or chimneys
- Lot Coverage
    - 60% maximum lot coverage including accessory structures.
- Open Space
    - Minimum of 10%
    - Multi-purpose trails are included throughout the subarea. The multi-purpose trails will be installed along Road A and Allenby Drive as well as other connections to paths that will link this development to the other subareas and the future park system.
    - Detention areas with activity enhancements such as walking trails, benches or fountains will be included in the Open space calculation
- Access, Parking, Loading, and Pedestrian Connectivity
    - The primary access to Subarea E will be via multiple access points off of Road A and a secondary access point on Allenby Drive. There will not be any access points to the south into the commercial area. This will help expedite the traffic coming and going from the commercial area via Road B.

- The roads within Subarea E will be private, 24’ wide, with a minimum 20’ setbacks to the buildings.
- Minimum of 2 parking spaces per unit. No on-street parking shall be permitted in this subarea.
- Maintenance of the subarea private roads shall be the responsibility of the owner of the subarea.
- Sidewalks will be included throughout the project on at least one side of the street.
- Multi-purpose trails will be included around the detention ponds and along both Road A and Allenby Drive. A connection to the park system will be made at the round-a-bout at the intersection of Road A and Allenby Drive.

- Landscaping
  - The landscaping requirements of Subarea E will be per the general landscaping standards identified in Section 1125 of the Marysville Codified Ordinances unless noted below.
  - Perimeter Landscape Standards and buffers between Subarea E and Subareas G (Commercial) will be similar to the requirements in Section 1125.06 and this will include a combined 40’ buffer area between the two pods. However, if the in area between these subareas consists of a detention pond, the 80% opacity and landscaping buffer requirements in Section 1125.06 do not apply as the detention pond will serve as the buffer. Also, if desired, the developer may install a 6’ privacy fence along the southern boundary to help eliminate headlights from vehicles. If this is the case, landscaping on both sides of the fence will consist of variety of different trees spaces no less 15’ apart. Subarea E will provide a minimum perimeter setback of 20’ to the south and west area that is up against the existing residential condominiums and commercial uses. This area will require a landscape treatment that will be provide a 50% opacity at the 4-year mark.
  - 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.
- Architecture, Site, and Lighting
  - The architectural style and designs, site plan, and lighting will be per Section 1133 of the Marysville Codified Ordinances unless noted below. Future architectural home designs, final site plans, and lighting will be reviewed and approved by the Design Review Board.
  - Approved primary and secondary building materials can include stone, brick, wood, fiber cement, cementitious siding, metal, other natural materials, vinyl siding, and board and batten products. Vinyl siding to be of high quality and architectural grade with a minimum thickness of 0.044”. Project will prohibit all fluorescent colors.

    - Detailed lighting plans including fixture, pole, color, spacing, light type, and photometric specifications shall be provided with the Design Review Board Application.
- Signage
    - Signage standards will follow the SRD zoning district requirements.
    - Model home, leasing office, and real estate signage is permitted.

Sub-Area F

The Applicant is proposing the following Uses:

- Permitted Uses
    - Multi-Family
    - Commercial Recreation (indoor/outdoor) - Clubhouse, pool and fitness
    - Garage Attached and detached
    - Rental Office
    - Mailbox kiosks

The Applicant is proposing the following development standards:

- Acres
    - 16.23 acres
- Density
    - 16 units per acre
    - The architectural designs and features of the buildings and clubhouse comply with the requirements of Section 1123.06 – Density Bonus Program to justify that additional density above.
- Building Height
    - Will not exceed 45’ plus architectural features such as cupolas and/or chimneys
- Lot Size
    - Lot sizes will adhere to the requirements of the SCD zoning district.
- Setbacks
    - Setbacks will adhere to the requirements of the SCD zoning district unless defined below
        - Internal setbacks between buildings within the multifamily development shall be 20’ or as determined based on the fire code, whichever is greater
        - Perimeter setbacks to the east, north and south of the project will be a minimum of 25’ from the property line for any road, pavement, or building. Setback along Road A will be 60’
- Lot Coverage
    - 85% maximum lot coverage ratio including accessory structures.
- Open Space
    - Minimum of 10%
    - Multi-purpose trails are included throughout the project and around the detention ponds. The multi-purpose trails will also be installed along Road A as well as other connections to paths that will link this development to the other subareas and the future park system.

- Detention areas with activity enhancements such as walking trails, benches or fountains will be included in the Open space calculation
- Dog parks may be included in the project

- Access, Parking, Loading, and Pedestrian Connectivity
  - The primary access to Subarea F will be via Road A at various locations. A secondary access point may be provided to Road B but that will not be determined until final site plans can be completed.
  - Minimum of 1.5 parking spaces per unit.
  - Sidewalks connections will be established from the buildings to the parking lots.
  - Multi-purpose trails will be included around the detention ponds and throughout the site in order to connect with the subareas to the north and south as well as the park system to the north.
- Landscaping
  - The landscaping requirements of Subarea F will be per the general landscaping standards identified in Section 1125 of the Marysville Codified Ordinances unless noted below.
  - Perimeter Landscape Standards and buffers between Subarea F and Subarea C will be similar to the requirements in Section 1125.06 and this will include a combined 40’ buffer area between the two pods. However, if the in area between these subareas consists of a detention pond, the 80% opacity and landscaping buffer requirements in Section 1125.06 do not apply as the detention pond will serve as the buffer. The buffers between Subarea F and Subareas G will consist of a 40’ buffering that meets the 80% opacity requirement of Section 1125.06. However, if desired, the developer may install a 6’ wooden privacy fence along the southern boundary to help eliminate headlights from vehicles. If this is the case, landscaping on both sides of the fence will consist of variety of different trees spaces no less 15’ apart. No buffering will be provided between subareas that are on opposite sides of Road A or Allenby Drive. The roadway profiles described in this document will provide the proper buffer. On the east side of the Subareas F a minimum 20’ perimeter setback to the County Training facility with no landscape requirement as the existing tree line and wooded are planned to be retained.
  - 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.
- Architecture, Site, and Lighting
  - The architectural style and designs, site plan, and lighting will be per Section 1133 of the Marysville Codified Ordinances unless noted below. Future architectural home designs, final site plans, and lighting will be reviewed and approved by the Design Review Board.
  - Approved primary and secondary building materials can include stone, brick, wood, fiber cement, metal, other natural materials, vinyl siding, and board and

batten products. Vinyl siding to be of high quality and architectural grade with a minimum thickness of 0.044". Color pallet prohibits any fluorescent colors.

- Minimum lighting standards shall be as follows:
  - All lighting standards in Section 1133.09 shall apply. Light spillage shall not exceed one-tenth (0.1) foot candles when adjacent to a residential district or existing residential.
  - All street lighting, poles, and fixtures, shall not exceed 18 feet in height.
  - All poles and fixtures shall be of a design/architecture consistent with the surrounding buildings and be a muted color such as grey, silver, black, bronze, or dark green.
  - Fully shielded, cut-off type lighting fixtures shall be required.
  - Details including fixture, pole, color, spacing, light type, and photometric shall be provided with the Design Review Board Application

- Signage
  - Signage standards will follow the SCD zoning district requirements.
  - Model home, leasing office, and real estate signage is permitted.

Sub-Area G

The Applicant is proposing the following Uses:

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

The Applicant is proposing the following development standards:

- Acres
  - 15.88 acres
  - If retail options are not available, a portion of this area, approximately 5 acres, north of Road B may be used for the expansion of Subarea F.
- Density
  - Maximum of 16 units per acre for any multi-family product in this subarea which may be the 5 acres north of Road B.

- Building Height
    - 40’ maximum build height

  Maximum height aligns with the Suburban Commercial District
- Lot Size
    - Lot sizes will adhere to the requirements of the SCD zoning district
- Setbacks
    - Setbacks will adhere to the requirements of the SCD zoning district
- Lot Coverage
    - 85% maximum lot coverage including accessory structures.
- Open Space
    - Text prior to the permitted uses states, “The open space within the development is will be a minimum of 5% and may include ponds with fountains, greenspace buffers, and trails connections.” Whereas the development standards state “Open Space will a minimum of 10%”

  The applicant shall confirm if they are proposing subarea G to have a minimum of 5% or 10% of Open Space.
- Access, Parking, Loading, and Pedestrian Connectivity
    - The primary access to Subarea G will be via Road A to the service Road B. On the east side of the subarea, the retail/commercial area would have access to the areas on both the north and south side of Road B.
    - Parking will be per Section 1127.12 of the Marysville Code of Ordinances.
    - Location of sidewalks will be determined during the Design Review Board process as more detail is available regarding the actual design and site location of the buildings.
    - Multi-purpose trails will be included along Road and parallel to US 36. If desired, the multi-purpose trail can be constructed along Road B instead of US 36.
- Landscaping
    - The landscaping requirements of Subarea G will be per the general landscaping standards identified in Section 1125 of the Marysville Codified Ordinances unless noted below.
    - Perimeter Landscape Standards and buffers between Subarea G and Subareas E will be similar to the requirements in Section 1125.06 and this will include a combined 40’ buffer area between the two pods. However, if the in area between these subareas consists of a detention pond, the 80% opacity and landscaping buffer requirements in Section 1125.06 do not apply as the detention pond will serve as the buffer. Also, if desired, the developer may install a 6’ wooden privacy fence along the southern boundary to help eliminate headlights from vehicles. If this is the case, landscaping on both sides of the fence will consist of variety of different trees spaces no less 15’ apart. No buffering is required on the east or west side of Subarea G, as it is desired for Road B and the retail development to continue along US 36 in a coordinated fashion. This continuation may include realignment of some of the roads and entrances to the west to help with traffic and connectivity. Any future realignments of roads outside of this subarea will be at the direction and approval of the City Engineer. No buffers will

be provided between subareas that are on opposite sides of Road A or Allenby Drive. The roadway profiles described in this document will provide the proper buffer.
    - 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.
- Architecture, Site, and Lighting
    - The architectural style and designs, site plan, and lighting will be per Section 1133 of the Marysville Codified Ordinances unless noted below. Future architectural designs, final site plans, and lighting will be reviewed and approved by the Design Review Board.
    - Approved primary and secondary building materials can include stone, brick, wood, fiber cement, metal, other natural materials, vinyl siding, and board and batten products. Vinyl siding to be of high quality and architectural grade with a minimum thickness of 0.044"). Color pallet prohibits any fluorescent colors.
    - Minimum lighting standards shall be as follows:
        - All lighting standards in Section 1133.09 shall apply. Light spillage shall not exceed one-tenth (0.1) foot candles when adjacent to a residential .
        - All street lighting, poles, and fixtures, shall not exceed 18 feet in height.
        - All poles and fixtures shall be of a design/architecture consistent with the surrounding buildings and be a muted color such as gray, silver, black, bronze, or dark green.
        - Fully shielded, cut-off type lighting fixtures shall be required.
        - Details including fixture, pole, color, spacing, light type, and photometric shall be provided with the Design Review Board Application.
- Signage
    - The signage standards for subarea G will follow the specifications and development standards within the Codified Ordinances of the City of Marysville Code Section 1129 Signs.

Sub-Area H

The Applicant is proposing the following Uses:

- Permitted Uses
    - Park
    - Community Garden
    - Commercial recreation (outdoor)
        - Includes bridges and other structures that may be needed to provide connectivity
    - Essential Public Services and Utilities
    - Necessary Roadway Crossings

The Applicant is proposing the following development standards:

- Acres

- 52.91 acres

Engineering Comments:

1) Traffic Analysis
    a) Continue to work with the City's Engineering Department on an approved regional traffic study and thoroughfare plan to determine what roadway infrastructure improvements will be required.
    b) The applicant/developer will be responsible for all costs associated with any required roadway improvements. This includes ,but is not limited to, intersection improvements (i.e. roundabouts), road widening, converting Allenby Drive to one-way traffic, between Square Drive and Millcreek Dr. etc.
        i) Per the City's updated Thoroughfare Plan, roundabouts are the preferred improvement in lieu of traffic signals. Therefore, where ever traffic signals are warranted, the applicant/developer will be required to fully fund the cost of a roundabout.
    c) The following studies and analysis will be addressed during the final engineering approval process for each development within the Marysville East Planned Unit Development.
        i) Traffic Impact Study Guidelines – These guidelines are used to determine if the individual development requires a Traffic Impact Study or a Turn Lane Analysis.
        ii) Intersection sight distance exhibits/drawings shall be reviewed and approved by the City during the Zoning Permit / Engineering review process.
    d) Right-of-way dedication along US 36 (width to be determined) and a utility easement (width to be determined) flanking the proposed right-of-way will be required.
    e) Please continue to coordinate with the Union County Engineer's Office and the Ohio Department of Transportation (if applicable) to determine if they will require any off-site traffic improvements.

2) Roadway
    a) Final right-of-way and road section dimensions will be determined during the Engineering review/approval process. It is anticipated that Road "A" will have an eighty (80) foot right-of-way width and the Allenby Drive extension will have a seventy (70) foot right-of-way width.
    b) The typical section and right-of-way widths for all roadways internal to each subarea will be determined during Traffic Impact Study and Engineering review/approval process. The City's updated Thoroughfare Plan provides guidance on the required cross-section characteristics.
    c) The applicant should look for ways to enhance the aesthetics of the Road "A" corridor by incorporating greenspace and landscaping throughout the corridor.

3) Traffic Calming
    a) To improve safety and reduce speeding, traffic calming measures shall be included into the design, alignment and cross section of all roads within the development. These features can be determined during the engineering review and approval process.

4) Pedestrian Connectivity

a) Sidewalks and/or a shared use path will be required on both sides of all roadways.
b) Safe pedestrian connectivity shall be provided from all subareas to all commercial buildings within Subarea G – Commercial District.

5) Open Space Requirements:
   a) Stormwater management facilities (i.e. retention, detention ponds, bio swales, etc.) shall not be included in the open space percentage calculation for each subarea. This includes stormwater areas with activity enhancements such as walking trails, benches or fountains.
   b) Pocket or neighborhood parks should be included in each subarea (except Subarea G – Commercial District). Please include a section within each subarea text addressing this requirement.

6) Street Lighting
   a) Please include a section/statement describing the street lighting within each subarea.

7) Utilities
   a) The following utility design / alignment (stormwater, water, and wastewater) will be addressed during the final engineering approval process for each development within the Marysville East Planned Unit Development:
      i) The final waterline (and fire protection line, if required) alignment and meter location will be reviewed and approved by the City during the Zoning Permit / Engineering review process.
      ii) The final sanitary sewer alignment (horizontal and vertical) will be reviewed and approved by the City during the Zoning Permit / Engineering review process.
      iii) A stormwater management report, including all stormwater calculations, shall be reviewed, and approved by the City during the Zoning Permit / Engineering review process.
         (1) A master Stormwater Management Plan shall be considered for the entire PUD. This may include regional detention/retention basins.
         (2) Any existing streams will need to be preserved and proper riparian setbacks maintained per the City of Marysville Stormwater Drainage Manual. This process is outlined in the Stream Protection Regulations chapter of the Manual.
         (3) Looking at the preliminary layouts, the 100-yr. flood plain may be impacted by this development. If the flood plain is impacted, a LOMAR and/or CLOMAR may be required.
         (4) All off-site drainage will need to be properly maintained / routed to provide an adequate outlet.
         (5) An adequate outlet shall be verified for all proposed stormwater management facilities.
         (6) If available, an existing field tile map / exhibit shall be provided during the engineering approval process.
         (7) The developer/applicant is responsible for ensuring that any tiles broken during the construction of the development shall be reconnected.

(8) Any detention/retention basins may need to comply with the guidelines included in the FAA Advisory Circular No. 150/5200-33C, Hazardous Wildlife Attractants on or near Airports depending on where they are located within the area to be annexed.
(9) Coordination with the Union County Engineer's Office and Union County Soil and Water will be required to ensure an adequate downstream outlet and that there are no downstream obstructions or points of concern.

iv) A stormwater pollution prevention plan (SWPPP) will be required prior to construction commencing.
v) Any required utility extensions or upgrades will be the sole responsibility of the Applicant.

b) An Environmental Assessment will be required to determine if the development has any environmental impacts and how those will be mitigated.
c) All Ohio EPA permits (NOI, PTIs, etc.) will be required prior to construction.

8) Miscellaneous:
a) 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.
b) Please set up a Utility Coordination meeting with private utility providers and the City of Marysville as soon as practicable.

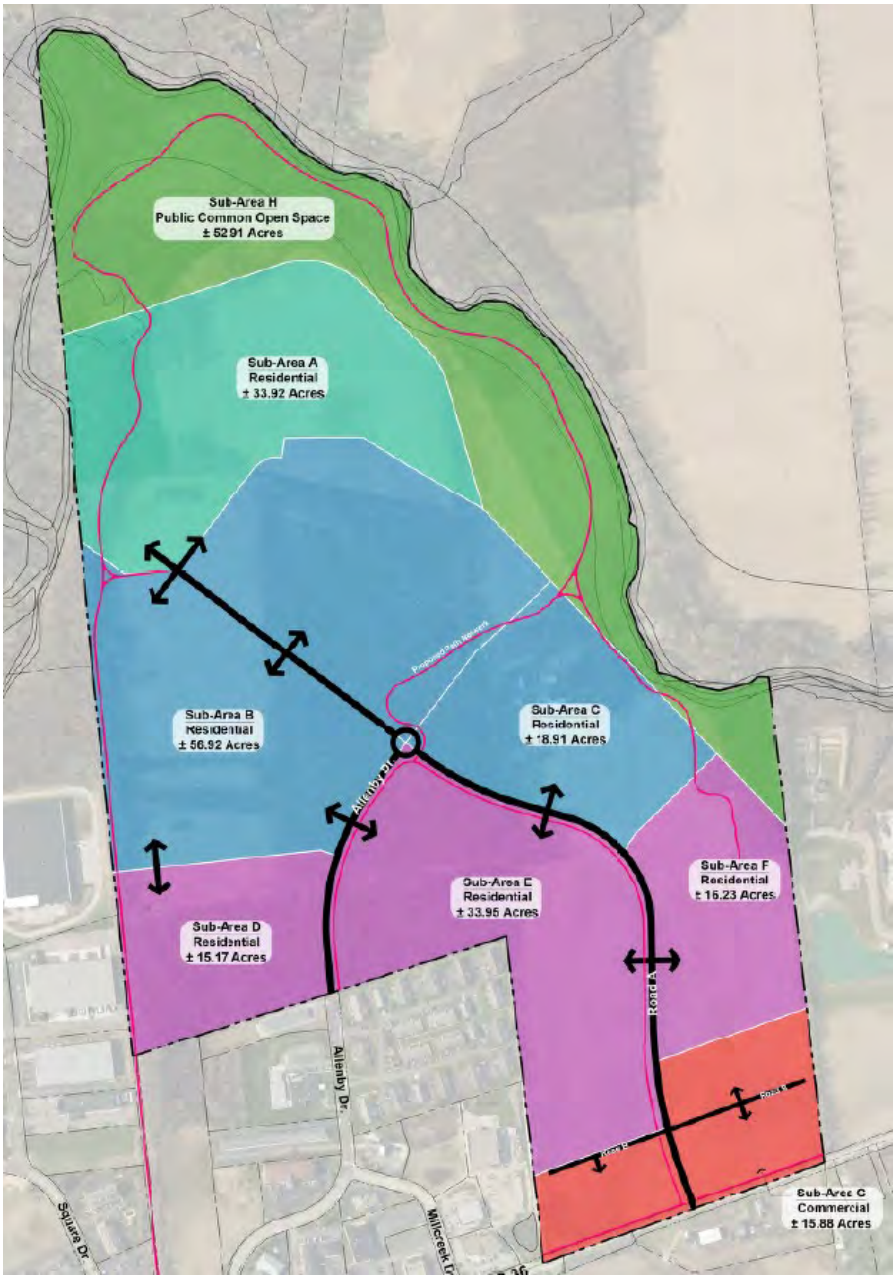
Staff Comments:
After review of the submitted Development Plan application materials, staff has the following comments:

1. All Engineering comments shall be met.
2. The applicant shall clarify if Accessory Structures are permitted for all subareas. Provide standards for them if different then primary structures such as building height.
3. The applicant shall clarify the intention of metal being an approved material. Staff suggests that metal be permitted for roofs.
4. Staff suggests that the applicant consider varying garage door colors to help provide diversity of the homes.
5. The applicant shall confirm if the intent is for duplex lots to be smaller than single family lots.
6. The applicant shall update Subareas C with appropriate landscape information as it currently refers to Subareas A and B.
7. The applicant shall update the first bullet point for Subarea C Architecture, Site and Lighting with appropriate information as it currently refers to Subareas A and B.
8. The applicant shall confirm if they are proposing subarea G to have a minimum of 5% or 10% of Open Space.

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 East Annexation #3

Marysville, Ohio



PUD Development Plan Submittal – July 16, 2024

Development Plan Document Index

1. PUD Development Plan Application
2. Regional Vicinity (Context) Map – Exhibit A
3. Survey and Legal Description
4. Existing Buildings and Structures – Exhibit B
5. Existing Conditions Map / Tree Clearing – Exhibit B
6. 100 Year Flood Zone Map
7. Sub-Area Plan – Exhibit C
8. Development Text
    a. Rezoning Statement
    b. General Development Standards
    c. Preliminary Description of Each Subarea
        i. List of Permitted Uses
        ii. Lot Sizes, Setbacks, Height, Open Space, and Coverage
        iii. Density
        iv. Access, Parking, Loading, and Pedestrian Connectivity
        v. Landscaping
        vi. Architectural, Site, and Lighting
        vii. Signage
        viii. Project Phasing
    d. Additional Information Requested
        i. Specific objectives section 1135.01
        ii. Public services
        iii. Comprehensive plan conformity
        iv. Additional development standards
9. Roadway and Fence Profile – Exhibit D
10. Color Pallets – Exhibit E

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: Multiple parcels of ground north side of US 36 owned by Feucht family.

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

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

Owner of Property: Robert and Bettty Feucht, Jerry Feucht

Owner's Address (Street): See attached

City, State and Zip Code: See attached

Owner's Telephone Number: See attached

Applicant Information *(Please print clearly)*

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

Company: Rockford Development Investements (RDI)

Address (Street): 999 Polaris Parkway, Suite 200

City, State and Zip Code: Columbus, Ohio 43240

Telephone Number: 614-286-2055

E-mail Address: bbarok@Rockfordhomes.net

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

Property Owners / Signature Page

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

Signature of Owner: Betty Feucht Date: 7-16-24

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

Signature of Owner: Jerry L Feucht Date: 7-15-24

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

Signature of Applicant: _____ Date: 7-15-24

Signature of Owner: See Attachment Date: _____

FOR CITY USE ONLY

Paid (stamp):

Fees Due: $500 $ _____

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

KF Jeff Beard 07/17/2024

City Staff Date

DECISION OF THE PLANNING COMMISSION

☐ Approved

☐ Disapproved

☐ Approved with conditions

_____

_____

_____

_____ _____

Chairperson, Planning Commission Date



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

0 750 2,250

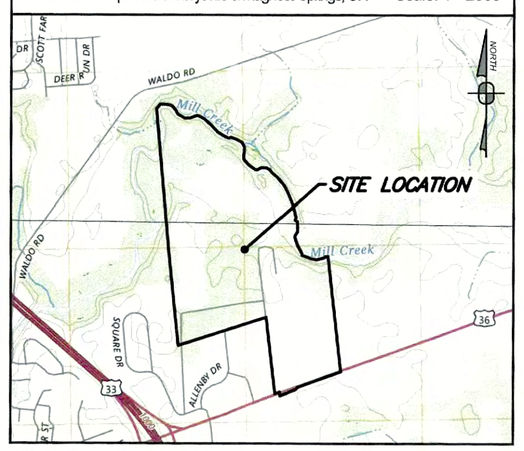
N

EXHIBIT A

G2 PLANNING + DESIGN

ROCKFORD DEVELOPMENT INVESTMENTS

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



GENERAL NOTES:

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

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

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

243.892 ACRES

POINT OF BEGINNING
243.892 ACRES TO BE ANNEXED

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

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

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

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

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

5.967 ACRES (SURVEY)

N/F
UNION RURAL ELECTRIC COOPERATIVE INC
PAR NO: 2800170080020
INSTR. 202001130000442
23.550 ACRES

JERRY L. FEUCHT
42.85 ACRES (DEED)
INSTR. 202105130006588
PAR NO: 2800170060010
MAP# 090-00-00-064.000
(35.893 ACRES SURVEY)

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

PARIS TOWNSHIP
CITY OF MARYSVILLE

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

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

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

MILL CREEK DRIVE
VARIABLE WIDTH R/W

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

VMS 3352
VMS 3350

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

ALLENBY DRIVE 60' R/W

℄ U.S ROUTE 36 VARIABLE WIDTH R/W

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

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

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

VMS 3352
VMS 3353

VMS 3350
VMS 3351

VMS 3353
VMS 3351

SQUARE DRIVE 60' R/W

LARRY JOHNSON
1.17 ACRES
INSTR. 202211180010742
PAR NO: 2800140340000

JAMEY JOHNSON
7.91 ACRES
INSTR. 202211180010742
PAR NO: 2800140240000

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

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

MILL

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

JERALD R. & CHRISTINE M. MODER
1.22 ACRES
OR 1021 PG 0520
PAR NO: 2800130360000

JOHN C. STULZ
2.746 ACRES
BK 246 PG 573
PAR NO: 2800130260000

JONATHAN W. GIBSON & JENNIFER T. GIBSON
2.0 ACRES
INSTR. 201708050000112
PAR NO: 2800130370000

N/F
TIM A. & KARYN L. WHITE
PAR NO: 2800130270010
1717E & 1720D WALDO ROAD
INSTR. 201505070003433
134.7155 ACRES

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

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

RY-1 LLC
3.00 ACRES
OR 1010 PG 0197
PAR NO: 2900160101000

HOSPITALITY SYNERGY GROUP, INC.
2.01 ACRES
INSTR. 201711150001505
PAR NO: 2900160100000

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

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

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

CERTIFICATION:

This Annexation Plat is a general description of the location of property to be annexed and is not a boundary survey as defined in the O.A.C. Chapter 4733-37.

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

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

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

NORTH

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

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

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

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

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

Prepared For:
Rockford Development Investments, LLC.

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

Annexation Plat

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

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

Sheet No. 1 of 1

ANNEXATION DESCRIPTION

of

243.892 Acres +/-

from

PARIS TOWNSHIP

to

CITY OF MARYSVILLE, UNION COUNTY, OHIO

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Containing 243.892 acres, more or less.

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

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

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

Sheffler and Company, Inc.



J. Todd Henwood 04.29.2024

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

Trees to be Preserved

Ex. Pond

Trees to be Preserved

Ex. 20' Gas Easment

Trees to be Removed

Mill Creek

Trees to be Preserved

Trees to be Removed

Buildings in these areas to be Demolished

Trees to be Preserved

Building to be Demolished

Ex. 20' Gas Easment

Allenby Dr.

Square Dr.

Millcreek Dr.

US 36

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

0 200 600

N

EXHIBIT B

G2 PLANNING + DESIGN

ROCKFORD DEVELOPMENT INVESTMENTS



MARYSVILLE EAST ANNEXATION 3
100 YEAR FLOOD ZONE
MARYSVILLE, OHIO 7-10-24

0 750 2,250 N

G2 PLANNING + DESIGN

ROCKFORD DEVELOPMENT INVESTMENTS

SITE DATA

Total Acreage:	± 243.89 acres
Sub-Area A - Residential:	
Acreage:	± 33.92 acres
Total units:	± 93
Density:	± 2.74 du/acre
Sub-Area B - Residential:	
Acreage:	± 56.92 acres
Total units:	± 193
Density:	± 3.39 du/acre
Sub-Area C - Residential:	
Acreage:	± 18.91 acres
Total units:	± 90
Density:	± 4.76 du/acre
Sub-Area D - Residential:	
Acreage:	± 15.17 acres
Total units:	± 140
Density:	± 9.23 du/acre
Sub-Area E - Residential:	
Acreage:	± 33.95 acres
Total units:	± 228
Density:	±6.72 du/acre
Sub-Area F - Residential:	
Acreage:	± 16.23 acres
Total units:	± 259
Density:	±16.00 du/acre
Sub-Area G - Commercial:	
Acreage:	± 15.88 acres
Sub-Area H - Public Common Open Space:	± 52.91 acres

Sub-Area H
Public Common Open Space
± 52.91 Acres

Sub-Area A
Residential
± 33.92 Acres

Sub-Area B
Residential
± 56.92 Acres

Sub-Area C
Residential
± 18.91 Acres

Sub-Area D
Residential
± 15.17 Acres

Sub-Area E
Residential
± 33.95 Acres

Sub-Area F
Residential
± 16.23 Acres

Sub-Area G
Commercial
± 15.88 Acres

Proposed Path Network

Allenby Dr.

Road A

Road B

Road B

Allenby Dr.

Square Dr.

Millcreek Dr.

US 36

MARYSVILLE EAST ANNEXATION 3
SUBAREA PLAN
MARYSVILLE, OHIO 7-10-24

0 200 600 N

EXHIBIT C

G2 PLANNING + DESIGN

ROCKFORD DEVELOPMENT INVESTMENTS

REZONING STATEMENT

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

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

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

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

RDI and its partners will present multiple Annexations to Union County and the City of Marysville over the next year or so. Each annexation will be rezoned under a Planned Unit Development (PUD) and will collectively consist of various mixed uses, which include a variety of residential, retail, commercial, industrial, and civic functions.

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

Marysville East Annexation #3 is approximately 243.9 acres and is located north of US 36. The western boundary is the business park on Square Drive and the east side is bounded by Union County Sheriff Public Safety Training Facility. To the north the project's boundary is Mill Creek and to the south the property borders US 36. Marysville East Annexation #3 is the first major residential area and will begin the process of establishing a retail corridor along US 36. Marysville East Annexation #3 is being rezoned to Planned Unit Development (PUD) under Chapter 1135 of the Codified Ordinances of Marysville as in effect March 25, 2024 (the "Codified Ordinances"). All references herein to Chapter or Section numbers refer to applicable Chapter or Section numbers of the Codified Ordinances. In implementing the mixed-use PUD, Applicant is proposing a wide range of products that will rely on various sections of underlying zoning designations.

Annexation #3 will consist of 8 subareas which include multi-family (apartments and empty-nester), single-family (three varieties), townhomes, retail, and public common open space developments. The total acreage of these 8 subareas is 243.892 acres.

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

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

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

GENERAL DEVELOPMENT STANDARDS

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

Perimeter Boundary Setbacks

On the west side of the development along the industrial/commercial office buildings, a perimeter setback of 40' will be established on the western boundary of subareas B and D. Within this setback, the existing driveway will be converted to a multi-purpose trail to provide connectivity to the park system. Subareas A and C border the public common area and will not have a perimeter setback requirement. On the east side of the development, subareas F will provide a 20' perimeter setback to the County Training facility with the existing trees maintained as a buffer. Subarea E will provide a perimeter setback of 20' to the south and west area that is up against the existing residential condominiums and commercial uses. The commercial areas in Subarea G will not have any perimeter boundary requirements as the desire is that these retail areas are ultimately continued down US 36 and can be linked to the existing developments to the west.

Common Open Space

With the creation of the Community Authority and subarea H, the Public Common Open Space, sensitive and unique natural areas will be protected and managed with minimal disturbance. These areas will be enhanced with multi-purpose trails and other amenities to develop a park system that will connect the different subareas together as well as other parts of the City and Townships. By combining the Public Common Open Space with the required setbacks and open space requirements within each developed subarea, it's anticipated that the overall open space for Marysville East will be more than the standard requirements. Within the subareas, any trees

located outside of the boundaries of the tree clearing exhibit (Exhibit B) that are removed shall be subject to the provisions of the City of Marysville Codified Ordinances regarding major tree preservation and replacement. Any trees identified on Exhibit B as "to be removed" are not subject to the previsions of the City of Marysville Codified Ordinance regarding major tree preservation and replacement.

Access

A traffic study and regional thoroughfare plan update is currently underway for the east side of Marysville at the direction of the City Engineer. These documents will help identify the roadway infrastructure needed for this development as well as the other annexations related to the overall Marysville East project.

As for access into Marysville East Annexation #3, the primary entrance into the development will be via a newly constructed roadway (Road A) that will extend from US 36 to the north and intersection with an extension of Allenby Drive. The developer will install a round-a-bout at the intersection of Allenby and Road A to create a constant flow of traffic into the areas. Road A will be an unloaded road that will be constructed as a parkway with a center island installed both north and south of Road B and the island design will stop at the first major entrance into the two multi-family subareas. The Allenby Drive extension will be an unloaded road as well from its current location to the north. A small portion of Allenby on the northwest side of the roadway will be loaded with a handful of single-family home driveways as the extension enters subarea B. A service road (Road B) will be constructed north of the retail development, parallel to US 36, and will serve as the primary access to the retail/commercial area. The size of the roads and ROW will be determined by the traffic study and City Engineer's requirements. The timing of the construction and phasing of all the roadway improvements will be defined by the developers(s) and the City and County Engineers working together.

Road A and Allenby Drive will have a typology and streetscape that will include fencing, street trees, and landscaping, and may have either a ditch/swale design or curb and gutter design provided that there is a consistent and cohesive design as to each roadway. The fencing may be discontinued by the developer on the northwest side of Allenby Drive as it approaches single-family lots due to the driveway for the homes. A 10' multi-purpose trail will be constructed on the south/west side of Road A and on the east side of Allenby Drive. The multi-purpose trail may be located either within or outside of the right of way. The desired species of street trees will be determined by the developer and the City of Marysville Arborist with proper spacing and size determine during the Design Review Board approval process.

Future public roads internal to the subareas will be constructed with curb and gutter and a structured stormwater system. Internal roads will include street trees, landscaping, and pedestrian elements in either a sidewalk or multi-purpose trails to provide connections. Private road specifications for the multi-family components will be discussed with the City Engineer.

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

Pedestrian Connectivity and Multi-purpose Trails

Connectivity of each subarea to other subareas and to the Public Common Areas is important to make the community more walkable. The trail system along Road A and Allenby are defined above and will serve as a vital link to the commercial areas to the south and other subareas. Within each subarea trail connections will be defined per the City's existing code but will include connections to the trails and park system to the north known as the subarea H, Public Common Open Areas.

Sustainability and Green Infrastructure

The overall development will consider and encourage a number of sustainable development techniques and infrastructure. Green Infrastructure for stormwater management will utilize the landscape or nature's ability to reduce, slow, filter, and/or absorb stormwater runoff from streets, parking lots, and buildings. In addition, the development will encourage the protection of sensitive natural areas through the inclusion of these areas in the Public Common Open Spaces. Electric charging stations will be installed and available within the multi-family residential development.

Community Authority

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

MARYSVILLE EAST ANNEXATION #3 PUD OVERALL DESIGN GOALS

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

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

DESCRIPTION OF ZONING REQUIREMENTS FOR EACH SUBAREA

Subarea A and B – Single-Family Residential

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

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

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

List of Permitted Uses

- Single Family Detached
- Single Family Detached Patio Homes
- Residential Model Home – subject to the requirements of section 1123.21
- Mailbox kiosks
- Park/playground

Lot Size, Setbacks, Height, Open Space, and Coverage Ratio

- Lot sizes will be no less than 52' wide and a minimum of 6,000 sf in size
- Setbacks: Front 25', Side - 5'; Rear – 20'
- Maximum height: 35'
- Open space will be a minimum of 10%
    - Multi-purpose trails are included throughout perimeter of the subarea with various connections to the internal streets. The multi-purpose trails will also provide connections to the paths that will link this development to the other subareas and the future park system.
    - Detention areas with activity enhancements such as walking trails, benches or fountains will be included in the Open space calculation
    - In addition, this PUD has a "public common open space" subarea which will provide additional acreage that will increase the overall open space % for the entire PUD
- 55% maximum lot coverage including accessory structures

Density

- Maximum density of 4 units per acre

Access and Pedestrian Connectivity

- The primary access to Subareas A and B will be via either Allenby Drive extension and/or the construction of Road A. Subarea B will also have a stub road to the south that will link

with Subarea D (townhomes).

- The off-street parking for single-family shall be a minimum of 2 parking spaces per unit.
- Sidewalks will be included throughout the project on both sides of the streets.
- Multi-purpose trails will be included around portions of the detention ponds and both subareas will be connected to surrounding subareas and the park system to the north.

Landscaping

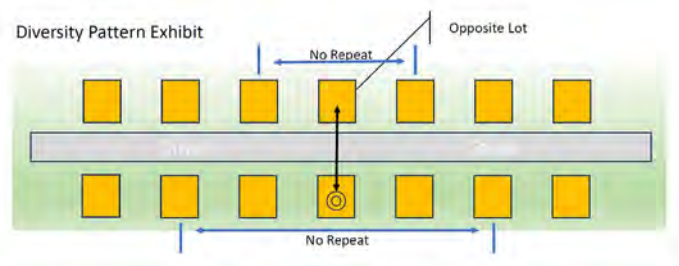
- The landscaping requirements of subareas A and B will be per guidelines below. Future landscaping designs, specifications, and plant material selections will be reviewed and approved by the Design Review Board.
- There will be no buffer requirement between Subareas A and B as a continuous flow of housing that includes mixed products is the desired development plan. Between Subarea B and Subarea D, a combined 30' buffer will be created with the majority of the buffer and landscaping occurring on the south side of this transition in Subarea D. No buffering will be provided between subareas that are on opposite sides of Road A or Allenby Drive. The roadway profiles described below will provide the proper buffer.
- On the west side of Subarea B, the development borders existing industrial/commercial office buildings. On this side of the Subarea a perimeter setback of 40' will be established on the western boundary. This boundary currently has a treed fence line, a service road to the existing home to the north, and trees, brush, and other existing plant materials (all defined as greenery) on the east side of the drive. Within the 40' setback, the existing driveway will be converted to a 10' multi-purpose trail to provide connectivity to the park system. The greenery on both sides of the multi-purpose path will be maintained within the 40' setback/buffer. This buffer (greenery and trail) will serve as the landscape buffer between the different uses.
- 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.
- Regarding landscaping along interior subarea roads, trees will be placed in the tree lawn between the streets and the sidewalk at an interval of approximately 35', adjusted for driveways and utilities. Trees will be no less than 2" caliper. Species to be reviewed as part of the Design Review process.
- Individual homes in Subareas A and B will have the following minimum landscape requirements:
    - Lots equal to or less than 65", will be required to have a minimum front raised planting bed of no less than 150 sf and a depth of 6". Landscape beds should be reasonably filled and should not contain large areas devoid of plantings. Each outside corner of the home is required to have a raised bed with plantings. Minimum front lot plantings include 1 ornamental (1.5" caliper or greater) or 1 shade tree (2" caliper or greater), no less than 10 foundation plantings with at least 30% being considered intermediate planting greater than 24" tall and the remainder being small plantings between 18" and 24" in height. Additional ground cover within the beds is encouraged.
    - Lots greater than 65", will be required to have a minimum front raised planting bed of no less than 225 sf and a depth of 6". Landscape beds should be reasonably filled and should not contain large areas devoid of plantings. Each outside corner of the home is required to have a raised bed with plantings. Minimum plantings include two trees, 1 ornamental (1.5" caliper or greater) and 1 shade tree (2" caliper or greater), no less than 12 foundation plantings (shrubs) with at least 30%

being considered intermediate planting greater than 24" tall and the remainder being small plantings between 18" and 24" in height. Additional ground cover within the beds is encouraged.

- Prominent view lots (side yards open to common area) and secondary road frontage related to corner lots shall have additional foundation raised beds with plantings along roadway facing side of the home extending the entire length of the foundation. Minimum plantings shall include 8 small shrubs (18" to 24" in height) for every 25' of linear building façade.
- Sod is required on all lots, no grass seeding permitted upon initial install.
- No invasive plantings allow, including pear trees.
- Review of landscape plans will be performed by the master developer prior to the issuance of the building permit.

Architecture, Site, and Lighting

- The architectural style and designs, site plan, and lighting requirements for Subareas A and B are defined below. Future architectural home designs, final site plans, and lighting will be reviewed and approved by the Design Review Board.
- Four-sided design should be used. Blank and empty walls are not permitted on any side of the home.
- Approved primary and secondary building materials can include stone, brick, wood, fiber cement, metal, other natural materials, vinyl siding, and board and batten products. Vinyl siding to be of high quality and architectural grade with a minimum thickness of 0.044".
- Multiple materials on the front elevation of the home are encouraged and the guideline is that approximately 25% of the material used should be considered a secondary material. In some cases, such at all brick or all stone homes, this 25% guideline will not apply.
- Brick shall be laid in a traditional masonry pattern and stone in a random ashlar pattern.
- All windows and doors of the home are required to have trim with the exceptions of facades composed of masonry. All windows require grids and should be appropriate for the style of the home.
- Shutters will be installed on front elevation windows where architecturally correct. Variation in shutter colors is encouraged.
- Overhangs are required on all four sides of the home and must be a minimum of 1'.
- Garage doors are required to have one panel row of windows. If desired, vertical window designs will be considered by the Design Review Board.
- The diversity of the neighborhood homes in both elevation and color is encouraged. The following diversity standards for elevations and colors of homes will be applied to Subareas A and B. No home elevation or color should be repeated within two homes in both directions on the same side of the street nor should they repeat with the home directly across the street and within one home in both directions on the opposite side of the street. For offset lots, a judgement call will be made as to which lot is considered the opposite side mark. Corner lots terminate the repeat pattern requirement, although the same elevations and color cannot be side by side on a corner lot. See exhibit below.



- Twelve color pallets are being established in Marysville East. See Exhibit E for details. The primary color of the house will be used to determine which family the home is categorized in. If the front elevation is 100% stone or brick, the color repeat pattern does not apply. No homes located beside each other should have the same color stone or brick. Color pallet prohibits any fluorescent colors. Lighting is to be directed downward and should be placed to display a uniform, comfortable and warm appearance.
- Detailed lighting plans including fixture, pole, color, spacing, light type, and photometric specifications shall be provided with the Design Review Board Application.

Signage

- Signage standards will follow the SRD zoning district requirements.
- Model home and real estate signage is permitted.

Project Phasing

- With the required extension of Allenby Drive and other infrastructure improvements to get utilities to subareas A and B, its anticipated that the start of this development will be more than 24 months out. Once the lots are constructed and home are started, it is reasonable to expect that the absorption rate for both products could span an additional 3 to 4 years. Thus, both subareas A and B will be built in multiple phases as demand requires.

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

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

The open space within the development will be a minimum of 10% and will include the trails to get to the regional trail network that will be developed with the surrounding properties.

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

List of Permitted Uses

- Single-Family
- Single-Family Attached
- Residential Model Home – subject to the requirements of section 1123.21

- Mailbox kiosks
- Park/playground

Lot Size, Setbacks, Height, Open Space, and Coverage Ratio

- Lot sizes will be no less than 55' wide for single-family detached and single-family attached (2 attached units) with a minimum of 25' each additional unit. Minimum lot size will be 6,000 sf for single family, 4,000 sf for duplex (2 attached units), and 6,500 sf for triplex (3 attached units).
- Setbacks: Front 25', Side – 7.5'; Rear – 20'
- Maximum height: 35'
- Open space will be a minimum of 10%
    - Multi-purpose trails are included throughout the subarea and around the detention ponds. The multi-purpose trails will also be installed on the north and east side of the subarea to provide connection to the paths that will link this development to the other subareas and the future park system.
    - Detention areas with activity enhancements such as walking trails, benches or fountains will be included in the Open space calculation
    - In addition, this PUD has a "public common open space" subarea which will provide additional acreage that will increase the overall open space % for the entire PUD
- 60% maximum lot coverage including accessory structures

Density

- Maximum density of 6 units per acre

Access, Parking, Loading, and Pedestrian Connectivity

- The primary access to Subarea C will be via two entrances off Road A. There will not be direct access to the multi-family project to the south.
- The off-street parking for this subarea shall be a minimum of 2 parking spaces per unit.
- Sidewalks will be included throughout the project on both sides of the streets.
- Multi-purpose trails will be included around the detention ponds and will connect to the subareas to the south as well as the park system to the north.

Landscaping

- The landscaping requirements of subareas A and B will be per guidelines below. Future landscaping designs, specifications, and plant material selections will be reviewed and approved by the Design Review Board.
- Perimeter Landscape Standards and buffers between Subarea C and Subareas B will be considered single family uses and will not require landscape buffering proposed in Section 1125.06 a. Instead, the natural area will be enhanced with a parklike setting and the connection to the trail system will service as the buffer. The buffering between Subarea C and the multifamily Subarea F will be similar to the requirements in Section 1125.06 and this will include a combined 40' buffer area between the two pods. However, if the in area between these subareas consists of a detention pond, the 80% opacity and landscaping buffer requirements in Section 1125.06 do not apply as the detention pond will serve as the buffer. No buffering will be provided between subareas that are on opposite sides of Road A or Allenby Drive. The roadway profiles described below will provide the proper buffer.
- 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.

- Regarding landscaping along interior subarea roads, trees will be placed in the tree lawn between the streets and the sidewalk at an interval of approximately 35', adjusted for driveways and utilities. Trees will be no less than 2" caliper. Species to be reviewed as part of the Design Review process.
- Individual homes or duplexes in Subarea C will have the following minimum landscape requirements:
    - Lots equal to or less than 65", will be required to have a minimum front raised planting bed of no less than 150 sf and a depth of 6". Landscape beds should be reasonably filled and should not contain large areas devoid of plantings. Each outside corner of the home is required to have a raised bed with plantings. Minimum front lot plantings include 1 ornamental (1.5" caliper or greater) or 1 shade tree (2" caliper or greater), no less than 10 foundation plantings with at least 30% being considered intermediate planting greater than 24" tall and the remainder being small plantings between 18" and 24" in height. Additional ground cover within the beds is encouraged.
    - Lots greater than 65", will be required to have a minimum front raised planting bed of no less than 225 sf and a depth of 6". Landscape beds should be reasonably filled and should not contain large areas devoid of plantings. Each outside corner of the home is required to have a raised bed with plantings. Minimum plantings include two trees, 1 ornamental (1.5" caliper or greater) and 1 shade tree (2" caliper or greater), no less than 12 foundation plantings (shrubs) with at least 30% being considered intermediate planting greater than 24" tall and the remainder being small plantings between 18" and 24" in height. Additional ground cover within the beds is encouraged.
    - For duplex or triplex products, each unit will be required to have a minimum front raised planting bed of no less than 100 sf and a depth of 6". Landscape beds should be reasonably filled and should not contain large areas devoid of plantings. Each outside corner of the duplex or triplex unit is required to have a raised bed with plantings. Plantings in between the individual driveways of the units in encouraged. Minimum plantings for duplex and triplex units include a minimum of one tree per unit on the lot (for example, duplex would require two trees and triplex would require 3 trees). Ornamental tree should be at least 1.5" caliper and shade trees 2" caliper or greater. No less than 10 foundation plantings (shrubs) with at least 30% being considered intermediate planting greater than 24" tall and the remainder being small plantings between 18" and 24" in height should be planted in the beds for each unit. Additional ground cover within the beds is encouraged.
    - Prominent view units (side yards open to common area) and secondary road frontage related to corner units shall have additional foundation raised beds with plantings along roadway facing side of the home extending the entire length of the foundation. Minimum plantings shall include 8 small shrubs (18" to 24" in height) for every 25' of linear building façade.
    - Sod is required on all lots, no grass seeding permitted upon initial install.
    - No invasive plantings allow, including pear trees.
    - Review of landscape plans will be performed by the master developer prior to the issuance of the building permit.

Architecture, Site, and Lighting

- The architectural style and designs, site plan, and lighting requirements for Subareas A and B are defined below. Future architectural home designs, final site plans, and lighting will be reviewed and approved by the Design Review Board.
- Four-sided design should be used. Blank and empty walls are not permitted on any side of the home.
- Approved primary and secondary building materials can include stone, brick, wood, fiber cement, metal, other natural materials, vinyl siding, and board and batten products. Vinyl siding to be of high quality and architectural grade with a minimum thickness of 0.044".
- Multiple materials on the front elevation of the home are encouraged and the guideline is that approximately 25% of the material used should be considered a secondary material. In some cases, such at all brick or all stone homes, this 25% guideline will not apply.
- Brick shall be laid in a traditional masonry pattern and stone in a random ashlar pattern.
- All windows and doors of the home are required to have trim with the exceptions of facades composed of masonry. All windows require grids and should be appropriate for the style of the home.
- Shutters will be installed on front elevation windows where architecturally correct. Variation in shutter colors is encouraged.
- Overhangs are required on all four sides of the home and must be a minimum of 1'.
- Garage doors are required to have one panel row of windows. If desired, vertical window designs will be considered by the Design Review Board.
- Color pallet prohibits any fluorescent colors. Lighting is to be directed downward and should be placed to display a uniform, comfortable and warm appearance.
- Detailed lighting plans including fixture, pole, color, spacing, light type, and photometric specifications shall be provided with the Design Review Board Application.

Signage

- Signage standards will follow the SRD zoning district requirements.
- Model home and real estate signage is permitted.

Project Phasing

- With the required construction of Road A and other infrastructure improvements to get utilities to subareas C, its anticipated that the start of this development will be more than 24 months out. Once the lots are constructed and home are started, it is reasonable to expect that the absorption rate for both products could span an additional 3 years.

Subarea D – Attached Multi-Family Residential (Townhomes)

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

The open space within the development will be a minimum of 10% and will include ponds with fountains and trail connections. Additional trails will be added to the site to get to the regional trail network that will be developed with the surrounding properties.

In implementing this subarea, the applicant will rely on the underlying Suburban Residential District (SRD) zoning designation and requirements contained in Section 1121.07, multi-family

typology, except to the extent variance and divergences are identified below and in the upcoming Development Plan application.

List of Permitted Uses

- Attached multi-family (4-, 6-, and 8-unit buildings)
- Commercial Recreation (indoor/outdoor) – Clubhouse with pool and fitness
- Garage Attached or Detached
- Residential Model Home – subject to the requirements of section 1123.21
- Mailbox kiosks

Lot Size, Setbacks, Height, Open Space, and Coverage Ratio

- Lot sizes and setbacks will adhere to the requirements of the SRD zoning district multi-family building typology
- Height of primary structures will not exceed 45' plus architectural features such as cupolas and/or chimneys
- Open space will be a minimum of 10%
    - Multi-purpose trails are included within the subarea. The multi-purpose trails will also be installed along western boundary of the subarea and will provide a connection to paths that will link this development to the other subareas and the future park system. Developer will work with surrounding landowners to the south to possibly extend this trail to Square Drive to provide additional linkage and access to the park system.
    - Detention areas with activity enhancements such as walking trails, benches or fountains will be included in the Open space calculation
    - In addition, this PUD has a "public common open space" subarea which will provide additional acreage that will increase the overall open space % for the entire PUD
- 60% maximum lot coverage including accessory structures

Density

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

Access, Parking, Loading, and Pedestrian Connectivity

- The primary access to Subarea D will be via Allenby Drive. To the north there will be a connection point to Subarea B.
- The off-street parking for multi-family shall be a minimum of 2 parking spaces per unit.
- The parking areas may include private 1- and 2-car attached garages, detached garages well as surface parking. With the combination of the garages and surface parking, each unit will have a minimum of 2 spaces.
- Sidewalks will be included throughout the project on both sides of the streets.
- Multi-purpose trails will be included along the western property line to access the commercial areas along Square Drive and the park system to the north. Additional trails may be included around the detention ponds. A trail connection to the trail along Allenby Drive will also be provided.

Landscaping

- The landscaping requirements of Subarea D will be per the general landscaping standards identified in Section 1125 of the Marysville Codified Ordinances unless noted below. Future landscaping designs, specifications, and plant material selections will be reviewed and

approved by the Design Review Board.

- Perimeter Landscape Standards and buffers between Subarea D and Subareas B will be considered single family uses and will not require landscape buffering proposed in Section 1125.06 a. The buffering between Subarea D and Subarea B will include a combined 30' span between the two pods and will require a landscape treatment that will be provide a 50% opacity at the 4-year mark. No buffering will be provided between subareas that are on opposite sides of Allenby Drive. The roadway profiles described below will provide the proper buffer.
- On the west side of Subarea D, the development borders existing industrial/commercial office buildings. On this side of the Subarea a perimeter setback of 40' will be established on the western boundary. This boundary currently has a treed fence line, a service road to the existing home to the north, and trees, brush, and other existing plant materials (all defined as greenery) on the east side of the drive. Within the 40' setback, the existing driveway will be converted to a 10' multi-purpose trail to provide connectivity to the park system. The greenery on both sides of the multi-purpose path will be maintained within the 40' setback/buffer. This buffer (greenery and trail) will serve as the landscape buffer between the different uses.
- 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.

Architecture, Site, and Lighting

- The architectural style and designs, site plan, and lighting will be per Section 1133 of the Marysville Codified Ordinances unless noted below. Future architectural home designs, final site plans, and lighting will be reviewed and approved by the Design Review Board.
- Approved primary and secondary building materials can include stone, brick, wood, fiber cement, metal, other natural materials, vinyl siding, and board and batten products. Vinyl siding to be of high quality and architectural grade with a minimum thickness of 0.044"). Color pallet prohibits any fluorescent colors.
- Detailed lighting plans including fixture, pole, color, spacing, light type, and photometric specifications shall be provided with the Design Review Board Application.
- Fencing is permitted in the rear of townhome product and may consist of wood or vinyl privacy dividers between the units or fully fenced rear yards. Privacy fence shall be no more than 72".

Signage

- Signage standards will follow the SRD zoning district requirements.
- Model home and real estate signage is permitted.

Project Phasing

- With the required extension of Allenby Drive and other infrastructure improvements to get utilities to subarea D, its anticipated that the start of this development will be more than 12 to 18 months out. Once the building pads and townhomes are constructed, it is reasonable to expect that the absorption rate for this product span an additional 3 to 4 years. Thus, subareas D will be built in multiple phases as demand requires.

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

The attached multi-family residential subarea E (approximately 33.95 acres) will consist of single-story attached residential units with attached garages. Buildings will consist of 4-to-8-unit structures.

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

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

List of Permitted Uses

- Attached multi-family patio homes (4-, 5-, 6-, 7-, and 8-unit buildings)
- Commercial Recreation (indoor/outdoor) – Clubhouse and fitness, dog park, and community garden
- Garages Attached or Detached
- Mailbox kiosks
- Rental Office operated within patio home or clubhouse - subject to the requirements of section 1123.21 unless noted below.
    - A maximum of six model units shall be permitted to be operated until such a time as units have been constructed on all lots in this subdivision. The location of each model unit shall be approved as part of a final development plan submitted to the DRB. No occupancy of a model unit shall be permitted until the unit has been connected to operable public sanitary sewer lines and public water lines. Temporary paved parking may be provided on any lot which is adjacent to a lot containing a model unit, provided that such parking shall be removed by the developer once the model unit is no longer being used for marketing purposes.
- Home occupations associated with a principal use.

Lot Size, Setbacks, Height, Open Space, and Coverage Ratio

- Lot sizes and setbacks will adhere to the requirements of the SRD zoning district unless noted below.
    - Lot size does not apply as this product is being developed on a single lot/parcel.
    - Minimum building front setbacks from private roads – 20’
    - Minimum building end setbacks from private roads – 20’
    - Minimum building side setbacks, building to building – 12’
- Height of primary structures will not exceed 35’ plus architectural features such as cupolas and/or chimneys.
- Open space will be a minimum of 10%
    - Multi-purpose trails are included throughout the subarea. The multi-purpose trails will be installed along Road A and Allenby Drive as well as other connections to paths that will link this development to the other subareas and the future park system.
    - Detention areas with activity enhancements such as walking trails, benches or fountains will be included in the Open space calculation

    - In addition, this PUD has a "public common open space" subarea which will provide additional acreage that will increase the overall open space % for the entire PUD
- 60% maximum lot coverage including accessory structures

Density

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

Access, Parking, Loading, and Pedestrian Connectivity

- The primary access to Subarea E will be via multiple access points off of Road A and a secondary access point on Allenby Drive. There will not be any access points to the south into the commercial area. This will help expedite the traffic coming and going from the commercial area via Road B.
- The roads within Subarea E will be private, 24' wide, with a minimum 20' setbacks to the buildings.
- The off-street parking for multi-family shall be a minimum of 2 parking spaces per unit.
- No on-street parking shall be permitted in this subarea.
- Maintenance of the subarea private roads shall be the responsibility of the owner of the subarea.
- Sidewalks will be included throughout the project on at least one side of the street.
- Multi-purpose trails will be included around the detention ponds and along both Road A and Allenby Drive. A connection to the park system will be made at the round-a-bout at the intersection of Road A and Allenby Drive.

Landscaping

- The landscaping requirements of Subarea E will be per the general landscaping standards identified in Section 1125 of the Marysville Codified Ordinances unless noted below.
- Perimeter Landscape Standards and buffers between Subarea E and Subareas G (Commercial) will be similar to the requirements in Section 1125.06 and this will include a combined 40' buffer area between the two pods. However, if the in area between these subareas consists of a detention pond, the 80% opacity and landscaping buffer requirements in Section 1125.06 do not apply as the detention pond will serve as the buffer. Also, if desired, the developer may install a 6' privacy fence along the southern boundary to help eliminate headlights from vehicles. If this is the case, landscaping on both sides of the fence will consist of variety of different trees spaces no less 15' apart. Subarea E will provide a minimum perimeter setback of 20' to the south and west area that is up against the existing residential condominiums and commercial uses. This area will require a landscape treatment that will be provide a 50% opacity at the 4-year mark.
- No buffering will be provided between subareas that are on opposite sides of Road A or Allenby Drive. The roadway profiles described below will provide the proper buffer.
- 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.

Architecture, Site, and Lighting

- The architectural style and designs, site plan, and lighting will be per Section 1133 of the Marysville Codified Ordinances unless noted below. Future architectural home designs, final site plans, and lighting will be reviewed and approved by the Design Review Board.
- Approved primary and secondary building materials can include stone, brick, wood, fiber

cement, cementitious siding, metal, other natural materials, vinyl siding, and board and batten products. Vinyl siding to be of high quality and architectural grade with a minimum thickness of 0.044". Project will prohibit all fluorescent colors.
- Detailed lighting plans including fixture, pole, color, spacing, light type, and photometric specifications shall be provided with the Design Review Board Application.

Signage
- Signage standards will follow the SRD zoning district requirements.
- Model home, leasing office, and real estate signage is permitted.

Project Phasing
- With the required extension of both Allenby Drive and the construction of Road A, as well as other infrastructure improvements, its anticipated that the start of this development will be more than 18 to 24 months out. This development is likely to be built in two phases with the clubhouse and approximately half the units to the south being constructed and the second phase constructed approximately 1 year later.

Subarea F – Multi-Family Residential (Apartments)

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

The open space within the development is anticipated to be a minimum of 10% and will include ponds with fountains and trails, dog parks, and a community center. Additional trails will be added to the site to get to the regional trail network that will be developed with the surrounding properties.

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

List of Permitted Uses
- Multi-Family
- Commercial Recreation (indoor/outdoor) – Clubhouse, pool, and fitness areas incorporated into the development or as accessory structures.
- Garage Attached and Detached
- Rental Office - subject to the requirements of section 1123.21
- Mailbox kiosks

Lot Size, Setbacks, Height, Open Space, and Coverage Ratio
- Lot sizes and setbacks will adhere to the requirements of the SCD zoning district unless defined below.
    - Internal setbacks between buildings within the multifamily development shall be 20' or as determined based on the fire code, whichever is greater.

  - Perimeter setbacks to the east, north, and south of the project will be a minimum of 25' from the property line for any road, pavement, or building. Setbacks along Road A will be 60'.
- Height of primary structures will not exceed 45' plus architectural features such as cupolas and/or chimneys.
- Open space will be a minimum of 10%
  - Multi-purpose trails are included throughout the project and around the detention ponds. The multi-purpose trails will also be installed along Road A as well as other connections to paths that will link this development to the other subareas and the future park system.
  - Detention areas with activity enhancements such as walking trails, benches or fountains will be included in the Open space calculation
  - In addition, this PUD has a "public common open space" subarea which will provide additional acreage that will increase the overall open space % for the entire PUD
  - Dog parks may be included in the project.
- 85% maximum coverage ratio including accessory structures

Density

- The overall density for this product will be up to 16 units per acre.
- The architectural designs and features of the buildings and clubhouse comply with the requirements of Section 1123.06 – Density Bonus Program to justify that additional density above.

Access, Parking, Loading, and Pedestrian Connectivity

- The primary access to Subarea F will be via Road A at various locations. A secondary access point may be provided to Road B but that will not be determined until final site plans can be completed.
- The off-street parking for multi-family shall be a minimum of 1.5 parking spaces per unit.
- Sidewalks connections will be established from the buildings to the parking lots.
- Multi-purpose trails will be included around the detention ponds and throughout the site in order to connect with the subareas to the north and south as well as the park system to the north.

Landscaping

- The landscaping requirements of Subarea F will be per the general landscaping standards identified in Section 1125 of the Marysville Codified Ordinances unless noted below.
- Perimeter Landscape Standards and buffers between Subarea F and Subarea C will be similar to the requirements in Section 1125.06 and this will include a combined 40' buffer area between the two pods. However, if the in area between these subareas consists of a detention pond, the 80% opacity and landscaping buffer requirements in Section 1125.06 do not apply as the detention pond will serve as the buffer. The buffers between Subarea F and Subareas G will consist of a 40' buffering that meets the 80% opacity requirement of Section 1125.06. However, if desired, the developer may install a 6' wooden privacy fence along the southern boundary to help eliminate headlights from vehicles. If this is the case, landscaping on both sides of the fence will consist of variety of different trees spaces no less 15' apart. No buffering will be provided between subareas that are on opposite sides of Road A or Allenby Drive. The roadway profiles described in this document will provide the proper buffer. On the east side of the Subareas F a minimum 20' perimeter

setback to the County Training facility with no landscape requirement as the existing tree line and wooded are planned to be retained.

- 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.

Architecture, Site, and Lighting

- The architectural style and designs, site plan, and lighting will be per Section 1133 of the Marysville Codified Ordinances unless noted below. Future architectural home designs, final site plans, and lighting will be reviewed and approved by the Design Review Board.
- Approved primary and secondary building materials can include stone, brick, wood, fiber cement, metal, other natural materials, vinyl siding, and board and batten products. Vinyl siding to be of high quality and architectural grade with a minimum thickness of 0.044". Color pallet prohibits any fluorescent colors.
- Minimum lighting standards shall be as follows:
    - All lighting standards in Section 1133.09 shall apply. Light spillage shall not exceed one-tenth (0.1) foot candles when adjacent to a residential district or existing residential.
    - All street lighting, poles, and fixtures, shall not exceed 18 feet in height.
    - All poles and fixtures shall be of a design/architecture consistent with the surrounding buildings and be a muted color such as grey, silver, black, bronze, or dark green.
    - Fully shielded, cut-off type lighting fixtures shall be required.
    - Details including fixture, pole, color, spacing, light type, and photometric shall be provided with the Design Review Board Application.

Signage

- Signage standards will follow the SCD zoning district requirements.
- Model home, leasing office, and real estate signage is permitted.

Project Phasing

- The subarea will likely be completed with one phase and it is anticipated that the development in subarea F will commence shortly after engineering approvals are received from the City of Marysville for the extension of utility, roadway, and buildings, weather permitting. Estimated timeframe 18 to 24 months for complete buildout.

Subarea G – Commercial District

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

The open space within the development is will be a minimum of 5% and may include ponds with fountains, greenspace buffers, and trails connections. Additional trails will be added to the site to

get to the regional trail network that will be developed with the surrounding properties.

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

List of Permitted Uses

- Artisan Studio
- Bank of Financial Institution (w/drive thru)
- Child Day-Care Center
- Emergency Care Facility
- General Retail (50+ employees)
- Institution/Government Offices
- Medical or Dental Office or Clinic
- Meeting Facility
- Multi-family (acreage above Service Road B only)
- Personal Services
- Professional Offices
- Restaurant (sit down)
- Restaurant (w/drive thru)
- Retail, Sales, & Services
- Specialty Food and/or Beverage Facility

Lot Size, Setbacks, Height, Open Space, and Coverage Ratio

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

Density

- The overall density for any multi-family product in this subarea will be up to 16 units per acre.

Access, Parking, Loading, and Pedestrian Connectivity

- The primary access to Subarea G will be via Road A to the service Road B. On the east side of the subarea, the retail/commercial area would have access to the areas on both the north and south side of Road B.
- Parking for the Subarea G will be per the standards shown in Section 1127.12 of the Marysville Code of Ordinances.
- Location of sidewalks will be determined during the Design Review Board process as more detail is available regarding the actual design and site location of the buildings.
- Multi-purpose trails will be included along Road and parallel to US 36. If desired, the multi-purpose trail can be constructed along Road B instead of US 36.

Landscaping

- The landscaping requirements of Subarea G will be per the general landscaping standards identified in Section 1125 of the Marysville Codified Ordinances unless noted below.
- Perimeter Landscape Standards and buffers between Subarea G and Subareas E will be similar to the requirements in Section 1125.06 and this will include a combined 40' buffer area between the two pods. However, if the in area between these subareas consists of a detention pond, the 80% opacity and landscaping buffer requirements in Section 1125.06 do not apply as the detention pond will serve as the buffer. Also, if desired, the developer may install a 6' wooden privacy fence along the southern boundary to help eliminate headlights from vehicles. If this is the case, landscaping on both sides of the fence will consist of variety of different trees spaces no less 15' apart. No buffering is required on the east or west side of Subarea G, as it is desired for Road B and the retail development to continue along US 36 in a coordinated fashion. This continuation may include realignment of some of the roads and entrances to the west to help with traffic and connectivity. Any future realignments of roads outside of this subarea will be at the direction and approval of the City Engineer. No buffers will be provided between subareas that are on opposite sides of Road A or Allenby Drive. The roadway profiles described in this document will provide the proper buffer.
- 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.

Architecture, Site, and Lighting

- The architectural style and designs, site plan, and lighting will be per Section 1133 of the Marysville Codified Ordinances unless noted below. Future architectural designs, final site plans, and lighting will be reviewed and approved by the Design Review Board.
- Approved primary and secondary building materials can include stone, brick, wood, fiber cement, metal, other natural materials, vinyl siding, and board and batten products. Vinyl siding to be of high quality and architectural grade with a minimum thickness of 0.044"). Color pallet prohibits any fluorescent colors.
- Minimum lighting standards shall be as follows:
    - All lighting standards in Section 1133.09 shall apply. Light spillage shall not exceed one-tenth (0.1) foot candles when adjacent to a residential .
    - All street lighting, poles, and fixtures, shall not exceed 18 feet in height.
    - All poles and fixtures shall be of a design/architecture consistent with the surrounding buildings and be a muted color such as grey, silver, black, bronze, or dark green.
    - Fully shielded, cut-off type lighting fixtures shall be required.
    - Details including fixture, pole, color, spacing, light type, and photometric shall be provided with the Design Review Board Application.

Signage

- The signage standards for subarea G will follow the specifications and development standards within the Codified Ordinances of the City of Marysville Code Section 1129 Signs.

Project Phasing

- Retail development is the most unpredictable type of development. Despite the lack of homes currently in this area, the commercial core at US 36 and US 33 does currently support

retail development. Road A as well as utility extensions will be constructed from US 36 immediately upon approval but Road B will not be constructed until retail/commercial development is warranted. The timing of this development will depend on many factors but one item is for sure, the quicker the residential units are built the sooner the retail demand for this development will come.

Subarea H – Public Common Open Space

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

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

List of Permitted Uses

- Park
- Community Garden
- Commercial Recreation (outdoor) – paved and unpaved trails
    - Include bridges and other structures that may be needed to provide connectivity and trail connections
- Essential Public Services and Utilities
- Necessary Roadway Crossings

ADDITIONAL INFORMATION REQUESTED

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

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

1135.01 (b) Specific Objectives:

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

The proposed PUD contains 8 subareas that include a mixture of uses that could not be zoned together through the standard zoning process. The Marysville comprehensive plan was used as a starting point and subareas were designed with the overall concepts in mind. For example, the major natural areas around Mill Creek are protected and maintained, the retail uses are aligned all along the US 36 corridor, and the higher density residential is planned near the existing higher density uses and will serve as a buffer for the single-family homes. The single-family developments are surrounded on multiple sides by some of the most beautiful spaces in Marysville, which is the natural areas along Mill Creek. The blending of all these uses could not be achieved under a straight zoning district.

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

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

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

The development will promote the economical and efficient use of the land and infrastructure by providing a platform for the development of various mixed uses. The industrial/innovation areas zoned in Annexations #1 and #2 will provide businesses with jobs and will generate income tax and real estate tax revenues to support services and infrastructure improvements. The residential development in Annexation #3 will provide areas for residents and workers to call home and live in close proximity to their employers. Higher density developments maximize the value of the utilities and other infrastructure and its location around the existing retail/commercial core provides a nice buffer and transition to the single-family residential areas to the north.

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

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

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

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

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

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

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

The integration of the industrial / innovation district in Annexations #1 and #2 provide opportunities for employers to be positioned within the area and the multi-family and

single-family options will provide housing options to the employees and other existing or future residents of Marysville. The unique combination of the multi-family communities incorporates both three-story walk-up units and an empty-nester development which will provide a variety of housing opportunities. The townhome product and a variety of single-family products gives future residents a choice of housing types within the same project at different price points. Amenities with this multi-family project will be top of the market with the pool, fitness, dog parks, and trails throughout and linked to other common areas within the overall PUD.

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

The PUD will provide a mix of complementary residential, multi-family, and retail uses and establish priorities for high-quality and innovative development and appropriate buffers and transitions between existing and proposed uses.

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

By providing the PUD Development Standards and going through the appropriate Exterior/Landscape Plan review and approval process with the Design Review Board for each contemplated development within Marysville East Annexation #3, it will develop in an orderly, coordinated, and comprehensive manner that is consistent with accepted land planning, landscape architecture practices, and engineering principles.

B. Explain how the proposed development impacts public services and facilities, including but not limited to schools, water, sewer, and traffic.

Public Services:

- The proposed PUD will be annexed into the Marysville City limits and with the annexation process, a Marysville service letter will be provided to warrant that all utilities and services are available and that the City is willing to take on the responsibility of servicing this area. We will be working with all service providers, which include schools, fire, police, City Engineer, traffic, parks/recreation, and City Council to put together a unique financial package that will help provide funds for these purposes.

Water:

- There is an existing 12" water main located along Allenby Drive to the southern edge of the property as well as another 12" line along US 36 at the southwestern corner of the property. The initial service for Marysville East Annexation #3 ground will be serviced by extensions of these two lines. In addition, Marysville just opened a new $50m+ water treatment plant in 2023, which will provide capacity for all the growth projected for the east side of Marysville and beyond.

- The engineering of other water laterals will be discussed during the engineering phase of each project with the City Engineer.

Sanitary Sewers:

- A regional pump station is currently begin constructed along Watkins Road by the City of Marysville and was annexed to Marysville as part of Annexation #1. The regional station has capacity for the entire east side of Marysville and will include a 36" gravity lateral that will run to the north to US 36. The construction and extension of sewer laterals to service the individual parcels included in this PUD will be worked out with the City Engineer as the projects move forward.

Other Utilities:

- Electric service for this site already exists and our engineer is working to acquire service letters from the area provider which will be included in the development plan.

- Gas service for the site is available from URE and lines are along US 36.

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

Traffic:

- A traffic study and regional thoroughfare plan update is currently underway with the assistance and direction of the City Engineer. This document will help identify the needed roadway infrastructure needed for the industrial/innovation park as well as improvements to Watkins Road and the intersections of US 36/Watkin Road, US 36/Coleman Crossing, US 33/US36, and Watkins Road/Scottslawn. The developer, City, and Engineer will work together on a unique set of financial tools to determine the future funding of these improvements.

Schools:

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

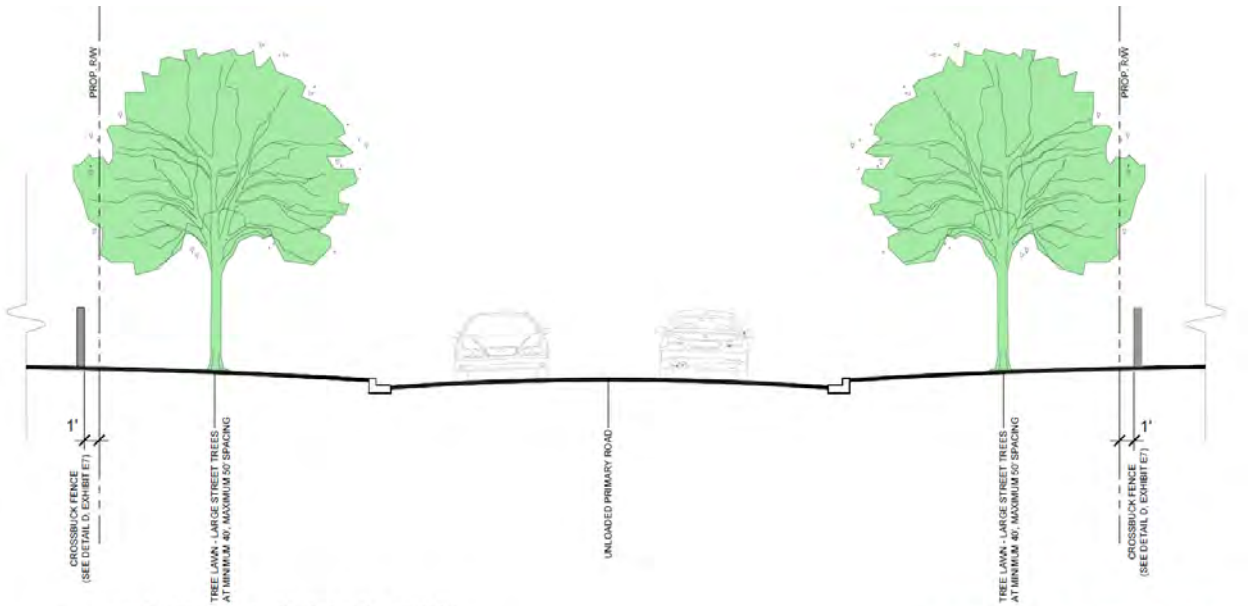
- A financial package will be negotiated with the schools and city that will include funding for infrastructure, schools, and other services (police and fire). That package will include traditional funding mechanisms as well as the NCA.

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

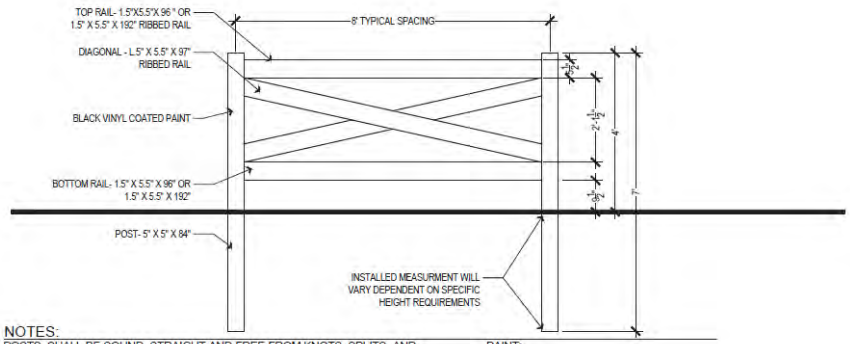
The proposed PUD utilized the existing Marysville Comprehensive Plan as the basis for its development. Both the PUD and Comp Plan anticipated retail along the US 36 corridor and residential products to the north. The PUD utilizes the multi-family developments to buffer the existing residents to the west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

D. Additional Development Standards.

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



I UNLOADED PRIMARY ROAD TYPICAL SECTION
SCALE: 1"=4'



NOTES:
POSTS SHALL BE SOUND, STRAIGHT AND FREE FROM KNOTS, SPLITS, AND SHAKES, AND PEELED THEIR ENTIRE LENGTH. BOTH ENDS SHALL BE DOUBLE TRIMMED AND SAWED SQUARE .
FENCE BOARDS:
BOARDS SHALL BE 1.5" X 5.5" X 98" OR 1.5" X 5.5" X 192" POPLAR, PRESSURE TREATED. THE BOARDS SHALL BE SOUND, STRAIGHT AND FREE OF KNOTS AND SHAKES.

PAINT:
BLACK

FASTENERS:
NAILS-10D PLAIN SHANK BOX GALVANIZED

D CROSSBUCK FENCE
SCALE: 1/2" = 1'-0"

MARYSVILLE EAST ANNEXATION 3
ROAD A / ALLENBY PROFILE
MARYSVILLE, OHIO 7-10-24

0 750 2,250 N

G2 PLANNING + DESIGN

ROCKFORD DEVELOPMENT INVESTMENTS

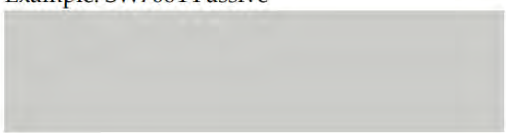
Exhibit E – Color Pallets

Neutrals (Taupe, Tan, Beige)
Example: SW6142 Macadamia

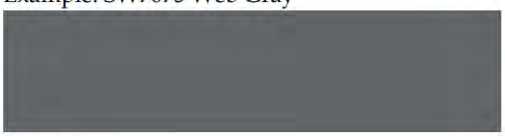


Whites and Off-Whites
Example: SW7008 Alabaster

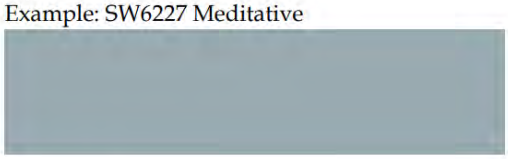
Light Gray
Example: SW7064 Passive



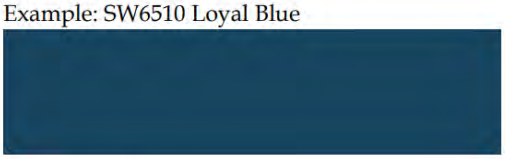
Dark Gray
Example: SW7075 Web Gray



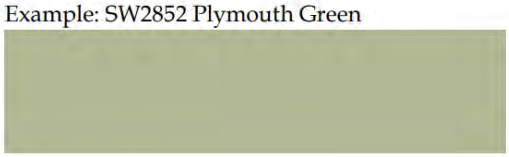
Light Blue
Example: SW6227 Meditative



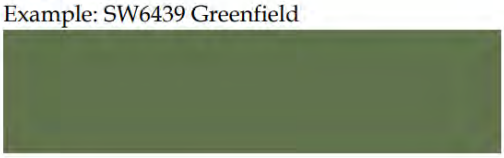
Dark Blue
Example: SW6510 Loyal Blue



Light Green
Example: SW2852 Plymouth Green



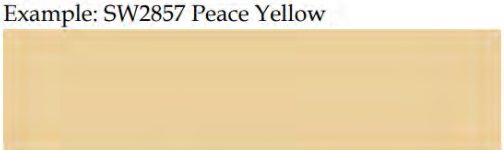
Dark Green
Example: SW6439 Greenfield



Red
Example: SW7600 Bolero



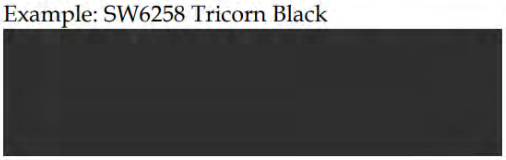
Yellow
Example: SW2857 Peace Yellow



Brown
Example: SW6083 Sable



Miscellaneous
Example: SW6258 Tricorn Black



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

August 6, 2024

To: City of Marysville
Planning Commission Members

From: Ashley Gaver
Planning and Development Manager

RE: Zoning Amendments - Generally Applicable District Regulations

To hear an application for a Zoning Amendment to Section 1123 - Generally Applicable District Regulations.

Project History:

Planning and Zoning Staff have received, on average, 2-3 calls per month from residents inquiring if they are allowed to keep chickens or other farm animals within the City limits. The majority of the calls pertain to chickens, but are not limited to those animals.

The Planning and Zoning Staff also received, on average, one call per month from residents questioning if their neighbors are allowed to have chickens or other livestock within the City limits. The majority of the concerns with the chickens are noise (roosters) or sanitation issues that come from keeping chickens. Within the past six months there has been an increase in the number of calls related to the keeping of miniature horses within City limits.

The current zoning code does not have any restrictions on farm animals (livestock) within the City limits, provided that such animals are kept from running at large and the properties on which the animals are kept are maintained free from nuisances as defined in Section 1332.20. The proposed amendment to create a separate section for farm animal regulations would allow staff and residents to understand which animals are allowed and what the regulations are for these animals.

This zoning amendment was presented at the Planning Commission Meeting on May 7, 2024, where board members provided suggestions and citizens expressed their concerns on the

implications of new regulations regarding farm animals within city limits. The planning commission tabled the application so staff could update the proposed code amendment to address the board's suggestions and citizen's concerns.

Proposed Text Amendments

The amendment will be creating one new section *(Section 1123.31 FARM ANIMALS)* as specified in "Exhibit A". Below in red text are the revisions that were created from the board's suggestions and citizen's concerns.

- (d) Nonconformities. The lawful use of land as it relates to the keeping of animals may be continued as existing at the time of enactment of Section 1123.31. However, if such use is discontinued, any future use as it relates to the keeping of animals shall be in conformity with these regulations. Nonconformities, as they relate to the keeping of animals within the City limits, shall not be eligible for the Continuation, Expansion, Substitution or Re-establishment provisions of Section 1143.04 Non-Conforming Uses. Any such nonconforming animal that meets its demise subsequent to the effective date of this ordinance shall be permitted to be replaced. However, such nonconformities shall not be increased.

- The nature of agricultural projects is deemed to be temporary. Anyone with projects that involve the keeping of a greater number of small farm animals than permitted by these regulations shall submit verification from the organization administering such projects. There shall be no fees for verified agriculture projects.

- The provisions of this Code shall not apply to emotional support animals. However, the keeping of such animals shall be in accordance with the applicable provisions of the Ohio Revised Code.

Staff Comments

The amendment to add Section 1123.31 would provide residents and staff clarity on farm animal regulations within City limits. This section would provide City Staff the ability to govern the keeping of certain farm animals as established in Section 1123.31 within the City limits. Refer to 'Exhibit A' for the new proposed section.

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

EXHIBIT A

Section 1123.31

1123.31 - FARM ANIMALS.

(a) Purpose. The regulations of this Section are established to permit the keeping of farm animals in a manner that prevents nuisances to occupants of nearby properties and prevents conditions that are unsanitary or unsafe.

(b) Chickens (excluding roosters), Ducks, Rabbits and Similarly Sized Farm Animals. The keeping of chickens, ducks, rabbits and similarly sized farm animals, and coops, cages and other enclosures for the keeping of such animals, shall be governed by the following regulations.

(1) In Residential Districts, which include the Suburban Residential, Village Residential, Agricultural Residential, and Uptown Single-Family districts, and on residential properties located in Non-residential Districts, the following regulations shall apply:

A. Number. No more than one such animal shall be kept on a parcel of land for each 1200 square feet of parcel or lot area.

B. Setbacks. The coops or cages housing such animals may not be located in the front yard or side yard areas. Coops, cages and other enclosures shall be located as to comply with the required side and rear yard setbacks of the parcel according to the development typologies for the zoning district in which such coops or cages are located. No animals shall be permitted to roam or otherwise be located in the front yard and/or side yards.

C. Prohibitions. No roosters, geese or turkeys may be kept in a Residential District except on a parcel that is at least one (1) acre in area and only if the coop or cage housing the bird(s) is at least one hundred (100) feet from all property lines. Residential Districts include the Suburban Residential, Village Residential, Agricultural Residential, and Uptown Single-Family districts. For parcels greater than one (1) acre in area, one (1) additional such bird may be kept for each 24,000 square feet in excess of one (1) acre. No predatory birds may be kept on any property under the regulations of this Section 1123.31 except raptors for use in the sport of Falconry as permitted under Section 1533.05 of the Ohio Revised Code.

D. Coops and Cages. All animals shall be provided with a covered, predator-proof coop, cage or other enclosure that is thoroughly ventilated, designed to be easily accessed, maintained and cleaned, and of sufficient size to permit free movement of the animals, exclusive of areas used for storage of materials or vehicles. The total area of all coops, cages, or other enclosures on a lot shall not be greater than fifty (50) square feet for every six (6) animals kept on a lot or parcel. Coops, cages, or other enclosures singly or in combination, shall not exceed the maximum accessory structure height permitted within the corresponding zoning district.

E. Enclosures and Fences. Chickens and other birds shall have access to an outdoor enclosure adequately fenced, or otherwise bounded, to contain the birds on the property and to prevent access by dogs and other predators. Additionally, at least ten (10) square feet of area for each bird shall be provided.

F. Accessory Structures - Compliance with Chapters 1121 and 1123

(i) Coops, Cages and other enclosures that are easily portable by one or two persons without the use of a machine and without disassembly and that do not require a foundation, are considered temporary and portable and are exempt from the provisions of Section 1123.05 Accessory Uses and Structures.

(ii) Enclosures, coops and cages not meeting the criteria specified under section (i) above are considered permanent and shall comply with the provisions of Section 1123.19 Enclosed Accessory Structures.

G. Sanitation and Nuisances. Farm animals shall be kept only in conditions that limit odors and noise and the attraction of insects and rodents so as not to cause a nuisance, as defined in Section 1332.20, to occupants of nearby buildings or properties and not to cause health hazards. Furthermore, farm animals shall not be kept in a manner that is injurious or unhealthful to the animals being kept on the property.

H. Animal or Bird Noise. It shall be unlawful for any person or other party operating or occupying any building or premises to keep or allow to be kept any animal or bird that makes noise so as to habitually disturb the peace and quiet of any person in the vicinity of the premises.

I. Slaughtering of Animals. Chickens, ducks, rabbits and similar small animals may be slaughtered on site only in a garage or other building and only if for use by the occupants of the premises and shall not be for sale. No other farm animal may be slaughtered on site.

J. Enforcement. The Division of Engineering shall have the authority to inspect any property to determine compliance with the regulations of this Section 1123.31 regarding the construction and permitted placement of coops, cages, enclosures, fences, and other structures used in the keeping of farm animals and shall have the authority to enforce the regulations of this Section 1123.31 as they apply to such matters.

K. Definitions. Terms used in this Section shall have the meanings assigned to them in the following definitions.

(i) Farm Animal. “Farm Animal” means any domestic species of animal that is kept and raised for food or in the production of food or in the operation of a farm and is not a “dangerous or wild animal” as defined in Section 935.02 of the Ohio Revised Code and is not a house pet such as a dog, cat or similar animal.

(ii) Coop and Cage. “Coop” and “Cage” mean a structure, not necessarily attached to the ground, with a top and sides and designed to provide shelter and protection for small animals or birds.

(iii) Enclosure. “Enclosure” means a set of walls or fences designed to confine animals or birds to a space that is large enough to permit the animals and birds to roam relatively freely in an open yard area.

(iv) Predatory Bird. “Predatory Bird” means an owl, hawk, falcon, eagle or similar bird that feeds principally by catching live prey.

(v) Similar Animal. Any farm animal that is similar to other animals listed in the particular category of permitted animals with respect to impacts on nearby properties, including noise, odors, safety hazards or other nuisances.

(c) Goats, Pigs, Sheep, Horses, Cows, Llamas, Alpacas and Similar Animals. Goats, pigs, sheep, horses, cows, llamas, alpacas and similar animals are only permitted in the Agricultural Residential District, or, on a legally non-conforming parcel that has established an agricultural use prior to the enactment of this code section. The keeping of such animals shall be done in a manner that complies with the Regulations of the Ohio Department of Agriculture.

(d) Nonconformities. The lawful use of land as it relates to the keeping of animals may be continued as existing at the time of enactment of Section 1123.31. However, if such use is discontinued, any future use as it relates to the keeping of animals shall be in conformity with these regulations. Nonconformities, as they relate to the keeping of animals within the City limits, shall not be eligible for the Continuation, Expansion, Substitution or Re-establishment provisions of Section 1143.04 Non-Conforming Uses. Any such nonconforming animal that meets its demise subsequent to the effective date of this ordinance shall be permitted to be replaced. However, such nonconformities shall not be increased.

(e) Exemptions. It is recognized that a number of school students participate in projects involving the raising of farm animals within the City limits. Properties where such students reside shall be exempt from certain regulations found herein, as they relate to the number of such permitted small farm animals. Furthermore, it is recognized that more than one student of such households may participate in such projects. Therefore, when small animals are being kept as part of an agricultural project within the City limits, the number of such animals shall be permitted to be increased, but not to exceed 30 such small animals.

The nature of agricultural projects is deemed to be temporary. Anyone with projects that involve the keeping of a greater number of small farm animals than permitted by these regulations shall submit verification from the organization administering such projects. There shall be no fees for verified agriculture projects.

Exemptions shall not be applied to large farm animals, which are prohibited by this Code, unless such animal is being kept in the Agricultural Residential District, or, on a legally non-conforming parcel that has established an agricultural use prior to the enactment of this code section.

The provisions of this Code shall not apply to emotional support animals. However, the keeping of such animals shall be in accordance with the applicable provisions of the Ohio Revised Code.

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

August 6, 2024

To: City of Marysville
Planning Commission Members

From: Ashley Gaver
Planning and Development Manager

RE: Zoning Amendments - Historic Design Review District

To hear an application for a Zoning Amendment to Section 1131.11(b)(4) - Windows and Doors

Project History:.
Over the course of the past year, members of the Design Review Board have repeatedly expressed an interest in updating the window materials section of the Historic Design Review District Design Guidelines Code to more accurately reflect the expectations of the Board and City Staff for renovations of new buildings.

The current zoning code allows for wood and vinyl-clad wood windows to be used as replacement for existing windows. However, the vinyl-clad has been shown to be a less durable product, resulting in problems and unsightly facades over time.

The zoning amendment would allow staff and Board members to hold business owners to a higher material selection standard with the intention that future historic district renovations last longer. Additionally, the amendment would help ensure the historic nature of each facade is maintained with the requirement to match dimensions of the original window.

Research of historic district window requirements in other municipalities and the zoning amendment was presented at the Design Review Board meeting on June 12, 2024 where Board members provided suggestions for the amendment. The Board members supported updates to the code, expressing frustration that in the past they had felt they needed to approve plans that included vinyl-clad windows despite the material being undesirable.

Proposed Text Amendments

The amendment to Section 1131.11(b)(4) would provide an updated list of approved materials for replacement windows and separate standards for doors from windows as specified in "Exhibit A". The Red Text is the updated language for the proposed text amendment.

Section 1131.11 - Design Guidelines

(b) **Materials**

(4) **Windows and Doors**. Windows and doors shall be replaced with similar materials and styles of the original windows and doors.

A. Wood, aluminum-clad, and fiberglass/composite-clad ~~vinyl-clad wood~~ windows ~~and doors similar to the original~~ are permitted.
B. The replacement windows shall match the existing width, depth, and design of the original window.
C. Storm windows are permitted if painted the same color as the actual window frame and crossbars match with the interior.
D. Doors similar to the original are permitted.
E. The replacement doors shall match the existing width, depth, and be designed to meet historical design requirements.
F. Rear doors may be replaced with steel doors; however, it is recommended that the doors have character with inserts or windows.

Staff Comments

The zoning amendment would allow staff and Board members to hold business owners to a higher material selection standard with the intention that future historic district renovations last longer. Additionally, the amendment would help ensure the historic nature of each facade is maintained with the requirement to match dimensions of the original window.

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

EXHIBIT A

Section 1131.11 - Design Guidelines

(b) **Materials**

(4) **Windows and Doors**. Windows and doors shall be replaced with similar materials and styles of the original windows and doors.

A. Wood, aluminum-clad, and fiberglass/composite-clad windows are permitted.

B. The replacement windows shall match the existing width, depth, and design of the original window.

C. Storm windows are permitted if painted the same color as the actual window frame and crossbars match with the interior.

D. Doors similar to the original are permitted.

E. The replacement doors shall match the existing width, depth, and be designed to meet historical design requirements.

F. Rear doors may be replaced with steel doors; however, it is recommended that the doors have character with inserts or windows.