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 October 1, 2024 at 6:30 p.m., in the Council Chambers on the second floor located at 209 S. Main Street, Marysville, Ohio 43040.

OLD BUSINESS:

1. 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.

NEW BUSINESS:

1. To hear an application for a Zoning Code Amendment to Part Eleven - Zoning Code, Sections 1121.13 – Manufacturing/Innovation District (M/I) and Appendix – Glossary of Terms.
2. To hear an application for a Planned Unit Development (PUD) Sketch Plan application for a development known as Boerger Road Development located at Parcels with ID numbers of 2900300410000 and 4400010030000.
3. To hear an application for a Rezoning application to amend the zoning from Manufacturing Innovation (M/I) District to Manufacturing Innovation Overlay District located at 14684 Industrial Parkway in the Innovation District.
4. To hear an application for a Planned Unit Development (PUD) Development Plan application for a development known as Water and Light within the Uptown Commercial (UC) and Neighborhood Commercial (NCD) zoning districts located at Parcels: 2900051660000, 2900051670000, 2900051680000, 2900050340010, 2900050340020, 2900051640000, 2900051650000, 2900051580010, and 2900050400000 off of North Main Street.
5. To hear an application for a Zoning Code Amendment to Part Eleven - Zoning Code.

Copies of the above application(s) are on file and may be viewed on the City's Website, Boards & Commissions, Planning Commission: https://www.marysvilleohio.org/155/Planning-Commission

If you have any questions, you may contact the Marysville Planning and Zoning Department at (937) 645-7361 or (937) 645-7328 or via email at agaver@marysvilleohio.org or jbeard@marysvilleohio.org.

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PLANNING COMMISSION AGENDA
Tuesday, October 1, 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:

August 6, 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:

OLD BUSINESS:

1. 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.

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5. To hear an application for a Zoning Code Amendment to Part Eleven - Zoning Code.

DISCUSSION ITEMS:

1. Possible Zoning Code Amendment to Part Eleven - Zoning Code.

DESIGN REVIEW BOARD LIAISON REPORT:

COMMENTS OF INDIVIDUAL BOARD MEMBERS:

Chad Wolniewicz

Lesley Verbus

Matthew Fisher

Michael Nickoson

Robert Stillion

Bret Ingle

Paige Laub

ADJOURNMENT:

Time Out: _____

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

The meeting was called to order by Chairman Nickoson at 6:31 p.m.

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

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

ADDITIONAL PERSONS PRESENT: Timmy White, Gail Jenkins, Doug Jenkins and Kathy Young.

APPROVAL OF MINUTES: Commissioner Verbus moved to approve the July 2, 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 Conditional Use request to permit a single-family located at 212 W 4th Street in the Uptown Single Family District (USF).** Stephanie Erickson, the applicant, stated one level of the home has been completed and they are looking to complete the next level. They were able to get a variance approved for two parking spots, instead of four, given the size of the lot. The concrete is scheduled to be poured for the driveway.

   Commissioner Comments: Chairman Nickoson said the concrete was the item in question with the application, so it is good to hear that is progressing.

   Citizen Comments: None.

Commissioner Wolniewicz moved to approve the Conditional Use request with the condition that the parking spots are to be completed, and the question put, stood:

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

Vote 6-0; Motion carried.

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.** Bart Barok of Rockford Development Investments, provided a presentation as shown in Exhibit A.

Commissioner Comments: Commissioner Verbus asked for more information regarding park and trail connection to other locations in the City. Mr. Barok said they intend to work with the City to integrate as much as they can to other locations. They will put the pieces in place to set park connections up for success. Additionally, Commissioner Verbus asked for more information regarding the New Community Authority. Mr. Barok said they are only advantageous when having master planned areas like this. If it is piecemeal development, development will choose to go elsewhere if there is a New Community Authority. However, that will not be the case with Marysville East because Sections I, II (both already approved) and Section III are Master Planned. It adds a commercial and residential income tax for the development in that area that will pay for infrastructure and eliminate the need for tax incentives (such as TIFs). This has been done in Jerome Village and has been very successful. Commissioner Laub asked how the New Community Authority Board Members will be appointed. Mr. Barok said it is a seven-member Board. Generally, three appointees are from the City, one appointee is from the County and the developer appoints the other three. That is how it is structured in Jerome Village and it has been successful. Commissioner Laub asked if someone living within the New Community Authority Area could serve on the Board. Mr. Barok said they could, but this Board isn't meant to represent the residents. Decisions for the revenues will have been decided upon before residents come. There will be additional HOAs in the various neighborhoods to serve that purpose. The New Community Authority is not a glorified HOA. It is more so for infrastructure. Chairman Nickoson read from a City Staff comment, "The applicant shall clarify if Accessory Structures are permitted for all subareas." Mr. Barok said the City Code will be followed for accessory structures. Chairman Nickoson also asked about the open space. Mr. Barok said 53 acres will be added, in addition to the Code minimums, which will leave 30% open space. There was a request for retention and detention areas to not count as open space, however, they have to. They are promising trails and fountains. They are developing farm land. In order to protect as many trees as possible, and to assist with water management, they have to count retention and detention areas in the open space calculations. Chairman Nickoson asked if sidewalks and bike paths will be on both sides of the road. Mr. Barok said a bike path or a sidewalk, or both, will be on both sides of the road. There was general discussion regarding swales versus curbing and gutters. It was determined that the developer will comply with what is recommended from the City's Engineering Department. Commissioner Stillion asked if the fence is intended to run all the way along the perimeter of the PUD. Mr. Barok said yes, that is the intent. There would be the opportunity to extend those design standards all the way to Route 33 if it were desired. Manager Gaver asked how he anticipates garage doors laying out in the neighborhoods. Mr. Barok said corner lot homes could be side loaded and they can try to discourage front loaded garages. Manager Gaver said encouraging more side loaded garages would be preferred by City Council. Mr. Barok said side

loaded garages require larger lots, which can be difficult. Commissioner Stillion said then larger lots are preferred, to make side loaded garages occur more frequently. Corner lots need to be side loaded, at a minimum. Mr. Barok said they can put that into the development text, if that is preferred, and speak to the developers. Manager Gaver said that would mean the side yard setback may be narrower to allow room for vehicles to turn around, and asked if the Planning Commission was comfortable with that. Additionally, Manager Gaver asked that rear loaded townhomes and other development styles be taken into consideration as well. Mr. Barok said rear loaded properties require double the infrastructure, and alleys are often not maintained. He can work with City Staff further.

Citizen Comments: Timmy White asked about the size of the roundabout, if it will be big enough for box trucks and for trucks with trailers for lawn mowers. Additionally, he asked about the size of the parking spots in the retail areas, at Chase bank in the Uptown, they are very small.

Response to Citizen Comments: Mr. Barok said the roundabout will be the same size as the one on State Route 36. The intent for roundabouts is to discourage box trucks, but they will fit, along with vehicles hauling trailers. Chairman Nickoson said the City Code will be followed as it relates to the size of parking spaces.

Commissioner Wolniewicz moved to approve the Planned Unit Development (PUD) Sketch Plan application with the Conditions of having a secondary material to the design with 25% masonry, stone or a change in material, and the encouragement of side and rear loaded garages, and the question put, stood:

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

Vote 6-0; Motion carried.

3. **To hear an application for a Zoning Code Amendment to Part Eleven - Zoning Code, Section 1123 - Generally Applicable District.** Manager Gaver and Planning Officer Beard reviewed information as it was provided in the packet, which is based on feedback given at previous meetings.

   Commissioner Comments: There was consensus from the Commission that this addresses the recommended changes from previous discussions as it relates to farm animals.

   Citizen Comments: None.

   Commissioner Laub moved to approve the Zoning Code Amendment and the question put, stood:

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

   Vote 6-0; Motion carried.

4. **To hear an application for a Zoning Code Amendment to Part Eleven - Zoning Code, Section 1131 – Historic Design Review District.**

Commissioner Comments: There was discussion from the Commission regarding how far the look back period should be regarding historical character. Based on what was provided in the meeting packet, the Commission recommended that "D. Doors similar to the original are permitted" can be decided by the Design Review Board. Manager Gaver added that a task for the Planning Team is to have more historical definitions within the Code. Additionally, there was discussion to evaluate "B. The replacement windows shall match the existing width, depth, and design of the original window." and "E. The replacement doors shall match the existing width, depth, and be designed to meet historical design requirements." further, prior to submissions to City Council.

Citizen Comments: None.

Commissioner Laub moved to approve the Zoning Code Amendment with conditions of modifying B. and E. and removing D., and the question put, stood:

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

Vote 6-0; Motion carried.

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)

This application was tabled prior to the meeting.

6. To hear an application for a Zoning Code Amendment to Part Eleven - Zoning Code, Section Appendix – Glossary of Terms (Tabled)

This application was tabled prior to the meeting.

DISCUSSION ITEMS: Chairman Nickoson asked about marijuana dispensaries. Manager Gaver said at this time, it appears that something will be presented to the Planning Commission in October. More information will be forthcoming and she will speak to the Law Director to see if the subcommittee will meet prior to submission to the Planning Commission.

DESIGN REVIEW BOARD LIAISON REPORT: Commissioner Stillion said that during the July 10, 2024 Design Review Board Meeting, all applications were approved some with conditions, with the exception of two, which were tabled. The applicant for the Chestnut Street Accessory Dwelling Unit (ADU), which was approved with conditions by a vote of 4-3, will be following up with the County. In the future, they will recommend ADU applicants meet with the County first.

COMMENTS OF INDIVIDUAL COMMISSION MEMBERS:

Commissioner Wolniewicz said he is excited about the PUD for Marysville East, he thinks it is going to be a good development.

Commissioner Ingle agreed with Commissioner Wolniewicz's comments.

There were no additional comments from the other Commissioners.

ADJOURN: There being no further business to bring before the Commission, Commissioner Verbus moved to adjourn the meeting. Voice vote in favor was unanimous. The meeting adjourned at 8:18 p.m.

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October 1, 2024

To: City of Marysville
Planning Commission Members

From: Ashley Gaver
Planning and Development Manager

RE: Density Bonus Allotment - 624 N Main St

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

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

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

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

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

Aerial (Location is show in blue):



Project History:

The applicant had two applications heard at the July 2, 2024 Planning Commission meeting, one application for a conditional use and another for a density bonus. The conditional use application was approved, but their application for a density bonus was tabled to a future meeting. The applicant proposed 11-units at the July meeting and the planning commission recommended that the applicant reduce the number of units. The applicant has revised their application and is proposing 10-units for the October Planning Commission meeting. The original application would require a Level 2 Density Bonus, but with the reduction of units to 10 then only a Level 1 Density Bonus would be required for the increased density.

Density Bonus Staff Analysis:

Per Section 1123.06 , the applicant is requesting a “Density Bonus”. The applicant has requested a Level 1 Density Bonus and has provided architectural plans on sheets A1-1 and A1-2 showing design of the single-family attached buildings to be included as part of the density

bonus application. At least one additional architectural feature shall be included in the design of the buildings, as required by Table 1123A.

- The density that is permitted by code in the Village Residential District is 8.0 DU/AC for Single-Family (Attached) Building Typology.
- The applicant is requesting an additional 2.0 DU/AC bringing the requested density to 10.0 DU/AC.
- The proposed development will have a total of 10 units in three two-unit single-family attached buildings and one four-unit single-family attached building, which is reflected with the proposed site plan as seen in Exhibit Site Plan (3).

Architectural Features:

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

- A window of at least six (6) square feet in area. Windows located closer than ten (10) feet shall be considered as one (1) design feature. A set of adjacent windows, such as double or bay windows, shall be considered as one (1) design feature.
    - Sets of single and double windows are proposed on all elevations of the 4 Unit building. (4 sets of windows meet the ten (10’-0”) distance to count as a separate design feature)
    - Sets of single and double windows are proposed on all elevations of the 2 Unit building. (2 sets of windows meet the ten (10’-0”) distance to count as a separate design feature)

- An articulated Gable Vent of at least four (4) square feet in area
    - All elevations have gable vents proposed for the 4 Unit building. The front elevation has 2 gable vents and the other elevations have 1 gable vent each.
    - The front and side elevations of the 2 Unit buildings have 1 gable vent per elevation. The rear elevation does not have a vent proposed.

- Porches are shown on the front and rear elevations of all buildings, but can also be seen from the side elevations.

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

Engineering Comments:

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

during the Design Review Board process:

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

Staff Recommendation

Following Section 1123.06(b) - Procedures, it is City Staff's recommendation for denial of the application based upon the evidence presented in the application. Using the straight zoning density (8 units/ac) may allow for the ability to retain existing natural site features and be more harmonious with surrounding properties.

Additional Comments:

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

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

Received (stamp):

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

PLANNING COMMISSION
APPLICATION FOR DENSITY BONUS PROGRAM

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

- **Required – Submission of a complete application, including all of the items listed in the application checklist.**
- **Digital Only Submittals Preferred**
- **Applications and applicable fees shall be submitted by no later than 5:00 p.m. on the application deadline date.**
- **Submitted applications and all checklist items shall be reviewed by City staff for completeness. Submittals found to be incomplete will be rejected and the application will not be placed on the Commission agenda. If an application is found to be incomplete, the applicant may submit the missing materials by the application deadline date to complete the application.**
- **Applicant shall be in compliance with Section 1123.06.**
- **No late submittals or additional information will be accepted after the application deadline.**
- **Any construction and/or occupancy of the site for which the density bonus is being requested for shall not commence until all appropriate approved permits are obtained by the City and the County Building Department.**

Project Site Information *(Please print clearly)*

Address of Proposed Project: 624 N Main St, Marysville OH 43040

Zoning District: VRD Present Use of the Land: Vacant

Owner of Property: Alex Belostrino & Lani Belostrino

Owner's Address (Street): 603 Corbel Dr

City, State and Zip Code: Marysville OH 43040

Owner's Telephone Number: 937243875

Applicant Information *(Please print clearly)*

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

Company: Y2 Design & Build

Address (Street): 4200 Regent St, Suite 200

City, State and Zip Code: Columbus OH 43219

Telephone Number: 6146813665

E-mail Address: info@y2designbuild.com

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

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

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

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

FOR CITY USE ONLY

Paid (stamp):

Fees Due: $250 $_____

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

Jeff Beard 9/11/2024

City Staff Date

DECISION OF THE PLANNING COMMISSION

☐ Approved

☐ Disapproved

☐ Approved with conditions

_____

_____

_____

_____ _____

Chairperson, Planning Commission Date

Applicant Checklist Required Documents

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

	For Applicant	*For Staff Use Only*	

City Staff Meeting

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

Site Plan/Contextual Map (Scaled)

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

Development Plan Drawing For Density Bonus Proposal

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

For Applicant	For Staff Use Only

Additional Application Information

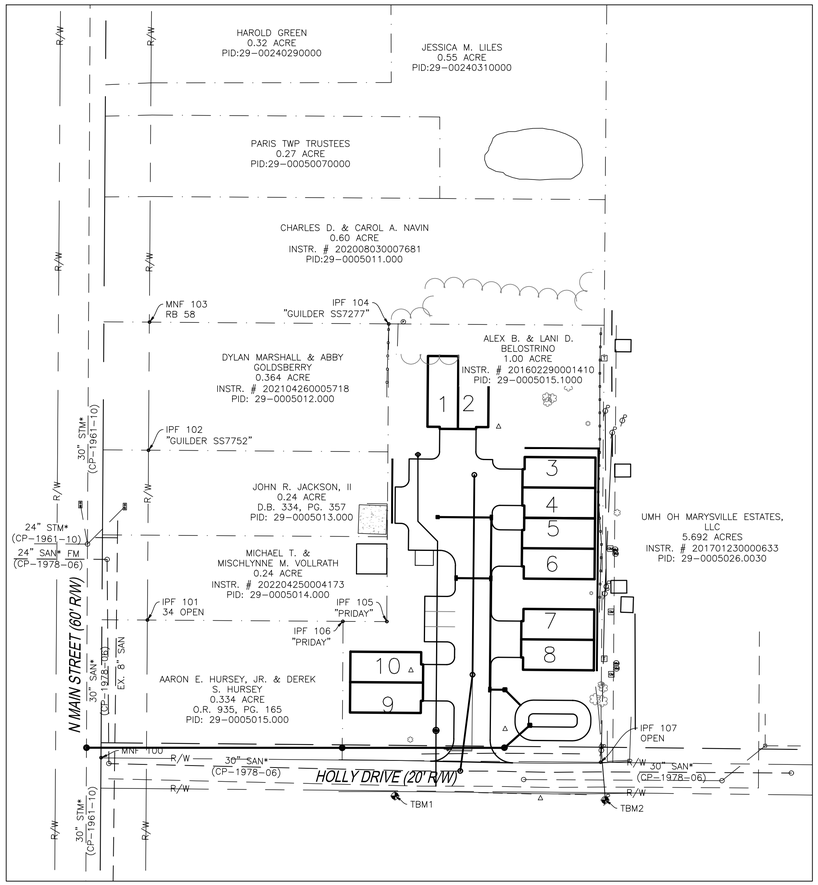
		Yes	No
Preliminary description of the as of right zoning requirments for the development and each subarea within the development, which at a minimum shall include general lot size requirements			
Written presentation by the developer setting forth the following:			
How the proposed development impacts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

Table 1123A

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

CITY OF MARYSVILLE, OHIO

624 NORTH MAIN STREET
MULTI-FAMILY DEVELOPMENT



INDEX MAP
SCALE 1"=50'

CITY OF MARYSVILLE APPROVAL

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

COUNTY ENGINEER — DATE

MAYOR — DATE

VICE MAYOR — DATE

CITY COUNCIL — DATE

COUNTY COMMISSIONER — DATE

REGIONAL PLANNING — DATE

REGIONAL SEWER DISTRICT — DATE

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

HORIZONTAL REFERENCE BASIS OF BEARINGS

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

SURVEYOR'S NOTES

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

– NO TITLE WORK WAS PROVIDED FOR THIS PROPERTY.

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

UTILITIES

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

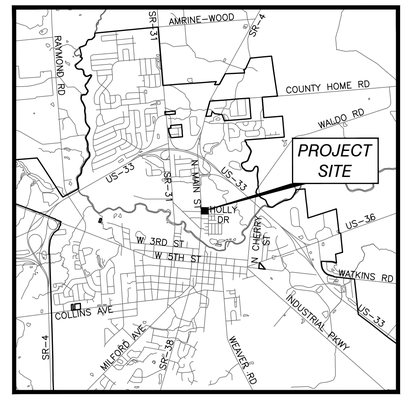
THE FOLLOWING UTILITY OWNERS WERE CONTACTED AS LISTED BY OUPS CONFIRMATION TICKET B408600056:

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

*DENOTES THE UTILITY LINE IS DRAWN FROM PLANS

GENERAL ZONING INFORMATION

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



VICINITY MAP
NOT TO SCALE

SHEET INDEX

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

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

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

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

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

ENGINEER'S CERTIFICATION

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

REGISTERED ENGINEER — REG NO. — DATE

SANDS DECKER
ENGINEERS & SURVEYORS

OFFICES

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

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

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

NOT FOR CONSTRUCTION

Know what's below. Call before you dig.

NORTH

GRAPHIC SCALE
50 25 0 50
1" = 50'

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

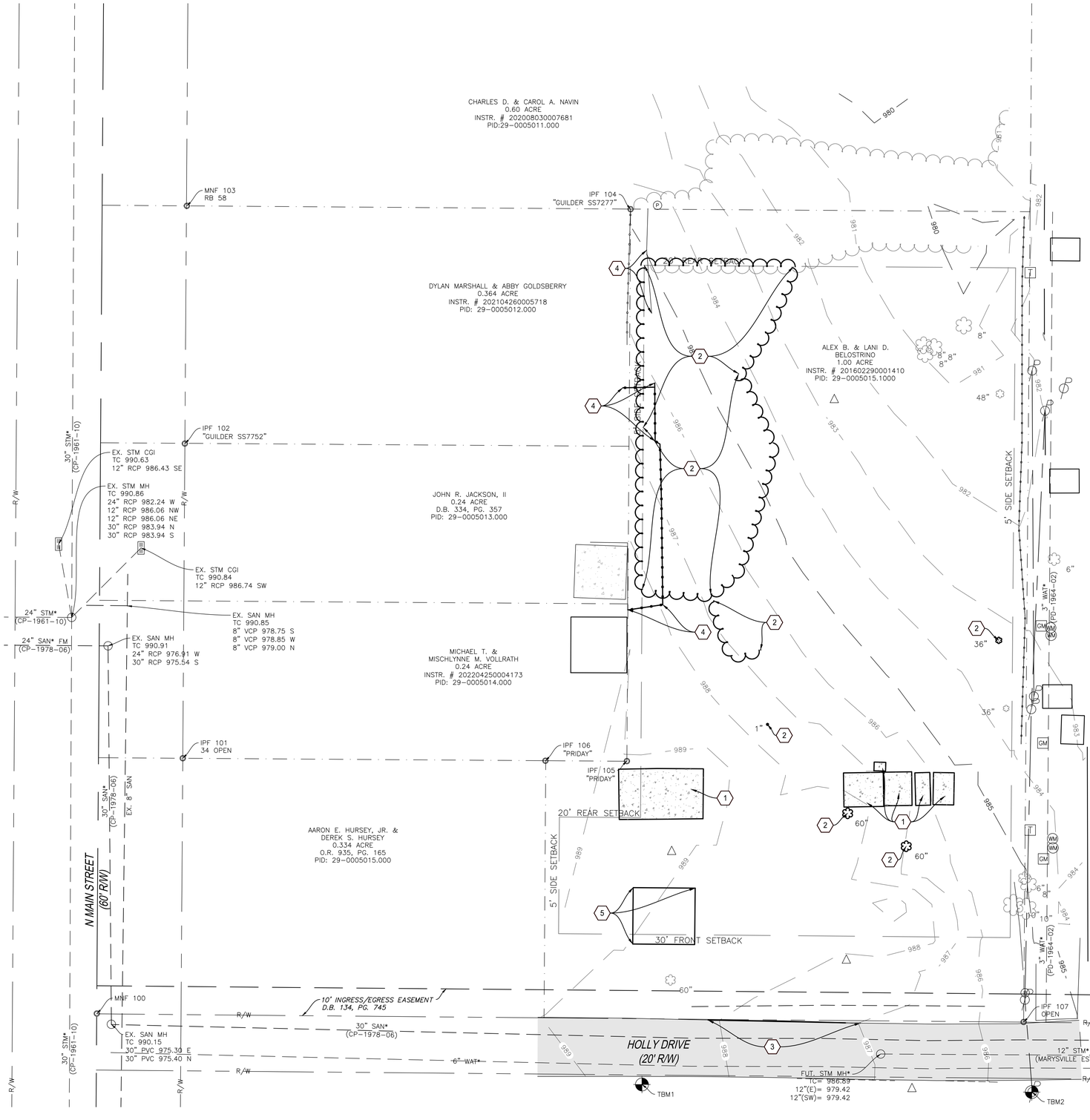
7-23-24 SITE PLAN

COVER SHEET

1

SD PROJECT NO. 4828

S:\Y2 Design Build 4828 Multi-Family Develop Marysville\Dwg\Y2 Design Build 4828 Multi-Family Develop Marysville – Layout B.dwg 7/29/2024 10:33 AM



SITE DEMOLITION KEYNOTES

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

MISC. NOTES

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

LEGEND

- EXISTING ASPHALT PAVEMENT (TO BE REMOVED)
- EXISTING CONCRETE PAD (TO BE REMOVED)
- EXISTING ASPHALT DRIVE (TO REMAIN)
- EXISTING CONCRETE PAD (TO REMAIN)

SANDS DECKER
ENGINEERS & SURVEYORS

OFFICES

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

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

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

NOT FOR CONSTRUCTION

Know what's below. Call before you dig.

NORTH

GRAPHIC SCALE

20 10 0 20

1" = 20'

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

7-23-24 SITE PLAN

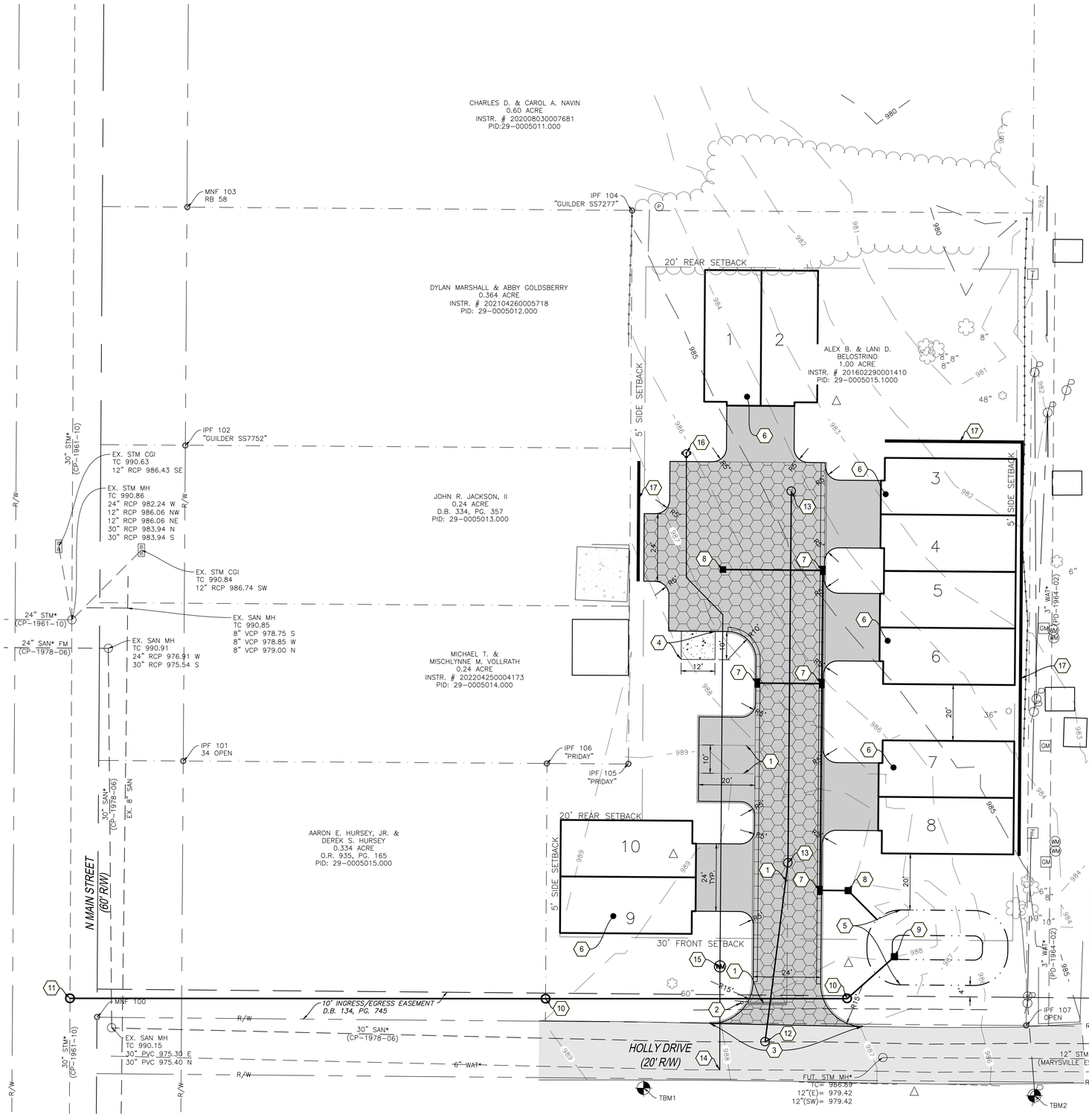
TOPOGRAPHIC SURVEY & DEMOLITION PLAN

2

SD PROJECT NO. 4828

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SITE KEYNOTES

1. PROVIDE PAVEMENT MARKINGS PER ITEMS 641 & 642, INCLUDING PARKING SPACES, TRANSVERSE LINES, AND STOP BAR TO BE PLACED AS SHOWN.
2. PROVIDE "STOP" SIGN.
3. SAW CUT PAVEMENT. CONNECT TO PROPOSED PAVEMENT.
4. PROPOSED DUMPSTER ENCLOSURE.
5. PROPOSED DETENTION BASIN.
6. PROPOSED MULTI-FAMILY BUILDING. SEE ARCHITECTURAL PLANS FOR DETAILS.
7. PROPOSED STORM SEWER CURB & GUTTER INLET.
8. PROPOSED STORM SEWER CATCH BASIN.
9. PROPOSED DETENTION BASIN OUTLET CONTROL STRUCTURE.
10. PROPOSED STORM SEWER MANHOLE.
11. PROPOSED CONNECTION TO EXISTING STORM SEWER. CONTRACTOR TO INSTALL PROPOSED MANHOLE, CORE-DRILL AT EXISTING INVERTS, AND REPLACE ~5' OF INLET AND OUTLET EXISTING STORM SEWER PIPE, IF NECESSARY.
12. PROPOSED CONNECTION TO EXISTING SANITARY SEWER. CONTRACTOR TO INSTALL PROPOSED MANHOLE, CORE-DRILL AT EXISTING INVERTS, AND REPLACE ~5' OF INLET AND OUTLET EXISTING SANITARY SEWER PIPE, IF NECESSARY.
13. PROPOSED SANITARY SEWER MANHOLE.
14. PROPOSED 6"x6" TAPPING SLEEVE & VALVE CONNECTION TO EXISTING WATER MAIN.
15. PROPOSED WATER METER PIT.
16. PROPOSED FIRE HYDRANT.
17. PROPOSED RETAINING WALL.

MISC. NOTES

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

LEGEND

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

SANDS DECKER
ENGINEERS & SURVEYORS

OFFICES

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Lancaster, Ohio 43130
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Columbus, Ohio 43220
614-459-6992

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

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811
Know what's below.
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NORTH

GRAPHIC SCALE

20 10 0 20

1" = 20'

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

7-23-24 SITE PLAN

SITE PLAN

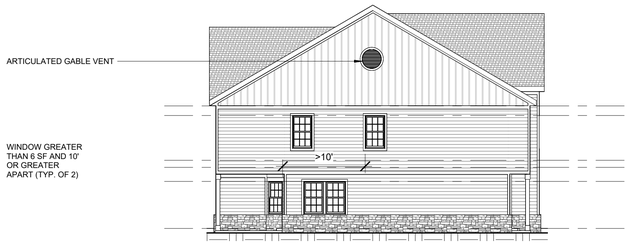
3

SD PROJECT NO. 4828

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6 BUILDING 1 - LEFT ELEVATION
3/32" = 1'-0"



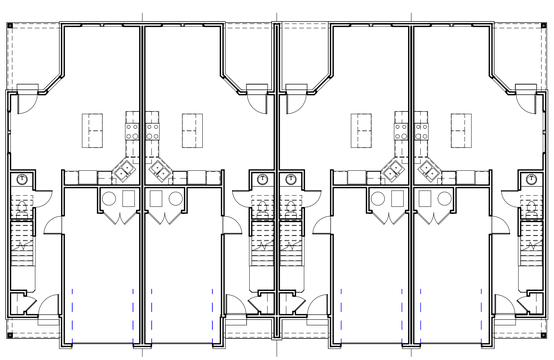
3 BUILDING 1 - RIGHT ELEVATION
3/32" = 1'-0"



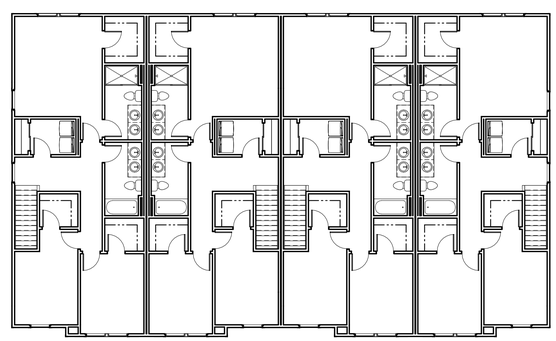
5 BUILDING 1 - FRONT ELEVATION
3/32" = 1'-0"



4 BUILDING 1 - REAR ELEVATION
3/32" = 1'-0"



1 BUILDING 1 - FIRST FLOOR PLAN
3/32" = 1'-0"



2 BUILDING 1 - SECOND FLOOR PLAN
3/32" = 1'-0"

ARCHITECTURAL AND DESIGN FEATURES

FRONT ELEVATION:

REQUIRED: 3

PROVIDED: 10

SIDE ELEVATION:

REQUIRED: 2

PROVIDED: 3

REAR ELEVATION:

REQUIRED: 2

PROVIDED: 9

ELEVATION LEGEND

ITEM: DIMENSIONAL SHINGLES
MFR: OWENS CORNING "DURATION SERIES"
COLOR: ONYX BLACK

ITEM: SYNTHETIC STONE VENEER
MFR: CERTAINTEED "STONE FACADE"
COLOR: ADIRONDACK SNOWFALL

ITEM: HARDIE BOARD AND BATTEN SIDING
MFR: JAMES HARDIE, "HARDIE PANEL"
COLOR: PEPPERY ASH

ITEM: HARDIE PLANK LAP SIDING
MFR: JAMES HARDIE, "HARDIE PLANK"
COLOR: PEPPERY ASH

ITEM: TRIM / COLUMNS
MFR: JAMES HARDIE, "HARDIE TRIM"
COLOR: ARCTIC WHITE

#	DATE	ISSUED WITH / CHANGE DESCRIPTION

MARYSVILLE TOWNHOMES

HOLLY DRIVE

PREPARED FOR:

Y2 DESIGN & BUILD

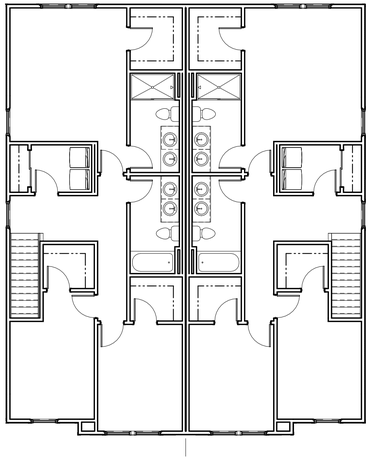
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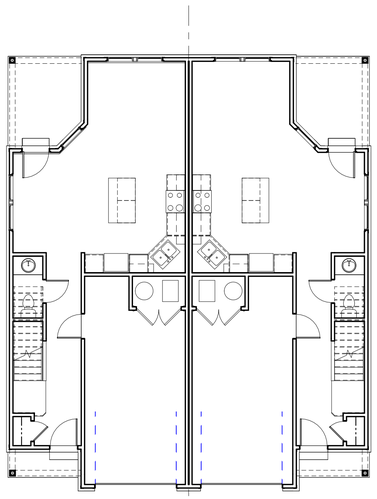
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P. (614) 864-9999
www.keiserdesigngroup.com

KDG PROJECT # 2023-321	SHEET NO.
BUILDING 1 - PLANS / ELEV	A1-1
DESIGN REVIEW	09.10.2024

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2 BUILDING 2 - SECOND FLOOR PLAN
1/8" = 1'-0"



1 BUILDING 2 - FIRST FLOOR PLAN
1/8" = 1'-0"



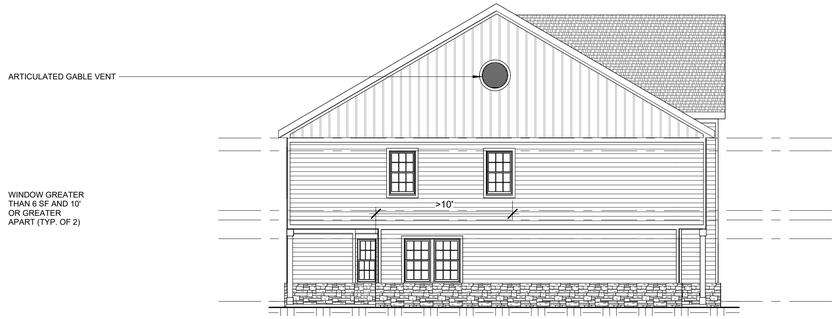
3 BUILDING 2 - RIGHT ELEVATION
1/8" = 1'-0"



4 BUILDING 2 - REAR ELEVATION
1/8" = 1'-0"



5 BUILDING 2 - FRONT ELEVATION
1/8" = 1'-0"



6 BUILDING 2 - LEFT ELEVATION
1/8" = 1'-0"

ARCHITECTURAL AND DESIGN FEATURES

FRONT ELEVATION:

REQUIRED: 3

PROVIDED: 5

SIDE ELEVATION:

REQUIRED: 2

PROVIDED: 3

REAR ELEVATION:

REQUIRED: 2

PROVIDED: 4

ELEVATION LEGEND

ITEM: DIMENSIONAL SHINGLES
MFR: OWENS CORNING "DURATION SERIES"
COLOR: ONYX BLACK

ITEM: SYNTHETIC STONE VENEER
MFR: CERTAINTEED "STONE FACADE"
COLOR: ADIRONDACK SNOWFALL

ITEM: HARDIE BOARD AND BATTEN SIDING
MFR: JAMES HARDIE, "HARDIE PANEL"
COLOR: PEPPERY ASH

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MFR: JAMES HARDIE, "HARDIE PLANK"
COLOR: PEPPERY ASH

ITEM: TRIM / COLUMNS
MFR: JAMES HARDIE, "HARDIE TRIM"
COLOR: ARCTIC WHITE

#	DATE	ISSUED WITH / CHANGE DESCRIPTION

MARYSVILLE TOWNHOMES

HOLLY DRIVE

PREPARED FOR:

Y2 DESIGN & BUILD

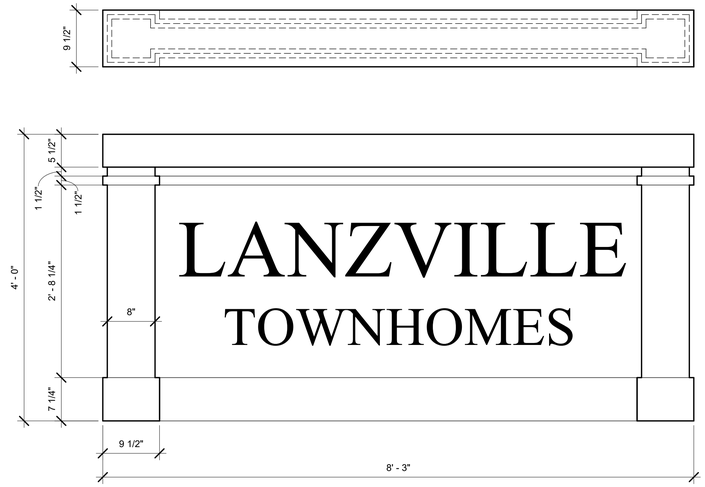
PRELIMINARY NOT FOR CONSTRUCTION

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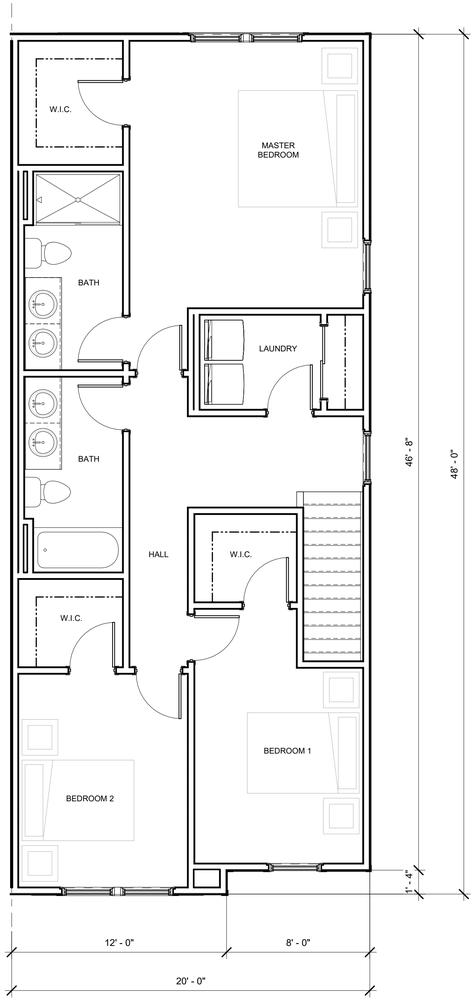
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P. (614) 864-9999
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KDG PROJECT # 2023-321	SHEET NO.
BUILDING 2 - PLANS / ELEV	A1-2
DESIGN REVIEW	09.10.2024

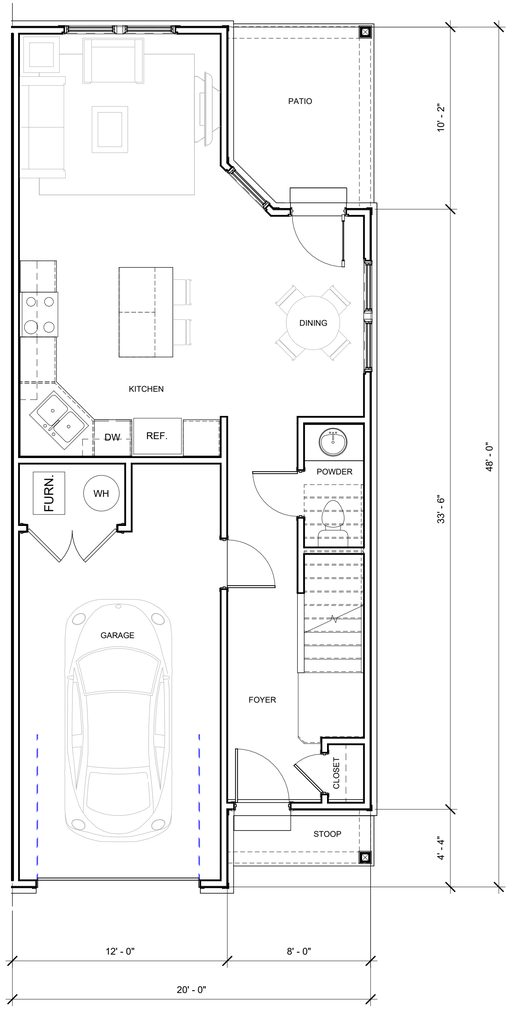
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3 MONUMENT SIGN
1" = 1'-0"



2 UNIT SECOND FLOOR PLAN
1/4" = 1'-0"



1 UNIT FIRST FLOOR PLAN
1/4" = 1'-0"

#	DATE	ISSUED WITH / CHANGE DESCRIPTION

MARYSVILLE TOWNHOMES

HOLLY DRIVE

PREPARED FOR:

Y2 DESIGN & BUILD

PRELIMINARY NOT FOR CONSTRUCTION

KEISER DESIGN GROUP

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P. (614) 864-9999
www.keiserdesigngroup.com

KDG PROJECT # 2023-321	SHEET NO.
UNIT FLOOR PLANS / SIGNS	A1-3
DESIGN REVIEW	09.10.2024

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

October 1, 2024

To: City of Marysville
Planning Commission Members

From: Ashley Gaver
Planning and Development Manager

RE: Part Eleven - Zoning Code - 1121.13 Manufacturing/Innovation District and the Appendix - Glossary of Terms

To hear an application for a Zoning Code Amendment to Part Eleven - Zoning Code to allow for an addition of a permitted use for '***Biomedical Waste Sterilization Facility***' in the Manufacturing/Innovation (M/I) District and to provide a new definition for the use in the Appendix - Glossary of Terms.

Project History:.
During the Planning Commission Meeting that took place on May 7th, 2024, Carlton Dean of Sterile Waste Solutions stated their business had recently relocated to Marysville from Westerville. Dean requested a zoning amendment to permit biomedical waste sterilization facilities to the Manufacturing and Innovation District list of Permitted Uses as this use could be a benefit to the community through sterilization of medical waste.

The proposed amendment would permit the use of biomedical waste sterilization facilities within the City's Manufacturing/Innovation District and also provide a definition for the proposed permitted use.

The proposed amendment would permit a specific type of sterilization of the biomedical waste with the technique of autoclaving. Autoclaving is a process that uses high-pressure steam to sterilize and decontaminate objects and equipment. This proposed use is regulated by the Ohio Revised Code and the Ohio EPA agencies for compliance with any state regulations. The business will use this technique of autoclaving sterilization to clean biomedical waste prior to

either recycling the items back to medical facilities or sending the items to be disposed off of site.

Planning Staff Analysis - Section 1121.13:

Biomedical waste sterilization facilities currently would not be permitted within the City's Manufacturing/Innovation District as the use does not meet any of the current permitted uses definitions. The proposed amendment will allow for biomedical waste sterilization facilities to be permitted in the Manufacturing/Innovation and also provide a definition for the proposed permitted use which will limit the facilities to the autoclaving sterilization process.

Proposed Text Amendments:

The amendments would be outlined in *Section 1121.13 District Uses and Appendix-Glossary of Terms* as specified in "Exhibit A" and "Exhibit B", whereas below is the current zoning code text with redlines proposed changes for *Section 1121.13 and Appendix - Glossary of Terms.*

SECTION 1121.13 DISTRICT USES

V. PERMITTED USES:

- Artisan Workshop
- **Biomedical Waste Sterilization Facility**
- Building Materials and Hardware (Retail
- Commercial and Industrial Equipment and Machinery Sales, Rental, Leasing and
- Commercial Printing and Publishing
- Contractor Offices
- Essential Public Services and Utilities
- Laboratory Research Facility
- Manufacturing, General
- Nursery
- Professional Offices
- School College or University, Vocation and Technical, Trade or Business
- Vehicle Body Shop
- Vehicle Sales, Rental and Lease Excluding Body Work
- Vehicle Service and Repair Facility
- Veterinarian Animal Hospital and/or Animal Clinic (outside kennels)
- Warehousing, PrivatePublic
- Wholesale and Distribution
- Wireless Telecommunications Antenna, Facility, and/or Tower

VI. CONDITIONAL USES:

- Extended Stay Hotel
- Ground Passenger Dispatch Facility
- Recycling Center
- Warehousing, Personal Storage/Mini

APPENDIX - GLOSSARY OF TERMS

BIOMEDICAL WASTE STERILIZATION FACILITY: A facility where biomedical waste material is received, sterilized utilizing steam/autoclaving sterilization methods only, and then transported to an off-site location for recycling, re-use, incineration or final disposal. Any Biomedical Waste Sterilization Facility permitted under this definition must be licensed pursuant to Ohio Revised Code § 3734 and the Ohio Environmental Protection Agency, and shall comply with all applicable requirements of the Ohio Environmental Protection Agency and the Ohio Revised Code for such uses. This definition of Biomedical Waste Sterilization Facility expressly excludes any facilities where biomedical waste is treated via any method other than steam/autoclaving sterilization, including, but not limited to, incineration, or where biomedical waste is retained for onsite disposal.

Staff Comments

City Staff recommends amending the Zoning Code *Part Eleven - Section 1121.13 Manufacturing/Innovation District Permitted Uses* and *Appendix - Glossary of Terms.* Refer to 'Exhibit A' and "Exhibit B' for the proposed changes.

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 1121.13 DISTRICT USES

V. PERMITTED USES:

- Artisan Workshop
- Biomedical Waste Sterilization Facility
- Building Materials and Hardware (Retail
- Commercial and Industrial Equipment and Machinery Sales, Rental, Leasing and
- Commercial Printing and Publishing
- Contractor Offices
- Essential Public Services and Utilities
- Laboratory Research Facility
- Manufacturing, General
- Nursery
- Professional Offices
- School College or University, Vocation and Technical, Trade or Business
- Vehicle Body Shop
- Vehicle Sales, Rental and Lease Excluding Body Work
- Vehicle Service and Repair Facility
- Veterinarian Animal Hospital and/or Animal Clinic (outside kennels)
- Warehousing, PrivatePublic
- Wholesale and Distribution
- Wireless Telecommunications Antenna, Facility, and/or Tower

VI. CONDITIONAL USES:

- Extended Stay Hotel
- Ground Passenger Dispatch Facility
- Recycling Center
- Warehousing, Personal Storage/Mini

EXHIBIT B

BIOMEDICAL WASTE STERILIZATION FACILITY: A facility where biomedical waste material is received, sterilized utilizing steam/autoclaving sterilization methods only, and then transported to an off-site location for recycling, re-use, incineration or final disposal. Any Biomedical Waste Sterilization Facility permitted under this definition must be licensed pursuant to Ohio Revised Code § 3734 and the Ohio Environmental Protection Agency, and shall comply with all applicable requirements of the Ohio Environmental Protection Agency and the Ohio Revised Code for such uses. This definition of Biomedical Waste Sterilization Facility expressly excludes any facilities where biomedical waste is treated via any method other than steam/autoclaving sterilization, including, but not limited to, incineration, or where biomedical waste is retained for onsite disposal.

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

October 1, 2024

To: City of Marysville
Planning Commission Members

From: Ashley Gaver
Planning and Development Manager

RE: Planned Unit Development (PUD) Sketch Plan Review – Boerger Road Property

Application: The applicant would like to develop the properties at Parcels with ID numbers of 2900300410000 and 4400010030000 for a Planned Unit Development known as Boerger Woods.

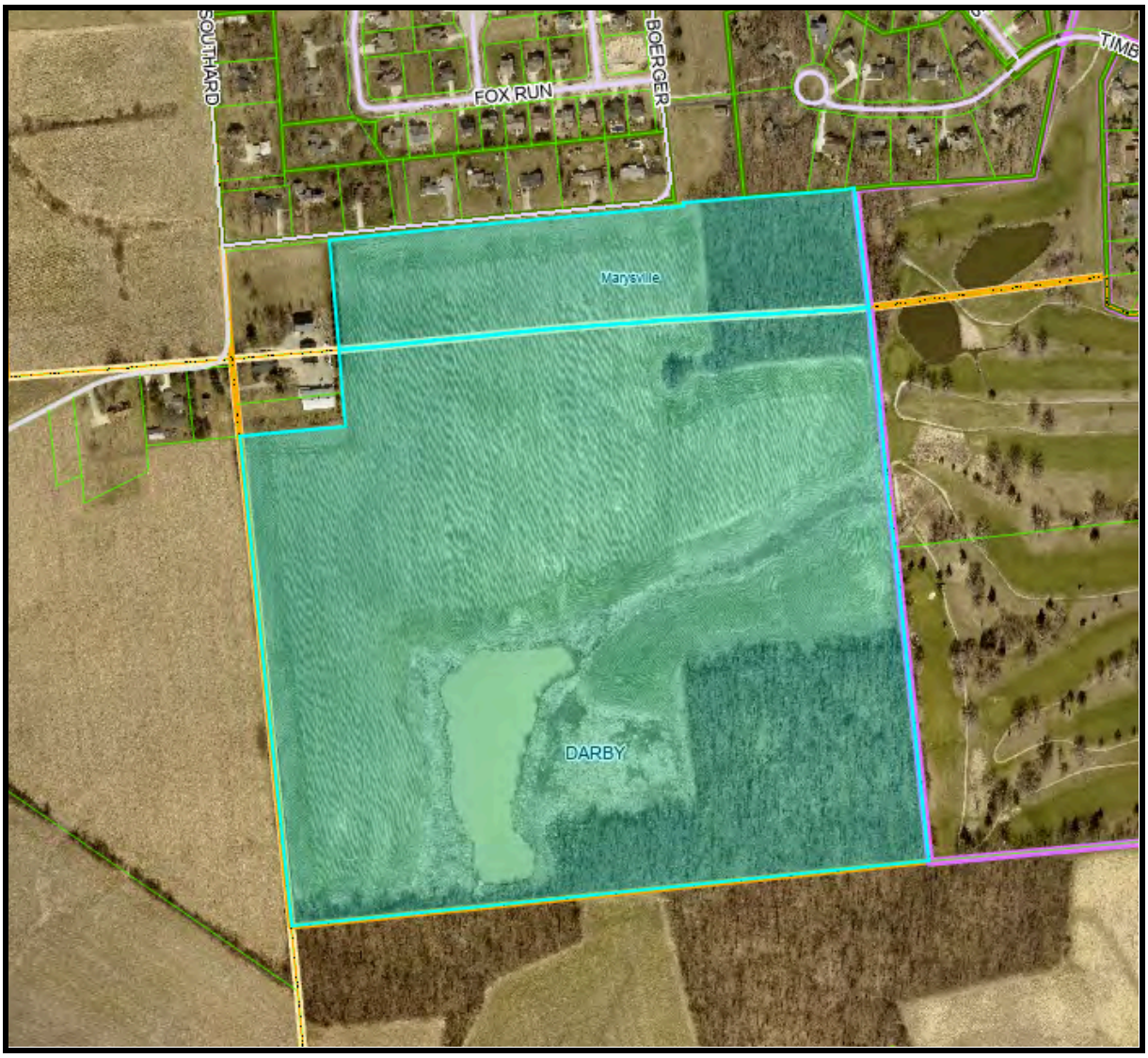
Applicant: Wade Dunham
Evergreen Land Company
6295 Cosgray Road
Dublin, OH 43016

Owner: Boerger Road LLC
6295 Cosgray Road
Dublin, OH 43016

Location: The applicant is requesting a zoning amendment to rezone +/-100.2 acres located off of Boerger Road. Existing property surrounding the subject property are as follows:

North: Suburban Residential District (SRD)
East: Open Space (Marysville Golf Course)
South: Rural Undeveloped District (U-1)
West: Rural Undeveloped District (U-1)

Aerial:



Relationship to the Comprehensive Plan:

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

The future land use map within the comprehensive plan locates the subject property in one zoning district. The district that incorporates these properties is Suburban Residential.

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

PUD Zoning Code Requirements:

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

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

1135.01 OBJECTIVES FOR A PLANNED UNIT DEVELOPMENT (PUD).

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

B. Specific Objectives.

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

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

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

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

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

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

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

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

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

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

1135.06 COMMON OPEN SPACE

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

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

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

(a) Type of development.

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

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

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

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

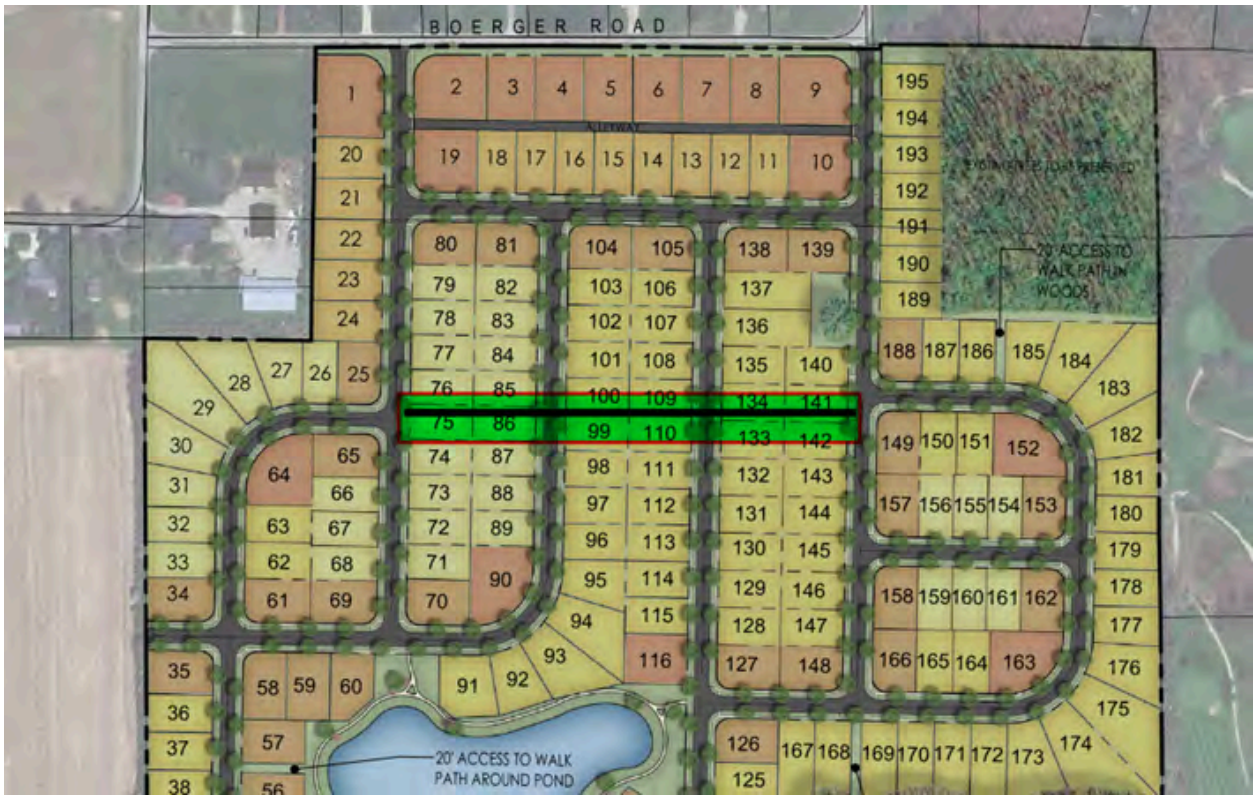
(b) Or by using the calculations set forth in Section 1107.16, Public Sites, Open Space, and Natural Features.

Engineering Comments

1. Roadway
    a. Prior to action by City Council, an approved Traffic Impact Study (TIS) from the City of Maryville and Union County will be required. Prior to commencing the TIS, the preparer shall schedule a meeting with the City of Marysville and Union County in order to establish the TIS Memorandum of Understanding (MOU).
    b. Intersection sight distance exhibits/drawings shall be provided during the engineering approval process for the following intersections:
        i. Boerger Road and both of the main access roads into the development.
    c. Right-of-way dedication along Boerger Road (80’ total right-of-way width, 40’ off road centerline) and a utility easement (20’ total easement width) flanking the proposed right-of-way will be required. Coordination of the right-of-way dedication can occur during the final engineering review process.
    d. Final road cross sections and right-of-way widths will be determined during the PUD Development Plan application.
2. Utilities
    a. Prior to action by City Council, a City of Marysville approved Wastewater Study will be required. This study shall evaluate the existing sanitary sewer capacity / depths and the proposed wastewater tributary area to determine if the development can be served via gravity sewer or if a more regional pump station will be necessary.

b. Any required utility extensions, upgrades, etc. will be the responsibility of the developer.
c. The final utility design and alignment will be coordinated with City staff as the engineering plans are developed, however, the following items shall be noted and studied prior to the final engineering design phase:
    i. A preliminary drainage study shall be performed to ensure that the existing pond has sufficient capacity for the proposed planned unit development.
    ii. Per City Code, utility extensions (water and wastewater) will be required for the adjacent properties.

3. Connectivity
    a. This community has the opportunity to be an excellent walkable community with potential paths within the wooded areas.
    b. Engineering staff recommends including an eight (8) foot wide sidewalk on one side of every street to enhance the walkability of this development. Please work with City staff prior to the Development Plan application regarding this request.
    c. Please provide walking trails throughout the wooded areas.
    d. There's an opportunity to create a nice east-west path connection in the area highlighted in green below. This could create some additional green space as well as provide another nice walking path through the development.



    e. During previous discussions with the owner, developer and engineer, it was brought to the City's attention that there's a chance residents may be able to drive golf carts to the adjacent Marysville Golf Club to the east. If this is a possibility, please provide a ten (10) foot asphalt path connecting the easternmost road and the Marysville Golf Club if this is still a preferred amenity for residents of the development.

4. Coordinate with the City of Marysville Fire Division to determine if the “loop” cul-de-sac located in the southwest corner of the development meets the Fire Division’s access requirements as it relates to “dead-end” roads.
5. All required Ohio EPA Permits (i.e. NOI and PTI) will be required prior to construction.

PLANNING & ZONING ANALYSIS

1135.01 Objectives for a Planned Unit Development (PUD)

- The applicant has provided responses to the objectives that are applicable to the proposed development on pages 1 and 2 of the Development Text.

1135.06 Common Open Space

The applicant has provided Total Project Open Space on page 1 of the Development Text and also on the Exhibit A - Development Plan.

- The Development Text and Exhibit A - Development Plan shows a total open space of **+/-30.41 acres**.

The applicant shall provide a breakdown of open space calculations including retention/detention areas and also excluding the retention/detention areas.

The applicant shall update the text with Sections 1135.01 and 1135.06 instead of 1145.01.

Existing Conditions Preliminary Plan

- Vicinity map is found in: Exhibit A - Vicinity Map
- Buildings to be demolished found in: Exhibit B - Existing Conditions
  - No Buildings existing on site for demolition
- Natural waters found in: Exhibit B - Existing Conditions
- Location of all natural areas and indication of removal found in Exhibit B - Existing Conditions

Proposed Development Plan

- The proposed sketch plan provides one (1) subarea on +/- 100.41 acres as shown in Exhibit A - Development Plan.
- Exhibits A, B and C provide the following requirements
  - Boundaries of the PUD and its acreage are shown on: Exhibit A - Development Plan and Exhibit A - Illustrative Plan
  - Access
    - The main access points are shown on: Exhibit A - Development Plan and Exhibit A - Illustrative Plan and are proposed to be along Boerger Rd.
    - Final access location will be determined with the Development Plan process.
    - Proposed streets and rights-of-way and connections to existing and possible future infrastructure are shown on: Exhibit A - Development Plan and Exhibit A - Illustrative Plan
  - Proposed locations and size of each subarea and their intended use are shown on: Exhibit A - Development Plan and Exhibit A - Illustrative Plan

        - The proposed sketch plan provides one (1) subarea on +/- 100.41 acres consisting of single family residential.
    - General location of a trail system is shown on: Exhibit A - Development Plan and Exhibit A - Illustrative Plan.
    - Location of the existing vegetation is shown in: Exhibit A - Existing Conditions, Exhibit A - Development Plan and Exhibit A - Illustrative Plan.

Development Text Requirements

The Applicant is proposing the following Uses:

- Permitted Uses
    - Single Family Residential Uses
- Accessory Uses
    - Customary Accessory Uses

The applicant shall provide an explanation of what the term customary accessory uses means.

The Applicant is proposing the following development standards:

- Acres
    - 100.41 acres
- Density
    - 1.94 units per acre
- Lot Size
    - Minimum 70’ wide and 130’ deep
    - Lot Size variability up to 100’ wide by 140’ deep
    - Five lot width sizes are proposed as shown below
        - 34 lots - 70’ - 74’ wide
        - 93 lots - 75’ - 79’ wide
        - 20 lots - 80’ - 89’ wide
        - 28 lots - 90’ - 99’ wide
        - 20 lots - 100’+ wide

Planning and Zoning Sketch Plan Comments:

1. Staff suggests the applicant provide pond enhancements such as fountains, seating areas, pathways and a mixture of deciduous shade trees, ornamental trees, evergreen trees, and shrub/ornamental grass planting beds around the pond to enhance the aesthetics of the development.
2. The applicant shall confirm if Lots 2 - 19 are proposed to be rear loaded garages. Staff recommends that these lots be rear loaded.
3. The applicant shall consider additional community amenity spaces throughout the development in areas where green space is not currently designated.
4. The applicant shall describe if woodland spaces will be activated with multipurpose paths or community pavilions.
5. Staff recommends an 8’ path adjacent to the pond that connects seamlessly to the woodland area.

6. The 20’ access to walk paths around the pond and in the woods shall be more clearly visible entrances.
7. The applicant shall provide clarification if trees will be removed from Lots 121 - 124, 167 - 174, and 189 - 195. If trees are removed, the applicant shall explain if they will be replaced per the City’s tree replacement program.

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.

Marysville, Ohio

SKETCH PLAN

Application For:

BOERGER ROAD REZONING

Submitted On: September 10th, 2024

Contact: **Gary Smith, RLA|CLARB**
720 E. Broad Street, Suite 200
Columbus, Ohio 43215
614.583.9230

Received (stamp):

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

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

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

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

Project Site Information *(Please print clearly)*

Address of land to be rezoned: 0 Boerger Rd and 0 Southard Rd

Present Zoning District: SRD and ARD Present Use of the Land: Agriculture

Proposed Zoning District: PRD Proposed Use of the Land: Residential

Owner of Property: Boerger Road LLC

Owner's Address (Street): 6295 Cosgray Road

City, State and Zip Code: Dublin, Ohio 43016

Owner's Telephone Number: (614)-889-1115

Applicant Information *(Please print clearly)*

Applicant: Wade Dunham ☐ Owner ☐ Agent ☐ Representative ☐ Other

Company: Evergreen Land Company

Address (Street): 6295 Cosgray Road

City, State and Zip Code: Dublin, Ohio 43016

Telephone Number: (614)-889-1115

E-mail Address: wdunham@shepardexcavating.com

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

Signature of Applicant: _____ Date: 9/10/24

Signature of Owner: _____ Date: 9/10/24

FOR CITY USE ONLY

Paid (stamp):

Fees Due: $500 $ _____

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

Jeff Beard 9/11/2024

City Staff _____ Date

DECISION OF THE PLANNING COMMISSION

☐ Approved

☐ Disapproved

☐ Approved with conditions

_____

_____

_____

_____ _____

Chairperson, Planning Commission Date

Boerger Road – Application Information

Preliminary Description of the PUD:

The Boerger Road Development is intended to be a family-oriented, planned residential community designed with the best planning practices in mind. It will encompass approximately 100-acres located just off Boerger Road. The single-family residential land use and site friendly planning principles incorporated into Boerger Road comply with the strategic intent of the City of Marysville Comprehensive Plan. The site incorporates the preservation of existing tree stands, a mix of traditional single-family lot sizes, and the reclaiming of the existing pond for both stormwater use and as a public amenity. High-quality architecture will add to the lasting value of this community.

Permitted and Accessory Uses:

Single-Family residential uses, and customary accessory uses, shall be the only uses permitted for this site.

General Lot Size Requirements:

The single-family homes in the development will have a minimum lot size of 70' x 130', and will incorporate lot diversity standards that provide lot sizes all the way up to 100' x 140'.

Density of the entire development:

Average Project Gross Density	*- +/- 1.94 Units / Acre*

Open Space:

Total Project Open Space	*- +/- 30.41 Acres (30.28% of the total acreage) as currently shown*

Project Description and Impacts:

Written presentation by the developer setting forth the following:

How the development meets the proposed and specific objectives set for in Section 1145.01 of the Planning & Zoning Code:

The PUD layout provides a unified approach to development that fits the site, minimizes infrastructure costs and maintains over 25% of the land area as open space. The project will be providing high quality single-family residences that will preserve and enhance the quality of life of Marysville residents.

In addition to the open space reserves, we have designed a series of trails to allow for pedestrian mobility and connectivity within the opens spaces. The road layout provides links to the south to increase vehicular (future) connectivity as well.

How the proposed development impacts public services and facilities, including but not limited to, schools, water, sewer and traffic:

We have held meetings with the City Engineer and City Planner regarding these items. It was concluded that the adjoining sanitary sewer and water lines are of adequate capacity for the proposed lot count. Final confirmation of these capacities will be completed as we proceed through preliminary engineering.

Based on typical generation factors (Avg. 1.3 students per single-family household) we estimate the entire subdivision will generate ±253 children to the Marysville school district.

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

The current zoning of the property is ARD (Agricultural Residential. The proposed density of 1.94 units per acre is consistent with guidelines set out for the Suburban Residential District that this site is located in as described in the 2018 Marysville Comprehensive Plan.

This proposed development conforms to that plan in the following ways:

- *Provides for high quality housing*
- *Provides parks, open space reserves and pedestrian mobility*
- *Provides detached single family residential homes*
- *Utilizes principles of Cluster/Open space design, with smaller lots and over 20 percent open space preserves*



BOERGER ROAD SKETCH PLAN

City of Marysville, Union County, Ohio 09.10.2024 - #24066

Exhibit A-Vicinity Map

0 200 400 600

G2 PLANNING + DESIGN

CLIENT LOGO HERE

SOUTHARD ROAD

FOX RUN DRIVE

BOERGER ROAD

BOERGER ROAD

EXISTING TREES TO BE PRESERVED

EXISTING POND

EXISTING TREES TO BE PRESERVED

STATE ROUTE 38

BOERGER ROAD SKETCH PLAN

City of Marysville, Union County, Ohio 09.10.2024 - #24066

Exhibit A-Existing Conditions

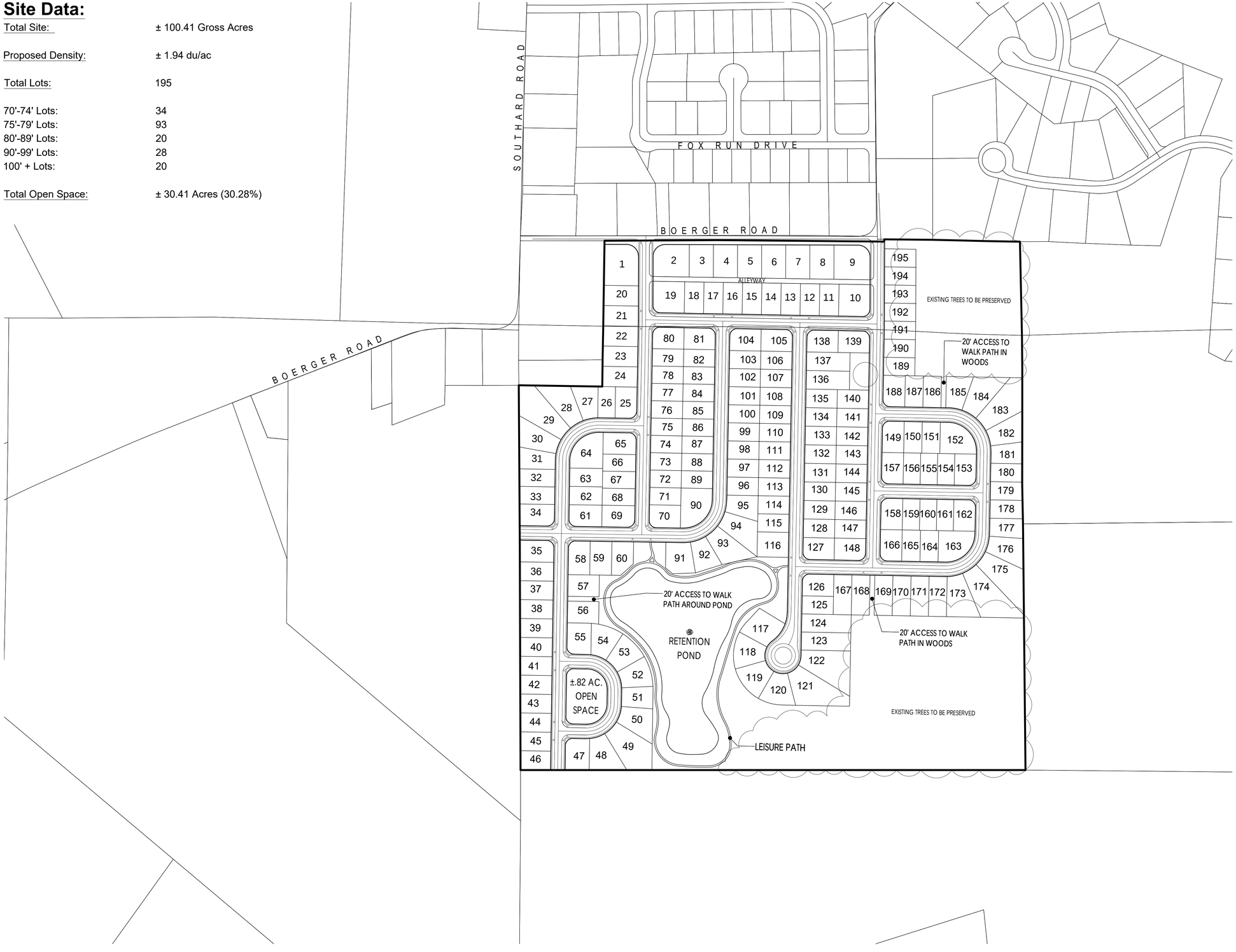
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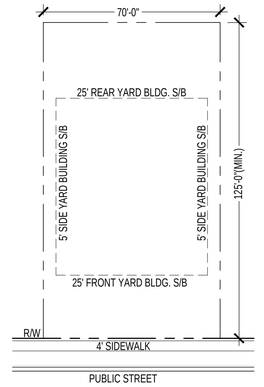
G2 PLANNING + DESIGN

CLIENT LOGO HERE

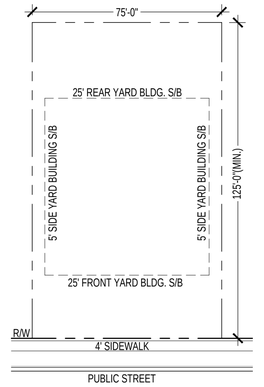
Site Data:

Total Site:	± 100.41 Gross Acres
Proposed Density:	± 1.94 du/ac
Total Lots:	195
70'-74' Lots:	34
75'-79' Lots:	93
80'-89' Lots:	20
90'-99' Lots:	28
100' + Lots:	20
Total Open Space:	± 30.41 Acres (30.28%)

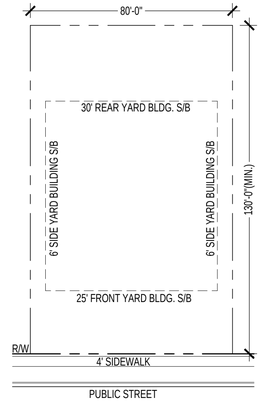




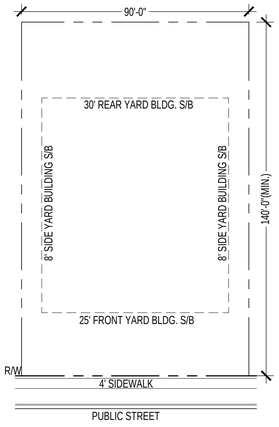
Typical 70' Lot
SCALE: 1" = 30'



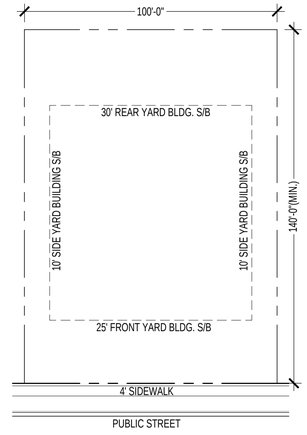
Typical 75' Lot
SCALE: 1" = 30'



Typical 80' Lot
SCALE: 1" = 30'



Typical 90' Lot
SCALE: 1" = 30'



Typical 100' Lot
SCALE: 1" = 30'

Site Data:

Total Site:	± 100.41 Gross Acres
Proposed Density:	± 1.94 du/ac
Total Lots:	195
70'-74' Lots:	34
75'-79' Lots:	93
80'-89' Lots:	20
90'-99' Lots:	28
100' + Lots:	20
Total Open Space:	± 30.41 Acres (30.28%)



BOERGER ROAD SKETCH PLAN

City of Marysville, Union County, Ohio 09.10.2024 - #24066

Exhibit A-Illustrative Plan

0 200 400 600

G2 PLANNING + DESIGN

CLIENT LOGO HERE







Architecture Examples

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

October 1, 2024

To: City of Marysville
Planning Commission Members

From: Ashley Gaver
Planning and Development Manager

RE: Zoning Amendment (Re-Zoning) – 14684 Industrial Parkway (Parcel #2900230570000)

To hear a zoning amendment application to rezone Parcel #2900230570000 located between Innovation Way and Industrial Parkway.

Application: The applicant is requesting to rezone 14684 Industrial Parkway (within Innovation Park) from Manufacturing/Innovation (M/I) District to the Manufacturing/Innovation Overlay District (M/I-O).

Upon completion of the rezoning process, it is intended that the applicant will submit a Lot Split Application for the northeastern portion of the property abutting US Highway 33 to request a lot split of 55.55 acres. The requested rezoning change will only take effect for the 55.55 acre portion of the subject property.

Applicant: Isabella Culliton
Kimley-Horn
7965 N High Street, Suite 200
Columbus, OH 43235

Owner: City of Marysville
209 S. Main Street
Marysville, OH 43040

Location: 14684 Industrial Parkway (Parcel #2900230570000). Adjacent properties are zoned M/I and RMU (across Industrial Pkwy).

Planning and Zoning Analysis:

An overlay district is a zoning district which is applied over one or more previously established zoning districts, implementing additional standards and criteria for the requested property in addition to those of the underlying zoning district. Typically, overlay districts can be used to promote specific types of development projects.

Currently in the City of Marysville the Manufacturing/Innovation Overlay District is designated in various locations, focused within RMU (Clymer Road, and Square Drive), and HMD (Milford Avenue). The property requested to be rezoned is surrounded by Manufacturing / Innovation District (M/I) parcels, which include primarily manufacturing uses. Rezoning the parcel to the Manufacturing/Innovation Overlay District which would allow additional manufacturing/innovation focused uses on the property.

Uses in the Manufacturing / Innovation Overlay (M/I-O) zoning district are as followed:

Permitted Uses.

- *Data Processing / Call Center*
- *Light Manufacturing*
- *Professional Offices*
- *Laboratory and Research Facilities*
- *Warehousing, Public and Private*
- *Wholesale and Distribution*

Staff Comments

As the Commission considers the application on the proposed zoning map amendment to rezone the subject parcel, the Commission should:

- Take into consideration all of the aforementioned items in this report.
- Take into consideration the objectives of the 2018 Comprehensive Plan for Land Use.
- Take into consideration the Zoning Code and Map
- Take into consideration the compatibility of the proposed request to adjacent properties.
- Take into consideration all discussions that occur at the Planning Commission meeting.

City Staff supports the rezoning application to rezone the subject parcel from Manufacturing/Innovation (M/I) to Manufacturing/Innovation Overlay (M/I-O) District.

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

Received (stamp):

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

APPLICATION FOR ZONING AMENDMENT (RE-ZONING)

***** 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 rezoning 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: 14684 Industrial Parkway (Parcel Number: 2900230570000)

Present Zoning District: Manufacturing Innovation M/I Present Use of the Land: Agricultural w/ Buildings

Proposed Zoning District: Manufacturing Innovation Overlay M/I-O Proposed Use of the Land: TBD

Owner of Property: City of Marysville Ohio - Contact: Terry Emery (City Manager)

Owner's Address (Street): 209 S. Main St

City, State and Zip Code: Marysville, OH 43040

Owner's Telephone Number: 937-645-7350

E-mail Address: temery@marysvilleohio.org

Applicant Information *(Please print clearly)*

Applicant: Isabella Culliton ☐ Owner ☒ Agent ☐ Representative ☐ Other

Company: Kimley-Horn

Address (Street): 7965 N High St, Suite 200

City, State and Zip Code: Columbus, OH 43235

Telephone Number: 614-472-8550

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

Signature of Applicant: Isabella Allston Date: 9/10/2024

Signature of Owner: _____ Date: _____

FOR CITY USE ONLY

Paid (stamp):

Fees Due: $500 $_____

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

_____ _____

City Staff Date

DECISION OF THE PLANNING COMMISSION

☐ Approved

☐ Disapproved

☐ Approved with conditions

_____

_____

_____

_____ _____

Chairperson, Planning Commission Date

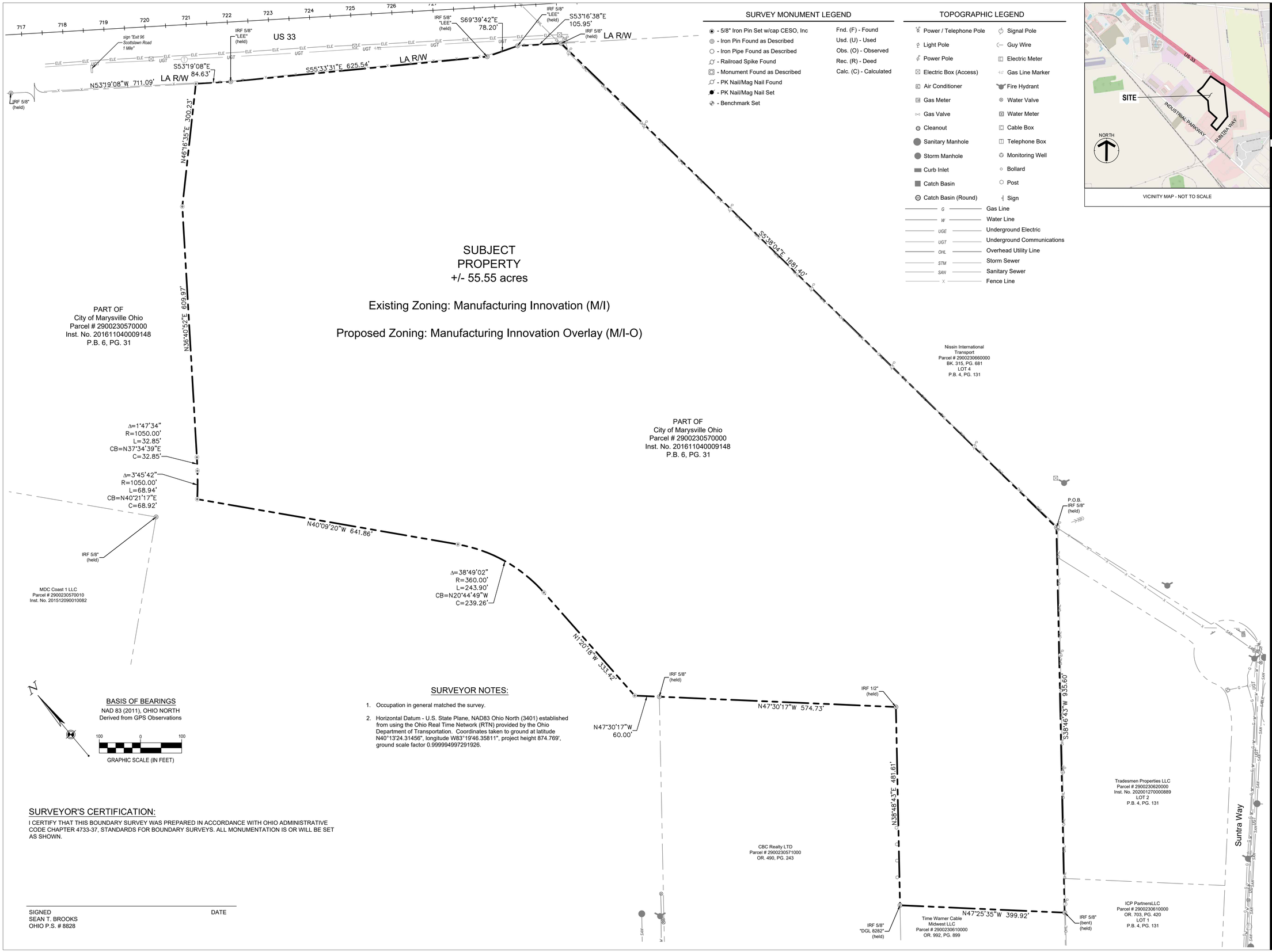
Applicant Checklist Required Documents

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

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

Context Map		**Yes**	**No**
Identification of existing and proposed zoning of the site	YES		
Acreage to be rezoned	YES		
Location of all:			
Adjoining properties	YES		
Property lines	YES		
Existing streets, alleys, and thoroughfares	YES		

Additional Application Information		**Yes**	**No**
A written narrative addressing the reason(s) of the proposed development and explaining how the proposed amendment relates to the *City's Comprehensive Plan*.	YES		
If the site is located within 300 feet of the centerline of a proposed new highway or highway for which changes are proposed as described in the certification to local officials by the Director, Ohio Department of Transportation, or within a radius of 500 feet from the point of an intersection of such centerline with any public road or highway, the applicant shall send a letter addressed to the Director of the Ohio Department of Transportation via registered or certified mail that provides notification of the the proposed amendment per the requirements in *Section 1141.33*. A copy of the letter shall be submitted with the application.	N/A		
If the amendment proposes to rezone or redistrict 10 or less parcels of land, the applicant shall provide the address of all owners of property within, contiguous to and directly across the street from the site. Per *Section 1141.37,* a written notice of the hearing shall be sent by the City Clerk to the owners at least 10 days before the day of the public hearing.	YES		



SURVEY MONUMENT LEGEND

- 5/8" Iron Pin Set w/cap CESO, Inc
- Iron Pin Found as Described
- Iron Pipe Found as Described
- Railroad Spike Found
- Monument Found as Described
- PK Nail/Mag Nail Found
- PK Nail/Mag Nail Set
- Benchmark Set

Fnd. (F) - Found
Usd. (U) - Used
Obs. (O) - Observed
Rec. (R) - Deed
Calc. (C) - Calculated

TOPOGRAPHIC LEGEND

Power / Telephone Pole	Signal Pole
Light Pole	Guy Wire
Power Pole	Electric Meter
Electric Box (Access)	Gas Line Marker
Air Conditioner	Fire Hydrant
Gas Meter	Water Valve
Gas Valve	Water Meter
Cleanout	Cable Box
Sanitary Manhole	Telephone Box
Storm Manhole	Monitoring Well
Curb Inlet	Bollard
Catch Basin	Post
Catch Basin (Round)	Sign
G — Gas Line	
W — Water Line	
UGE — Underground Electric	
UGT — Underground Communications	
OHL — Overhead Utility Line	
STM — Storm Sewer	
SAN — Sanitary Sewer	
X — Fence Line	

VICINITY MAP - NOT TO SCALE

SURVEYOR NOTES:

1. Occupation in general matched the survey.
2. Horizontal Datum - U.S. State Plane, NAD83 Ohio North (3401) established from using the Ohio Real Time Network (RTN) provided by the Ohio Department of Transportation. Coordinates taken to ground at latitude N40°13'24.31456", longitude W83°19'46.35811", project height 874.769', ground scale factor 0.999994997291926.

SURVEYOR'S CERTIFICATION:

I CERTIFY THAT THIS BOUNDARY SURVEY WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37, STANDARDS FOR BOUNDARY SURVEYS. ALL MONUMENTATION IS OR WILL BE SET AS SHOWN.

SIGNED DATE
SEAN T. BROOKS
OHIO P.S. # 8828

CESO
WWW.CESOINC.COM
3601 Rigby Rd., Suite 300
Miamisburg, OH 45342
Phone: 937.435.8584 Fax: 888.208.4826

KIMLEY HORN

14800 INDUSTRIAL PARKWAY

PART OF VIRGINIA MILITARY SURVEY 2254
CITY OF MARYSVILLE, TOWNSHIP OF PARIS, COUNTY OF UNION, OHIO

Revisions / Submissions

ID	Description	Date

© 2023 CESO, INC.

Project Number:	764640
Scale:	1"=100'
Drawn By:	TBC
Checked By:	STB
Date:	09-09-2024
Issue:	SURVEY

Drawing Title:
ZONING EXHIBIT

DESCRIPTION

Containing 55.55+/- Total Acres

Situated in the State of Ohio, County of Union, Township of Paris, City of Marysville, Part of Virginia Miliary Survey 2254, being part of lands conveyed to City of Marysville Ohio, as recorded in Instrument Number 201611040009148 and Plat Book 6, Page 31, and being more particularly described as follows:

Beginning, at a found 5/8" Iron Pin at the northwesterly corner of Lot 2, as recorded in Plat Book 4, Page 131, conveyed to Tradesmen Properties LLC in Instrument No. 202001270000889, and the southerly line of Lot 4, as recorded in Plat Book 4, Page 131 conveyed to Nissin International Transport in Book 315, Page 681;

Thence along the westerly line of said Lot 2 and lands conveyed to ICP Partners LLC in Official Record 703, Page 420, **South 38°46'43" West**, a distance of **935.60 feet** to a found 5/8" Iron Pin (bent) at northeasterly corner of lands conveyed to Time Warner Cable Midwest LLC in Official Record 992, Page 899;

Thence along the northerly line of said Time Warner Cable Midwest LLC parcel, **North 47°25'35" West**, a distance of **399.92 feet** to a found 5/8" Iron Pin with "DGL 8282" cap on the easterly line of lands conveyed to CBC Realty LTD in Official Record 490, Page 243;

Thence along the easterly and northerly line of said lands of CBC Realty LTD for the following courses:

1. **North 38°48'43" East**, a distance of **481.61 feet** to a found 1/2" Iron Pin;
2. **North 47°30'17" West**, a distance of **574.73 feet** to a found 5/8" Iron Pin;

Thence along a new division line for the following courses:

1. **North 47°30'17" West**, a distance of **60.00 feet** to a set 5/8" Iron Pin;
2. **North 01°20'18" West**, a distance of **333.42 feet** to a set 5/8" Iron Pin;
3. Along a curve to the left, having a radius of **360.00 feet**, arc length of **243.90 feet**, central angle of **38°49'02",** subtended by a chord bearing North 20°44'49" West, a distance of 239.26 feet to a set 5/8" Iron Pin**;**
4. **North 40°09'20" West**, a distance of **641.86 feet** to a set 5/8" Iron Pin;
5. Along a non-tangent curve to the left, having a radius of **1050.00 feet**, arc length of **68.94 feet**, central angle of **3°45'42",** subtended by a chord bearing North 40°21'17" East, a distance of 68.92 feet to a set 5/8" Iron Pin**;**
6. Along a compound curve to the left, having a radius of **1050.00 feet**, arc length of **32.85 feet**, central angle of **1°47'34",** subtended by a chord bearing North 37°34'39" West, a distance of 32.85 feet to a set 5/8" Iron Pin**;**
7. **North 36°40'52" East**, a distance of **609.97 feet** to a set 5/8" Iron Pin;
8. **North 46°16'35" East**, a distance of **300.23 feet** to a set 5/8" Iron Pin in the southerly right-of-way line of US 33;

Thence along the southerly right-of-way line of US 33 for the following courses:

1. **South 53°19'08" East**, a distance of **84.63 feet** to a found 5/8" Iron Pin with "Lee" cap;
2. **South 55°33'34" East**, a distance of **625.54 feet** to a found 5/8" Iron Pin with "Lee" cap;
3. **South 69°39'42" East**, a distance of **78.20 feet** to a found 5/8" Iron Pin with "Lee" cap;
4. **South 53°16'38" East**, a distance of **105.95 feet** to a found 5/8" Iron Pin at the northwesterly corner of aforementioned Lot 4;

Thence along the westerly line of said Lot 4, **South 05°38'04" East**, a distance of **1681.40 feet** to the **True Point of Beginning**, containing 55.55 acres, more or less.

Subject to all covenants, restrictions, reservations and easements contained in any instrument of record pertaining to the above described tract of land.

All iron pins called as set are 5/8" x 30" rebar with yellow cap stamped "CESO".

CESO, Inc.

_____

Sean T. Brooks, PS Date
Registered Surveyor No. 8828

Kimley»Horn

PROJECT SUMMARY

To:	City of Marysville Planning Commission
From:	Isabella Culliton, PE
	Kimley-Horn and Associates, Inc.
Date:	9/10/24
Subject:	Project Cosmos - Proposed Rezone; Marysville

Hello,

This project is intended to develop approximately +/-55.55 acres of property located in the City of Marysville (Union County), Ohio. The site (PID 2900230570000) is bounded to the north by US-33, east by Suntra Way, south by Industrial Parkway, and west by Innovation Way. The site is currently agricultural land owned by the City of Marysville. The project is pursuing to rezone the property from Manufacturing/Innovation (M/I) to Manufacturing/Innovation Overlay (M/I-O) to allow for additional uses.

It is the intent of this development to maintain the essential characteristics of the 33 Innovation Park Design Guidelines and Development Standards where possible. The proposed rezone would promote The Park's intent to develop high quality industrial businesses to strengthen the economy and provide jobs within the City of Marysville, while promoting high quality design and building materials.

We sincerely appreciate your consideration of our rezoning request. The proposed use of the property would provide meaningful benefits to the City, including: (1) enhancing the 33 Innovation Park traffic circulation by completing the intended Innovation Way roadway extension, (2) greatly enhancing the physical attributes of an underutilized site and encouraging quality building design for future development in the area, and (3) furthering economic prosperity for the residents in the City of Marysville by attracting new developments and jobs with minimal deleterious impacts on the surrounding area.

Thank you,

Isabella Culliton, PE

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

October 1, 2024

To: City of Marysville
Planning Commission Members

From: Ashley Gaver
Planning and Development Manager

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

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

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

Owners: **Parcels 2900051660000, 2900051670000, 2900051680000, 2900050340010, 2900050340020, 2900051640000, 2900051650000,**
There's Something About Marysville LLC.
577 W Nationwide Blvd. Suite 600
Columbus, Ohio 43215

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

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

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

Aerial (location is in blue)



Project History

The Planning Commission approved a Sketch Plan for Water and Light PUD at the April 16, 2024 Planning Commission meeting.

Planning & Zoning Staff Analysis

The parcels are zoned as Neighborhood Commercial (NCD) and Uptown Commercial (UC) zoning districts. Main access points to the proposed sites will be off of N Main Street. The following is the City's Zoning Code requirements for Planning Commission review related to the proposed Planned Unit Development.

The Board shall take the following Zoning Code 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 30 through 32 of the Development Text.

1135.06 Common Open Space

- The applicant states that +/- 4.5 Acres shall be reserved for open space in the development as stated in the Site Data on Exhibit L1 Site Plan.

The applicant shall provide a conceptual exhibit to show the location of the public open space and the acreage calculations related to those locations.

PUD Development Text

The development has two sub-areas consisting of North and South of Millcreek, but the standards are the same for both sub-areas. The development text states that there could be additional parcels added to the PUD at a future date.

The applicant shall provide a statement that the addition of parcel 2900050400000 is permitted to be included within the PUD if they obtain ownership of the parcel and propose to develop the parcel prior to December 31, 2025 with City Staff and DRB Approval without filing an amendment to the PUD text.

All other parcels that are not included within the PUD text shall follow the City's process for a PUD amendment if they are acquired to be incorporated into the PUD.

Site Plan

The proposed plan, on Exhibit L1 (Page 12) provides two (2) subareas on +/-17.16 acres consisting of multi-family residential, townhomes, hospitality, commercial, and office uses. The plan includes the following acreage per sub-area:

- Sub-Area 1: North of Millcreek incorporates +/-9.82 Acres with Density of 16.8 per acre
- Sub-Area 2: South of Millcreek incorporates +/-7.34 Acres with Density of 17.3 per acre

The proposed site plan shall have a label stating that the plan is Conceptual and the final design of the sub-areas will be determined during the Design Review Board process as each phase is developed.

Exhibit L1 shall be updated to only display the proposed development plan, as the current site plan is difficult to visually see the proposed features due to the existing conditions layers shown. It is recommended that the applicant include a conceptually rendered site plan, in order to help visually understand the proposed development.

The applicant shall provide information regarding what percentage of land is proposed to be used for stormwater management.

The applicant shall clarify on the site plan if Parcel 2900051580010 (Sakura site) is included in the acreage calculations and if so then provide a conceptual plan for that parcel similar to the other proposed development plans.

The applicant shall maximize building heights in order to minimize building footprints, making way for additional community green spaces.

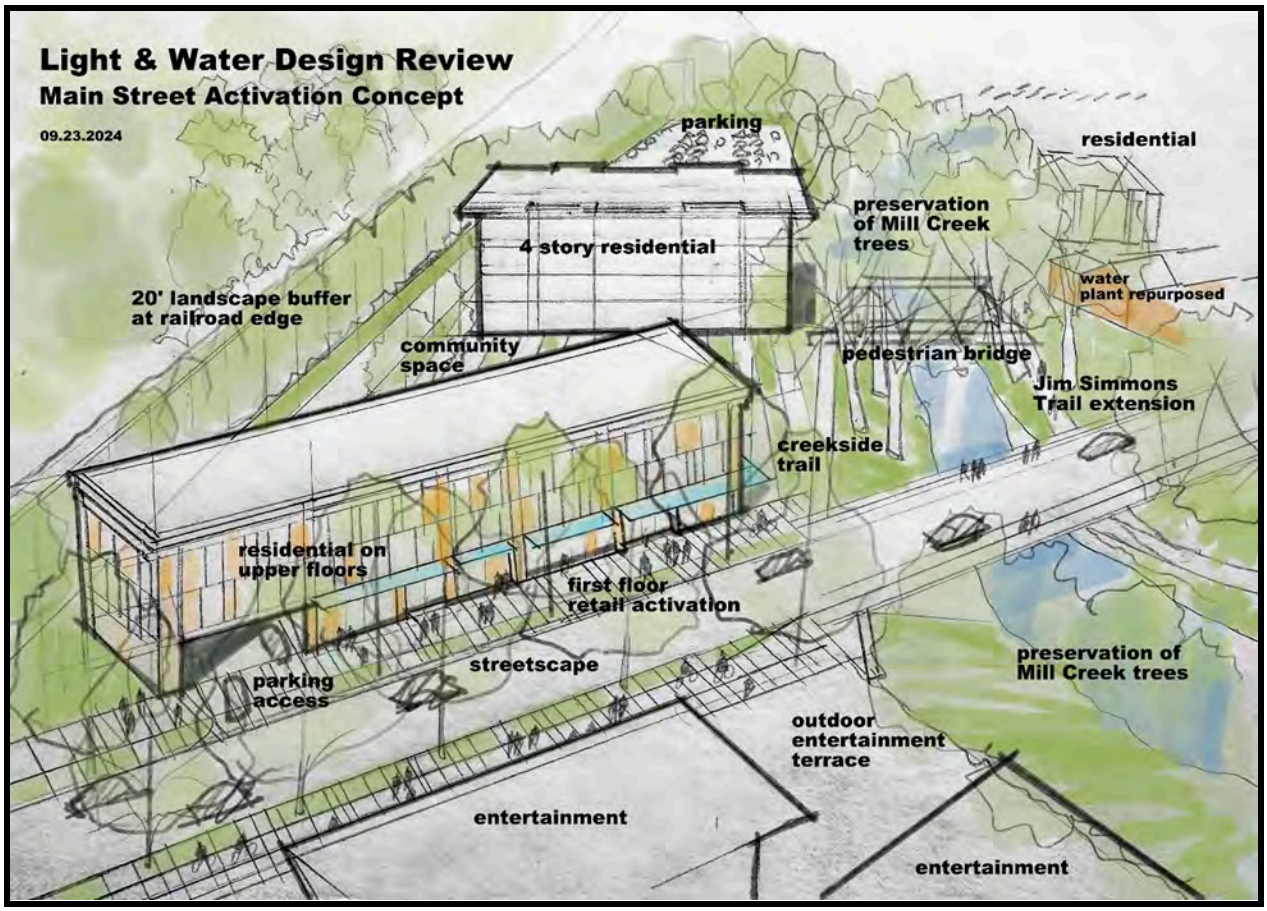
Southwest area between the railroad tracks and Mill Creek Site Plan comments:

The proposed layout of these parcels is recommended to be revised to allow these parcels to be an urban extension of the Uptown, instead of a typical suburban design with parking closest to the sidewalk.

- *The applicant shall consider community green space to replace a portion of the parking to ensure quality of life for the residents.*
- *The applicant shall relocate the buildings to allow for residential or commercial buildings along Main Street in order to activate the streetscape. The building could be mixed-use with retail/commercial on the first floor and residential on upper floors.*
- *Parking facing Main Street is not an appropriate design approach as this development serves as a key entry into the Uptown district.*
- *The applicant shall designate additional screening and space between the CSX railroad corridor and the adjacent development as this will create a more desirable approach and residential conditions.*



(Image Above: Conceptual layout to display how buildings could be oriented to interact with the streetscape)



(Image Above: Conceptual perspective to display how buildings could be oriented to interact with the streetscape)

Development Standards

The following are the proposed development standards:

- Permitted Uses:
  - Artisan Studio
  - Hotel, Temporary Lodging
  - Vehicle Wash Facility
  - Essential Public Services and Utilities
  - Health and Fitness Studio
  - Medical or Dental Office or Clinic
  - Meeting Facility
  - Neighborhood Market
  - Personal Services
  - Professional office
  - Public Safety Facility
  - Bank or Financial Institution (w/ drive-thru, see supplemental regulations Chapter 1123.28)
  - Restaurant and/or Bar Establishment
  - Retail Sales & Service
  - Single-Family (Attached) Home
  - Multi-Family; <315 dwelling units
  - Specialty Food and/or Beverage Facility

- Conditional Uses:
    - Club
    - Childcare Day-Care Center
    - School (K-12)
    - Cultural Institution
    - Community Center
    - Restaurant (w/ Drive-Thru) (See supplemental regulations under 1123.28)
    - Senior Living, Independent Living
    - Institutional/Government Offices
    - Veterinary Animal Hospital and/or Animal Clinic

The applicant shall organize the uses alphabetically for ease of review of proposed applications.

The applicant shall remove the Vehicle Wash Facility from permitted uses as this is not a desired use in the Uptown by residents, Board members and City Council. .

The applicant shall separate the Hotel, Temporary Lodging uses and provide definitions if they do not meet and City definitions.
The applicant shall provide clarification on how a boutique hotel (discussed during Sketch Plan) would be categorized.

The applicant shall clarify their intentions with Essential Public Services and Utilities, and Public Safety Facility uses. If these are not desired then remove them from the permitted uses section.

The Applicant is proposing the following development standards:

- Acres
    - 9.48 acres (North of Millcreek)
    - 7.38 acres (South of Millcreek)

The applicant shall confirm and revise any discrepancies regarding the acreage calculations shown on the Exhibits and stated in the development text. (i.e. Site Plan states 17.1 Acres and Water & Light Overview text states 15.5 acres with possibility up to 27.5 acres). Based on the GIS map that total acres would be 17.16 Acres and a possibility of an additional 0.78 Acres to be added without the standard PUD amendment process.

- Density
    - 16.8 units per acre (North of Millcreek)
    - 17.3 units per acre (South of Millcreek)
    - Overall density of 17.1 units per acre (maximum of 315 multi-family units for total development which would be 18.42 Units per acre)
- Lot Size
    - None
    - None
- Setbacks:
    - Front - None unless abutting residential then 10’-0”
    - Side - None unless abutting residential then 10’-0”
    - Rear - None unless abutting residential then 10’-0”

Any setbacks from the City or other agencies shall be followed during DRB for encroachment into Mill Creek.

Any retaining walls within the Mill Creek corridor will need approval from the City of Marysville or other necessary governmental agencies.

- Maximum Height:
    - Commercial Buildings - Four-story maximum on Multi-Family, Six-story maximum on hotel
    - Institutional Flex Buildings - Six-story maximum on hotel, temporary lodging
    - Mixed-Use Buildings - 60'-0"
    - Single-Family Buildings - 60'-0"
    - Multi-Family Buildings - 60'-0"

The applicant shall remove the Single-Family Building typology chart since Single-Family is not a permitted or conditional use. The applicant shall add a Single-Family Attached typology chart or update the Single-Family to Single-Family Attached.

- Lot Coverage
    - None
- Access and Pedestrian Connectivity
    - The primary access will be from N. Main Street.
    - Sidewalks will be included throughout the development to provide access to Main Street.
    - Multi-purpose trails will be included in the north sub-area and will be able to connect to future trail systems outside of the development area.

The multi-purpose path should run adjacent to Mill Creek, south of the Fitness Center versus between the Fitness Center and the pool in order to make it feel more like a public trail for all Marysville residents.

The West building in the North sub-area shall move to the Northeast to allow comfortable space for Multi-purpose trail.

- Landscaping
    - A preliminary Landscaping plan is shown on Exhibit L-1 Site Plan.
    - No tree replacement requested: The applicant has stated that because of the topography of the project area, existing conditions of the site and project goals that the city's tree replacement will not be followed.
    - Refer to pages 26 and 27 of the PUD text for specific Landscape Standards

The applicant has provided details of landscape requirements for Section 1125. City Staff will review the final landscape plans at DRB, to ensure they are meeting zoning code requirements. At this stage, the plans for the Development Plan PUD submission, are conceptual layouts.

The applicant shall follow the City's Tree Preservation requirements for tree replacement. The applicant shall provide a Tree Survey during the Design Review Board per City Code requirements to show existing trees that will remain or are proposed to be removed.

There are significant existing trees within the Mill Creek corridor. Almost all should be preserved to maintain the vegetation along the waterway. The renderings show very little trees along Mill Creek and would imply that trees are being cleared. Selective removal may be done by working with City Staff or other necessary agencies, and care must be taken to protect all trees now and through construction.

- Architecture, Site, and Lighting
    - The architectural style and designs, site plan, and lighting will be per the PUD guidelines or the City Code if not stated in the PUD text.
    - Please refer to pages 13 through 29 of the Development Text for specific standards.
    - Approved primary building materials can include brick, fiber cement siding, lap vinyl siding, glass (glazed aluminum or steel curtain walls), stone, manufactured stone, and wood siding.
    - Aluminum and/or vinyl shall be allowed for trim details, such as soffits, gutters, shutters, etc.
    - Parking Space Dimensions
        - Parallel: 8’ wide x 20’ length
        - Ninety-degree: 8’ wide x 17’ length
        - Sixty-degree: 8’ wide x 17’ length
        - Forty-five degree: 10’ wide x 17’ length
    - Parking Lot Islands - Islands proposed to be installed for every 40 Contiguous parking spaces.

The applicant shall provide a thickness for the lap vinyl siding to provide standards to ensure high quality and durability. Staff suggests removing the word lap for the vinyl siding to provide more flexibility on the vinyl use.

The applicant shall provide details on what secondary materials are proposed to be permitted, as there are not materials described in the Development Text.

The applicant shall remove Soundwalls from the Site Design as screening shall be done with landscaping to provide more vegetation and better aesthetics.

The applicant shall provide parking lot islands for no more than 15 contiguous parking spaces in a single row and 30 parking spaces in a double parking row. All parking lot islands shall include 1 shade tree along with other plant materials.

- Signage
    - Temporary signage will comply with City Code
    - Permitted Permanent Sign Types
        - Wall, Window, Marquee, Monument, Projecting, Roof, Wall Directional, Projecting Directional, Canopy Directional, Murals
    - Silo Signage

        - The Silo Building shall be permitted to use digital signage, lighting, and projections for art and marketing purposes.
    - Refer to pages 23 and 24 of the PUD text for specific Landscape Standards

The signs shall comply with the City Code unless stated otherwise in the PUD text. Marquee and Roof signs have proposed standards separate from the City Code.

Monument signage is proposed with a zero (0) feet setback from right-of-way.
Staff recommends a five (5) feet setback from the sidewalk as the right-of-way varies on the parcels proposed.

Digital animated or LED changeable copy signs are permitted only for use on the Silo Building.

Engineering Comments

1. An approved Traffic Impact Study (TIS) for the Water and Light Planned Unit Development (PUD) will be required prior to engineering approval.
2. Final access points along N. Main Street to the proposed Water and Light PUD will be determined during the Development Plan and engineering review.
3. Overall, Engineering recommends additional usable green space be added throughout the multi-family development areas.
4. Please provide additional clearance between the ten (10) foot wide shared use path and Building “A”. Vegetated buffers should be implemented between the trail and the apartment buildings.
5. Angled parking will not be permitted along Main Street. Parallel parking with curb bump-outs / extensions will be permitted.
6. The proposed parking spaces do not meet the City of Marysville’s minimum requirements. Please revise the dimensions to meet Marysville’s requirements.
7. The development text only talks about streetscape standards on the north side of Mill Creek. Please provide what streetscape standards are proposed on the south side of Mill Creek.
8. The overhead power lines shall be buried along the frontage of this development? Please include a section in the development text stating how this will be accomplished.
9. The applicant doesn’t address how they plan to manage stormwater. Please include a section in the development text, along with an exhibit showing how stormwater management will be addressed.
10. Coordination with the City of Marysville’s Fire Division will need to take place to ensure the Fire Division’s safety requirements are met.
11. The following items will need to be addressed during the final engineering approval process:
    a. Utility Design / Alignment, including easements (water and wastewater)
    b. Stormwater Management (Stormwater Management Report), including stormwater report, calculations and drainage easements.
    c. Grading and Sediment and Erosion Control
    d. Roadway
        i. Intersection sight distance exhibits/drawings will be required.
    e. Pedestrian Connectivity
        i. Streetscape, sidewalks, shared use paths and traffic calming devices
    f. Permits

i. All Ohio EPA permits (NOI, PTIs, etc.), Army Corp., and any additional environmental permits will be required prior to construction.
ii. All necessary environmental assessments shall be provided to the City prior to engineering approval.

Planning and Zoning Sketch Plan Comments

1. All Engineering comments shall be met.
2. The applicant shall provide a conceptual exhibit to show the location of the public open space and the acreage calculations related to those locations.
3. The applicant shall provide a statement that the addition of parcel 2900050400000 is permitted to be included within the PUD if they obtain ownership of the parcel and propose to develop the parcel prior to December 31, 2025 with City Staff and DRB Approval without filing an amendment to the PUD text.
4. All other parcels that are not included within the PUD text shall follow the City's process for a PUD amendment if they are acquired to be incorporated into the PUD.
5. The proposed site plan shall have a label stating that the plan is Conceptual and the final design of the sub-areas will be determined during the Design Review Board process as each phase is developed.
6. Exhibit L1 shall be updated to only display the proposed development plan, as the current site plan is difficult to visually see the proposed features due to the existing conditions layers shown.
7. It is recommended that the applicant include a conceptually rendered site plan, in order to help visually understand the proposed development.
8. The applicant shall provide information regarding what percentage of land is proposed to be used for stormwater management.
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10. The applicant shall maximize building heights in order to minimize building footprints, making way for additional community green spaces.
11. The proposed layout of these parcels is recommended to be revised to allow these parcels to be an urban extension of the Uptown, instead of a typical suburban design with parking closest to the sidewalk.
    - The applicant shall consider community green space to replace a portion of the parking to ensure quality of life for the residents.
    - The applicant shall relocate the buildings to allow for residential or commercial buildings along Main Street in order to activate the streetscape. The building could be mixed-use with retail/commercial on the first floor and residential on upper floors.
    - Parking facing Main Street is not an appropriate design approach as this development serves as a key entry into the Uptown district.
    - The applicant shall designate additional screening and space between the CSX railroad corridor and the adjacent development as this will create a more desirable approach and residential conditions.
12. The applicant shall organize the uses alphabetically for ease of review of proposed applications.
13. The applicant shall remove the Vehicle Wash Facility from permitted uses as this is not a desired use in the Uptown by residents, Board members and City Council. .
14. The applicant shall separate the Hotel, Temporary Lodging uses and provide definitions if they do not meet and City definitions.

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18. Any setbacks from the City or other agencies shall be followed during DRB for encroachment into Mill Creek.
19. Any retaining walls within the Mill Creek corridor will need approval from the City of Marysville or other necessary governmental agencies.
20. The applicant shall remove the Single-Family Building typology chart since Single-Family is not a permitted or conditional use. The applicant shall add a Single-Family Attached typology chart or update the Single-Family to Single-Family Attached.
21. The multi-purpose path should run adjacent to Mill Creek, south of the Fitness Center versus between the Fitness Center and the pool in order to make it feel more like a public trail for all Marysville residents.
22. The West building in the North sub-area shall move to the Northeast to allow comfortable space for Multi-purpose trail.
23. The applicant shall follow the City's Tree Preservation requirements for tree replacement. The applicant shall provide a Tree Survey during the Design Review Board per City Code requirements to show existing trees that will remain or are proposed to be removed.
24. There are significant existing trees within the Mill Creek corridor. Almost all should be preserved to maintain the vegetation along the waterway. The renderings show very little trees along Mill Creek and would imply that trees are being cleared. Selective removal may be done by working with City Staff or other necessary agencies, and care must be taken to protect all trees now and through construction.
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26. The applicant shall provide details on what secondary materials are proposed to be permitted, as there are not materials described in the Development Text.
27. The applicant shall remove Soundwalls from the Site Design as screening shall be done with landscaping to provide more vegetation and better aesthetics.
28. The applicant shall provide parking lot islands for no more than 15 contiguous parking spaces in a single row and 30 parking spaces in a double parking row. All parking lot islands shall include 1 shade tree along with other plant materials.
29. Staff recommends a five (5) feet setback from the sidewalk as the right-of-way varies on the parcels proposed.

If you have any questions about the aforementioned items, please feel free to contact us by

phone at (937) 645-7361 or (937) 645-7328 or by email: agaver@marysvilleohio.org or jbeard@marysvilleohio.org.

Received (stamp):

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

PLANNING COMMISSION APPLICATION FOR PLANNED UNIT DEVELOPMENT (PUD) - 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)* 290005167000, 290005168000, 290005158001, 290005034002

Address of land to be rezoned: Parcel # 290005160000, 290005164000, 290005034001, 290005166000

Present Zoning District: NCD + UC Present Use of the Land: Government use, Commerci

Proposed Zoning District: Planned Unit Development (PUD) Proposed Use of the Land: Commercial / MF

Owner of Property: There's Something About Marysville LLC

Owner's Address (Street): 577 W. Nationwide Blvd, Suite 600

City, State and Zip Code: Columbus, OH 43215

Owner's Telephone Number: 614-306-1020

Applicant Information *(Please print clearly)*

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

Company: Connect Realty LLC

Address (Street): 577 W. Nationwide Blvd. Suite 600

City, State and Zip Code: Columbus, OH 43215

Telephone Number: 614-306-1020

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

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

Signature of Applicant: _____ Date: 9/10/2024

Signature of Owner: _____ Date: 9/10/2024

FOR CITY USE ONLY

Paid (stamp):

Fees Due: $500 $ _____

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

Jeff Beard _____ 9/11/2024

City Staff _____ Date

DECISION OF THE PLANNING COMMISSION

☐ Approved

☐ Disapproved

☐ Approved with conditions

_____

_____

_____

_____ _____

Chairperson, Planning Commission Date

Applicant Checklist Required Documents

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

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

Existing Conditions Map		**Yes**	**No**
A vicinity map with a north arrow	✓		
Location by Virginia Military Survey (VMS)	✓		
Map outlining the following *Existing* conditions:			
Streets and right-of-ways	✓		
Easements, railroad right-of-ways and service facilities	✓		
Buildings or structures to be removed or demolished	✓		
Existing natural and manmade features such as soil types, topography, including the location of the 100-year flood plain, wetlands, rivers, streams, ponds, lakes, and other water sources, and indicate if they will remain or will be removed	✓		
Location of all vegetation, wooded areas, tree lines, hedge rows, natural areas and other features, and indicate if they will remain or will be removed	✓		

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

	For Applicant	For Staff Use Only	

Development Text Requirements

A complete description of the zoning requirements for the PUD and each sub-area within the PUD, which at a minimum shall include:		Yes	No
List of permitted and conditional uses	✓		
Minimum lot size	✓		
Minimum lot width	✓		
Maximum percentage of lot to be occupied	✓		
Minimum floor area	✓		
Minimum yard dimensions including front, rear, and side setbacks (for principal buildings, accessory buildings and off-street parking)	✓		
Maximum height of principal buildings	✓		
Maximum height of accessory buildings	✓		
Maximum off-street parking and loading space requirements	✓		

Lighting Plan

		Yes	No
Including but not limited to, light pole heights, pedestrian lighting, minimum foot-candles and maximum foot-candles	✓		

Landscaping and Screening/Buffering Plan

		Yes	No
Including but not limited to the type, number and location of all proposed and existing landscaping	✓		

Architectural Design Standards

		Yes	No
Indication as to the type of architectural style proposed for the development and the type and amount of materials to be used	✓		

	For Applicant	For Staff Use Only	

Sign Plan

All signs and graphics within the PUD shall be compatible in size, location, height, material, shape, color and illumination. Information on the Sign Plan shall include:		Yes	No
A sign plan for the entire PUD setting forth the design parameters for the entire project to ensure a consistent and comprehensive character throughout the project. The sign plan shall include the design, layout, and dimensions of all ground, window and wall signs as well as distances from right-of-ways and the type and intensity of the illumination.	✓		
Signs should contribute to the overall cohesive design, reflect simplicity, and avoid visual clutter.	✓		
The overall design and placement of buildings should take into account the general placement of signs so that all permanent signs and their associated lighting fixtures complement the appearance and architecture of the building and the PUD.	✓		
Ground mounted signs should be designed to relate to and share common design with the building.	✓		
All materials and colors of the sign, sign background, and sign frame should be compatible with the building's materials and colors.	✓		

Additional Application Information

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

SILO AT WATER & LIGHT



PUD DEVELOPMENT PLAN SUBMITTAL
CONNECT REAL ESTATE

SUMBITTAL MATERIALS

1. Development Plan Application

2. Existing Conditions Map

3. Proposed Development Plan

4. Development Text Requirements

5. Lighting Plan

6. Landscaping and Screening/Buffering Plan

7. Architectural Design Standards

8. PUD Alignment to Community Goals

Table - 1 | **Existing Information**

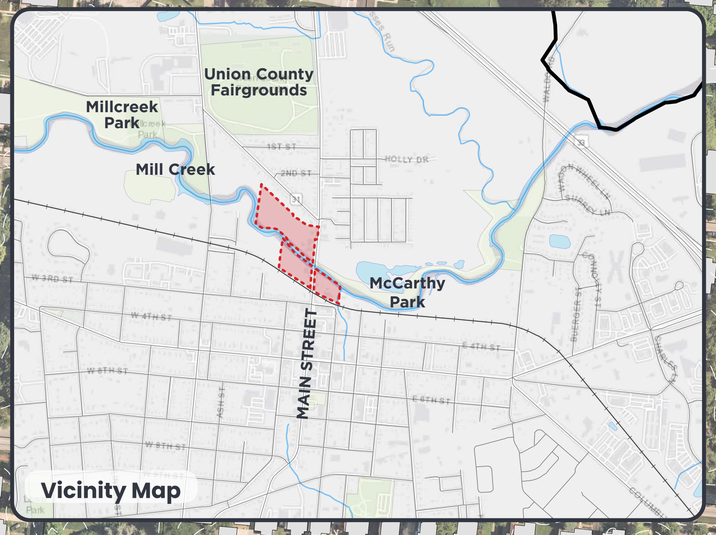
- Open Space / Park
- Water / Hydrology
- Buildings to be Demolished
- Buildings to Remain
- Buildings to Reused
- Existing Trail
- Site Area (~16.15 Acres)

PROJECT SITE AREA
(~16.15 ACRES)

Mill
Creek

MAIN STREET

MCCARTHY PARK



Silo at Water & Light - Existing Conditions - 03.27.24

0' 100' 200' 300'

SCHWARTZKOPF PARK

Mill Creek

MAIN STREET

MCCARTHY PARK

Table - 2 | **Zoning Information**

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

Site Area (~16.15 Acres)

Silo at Water & Light - Existing Zoning - 03.27.24

0' 100' 200' 300'

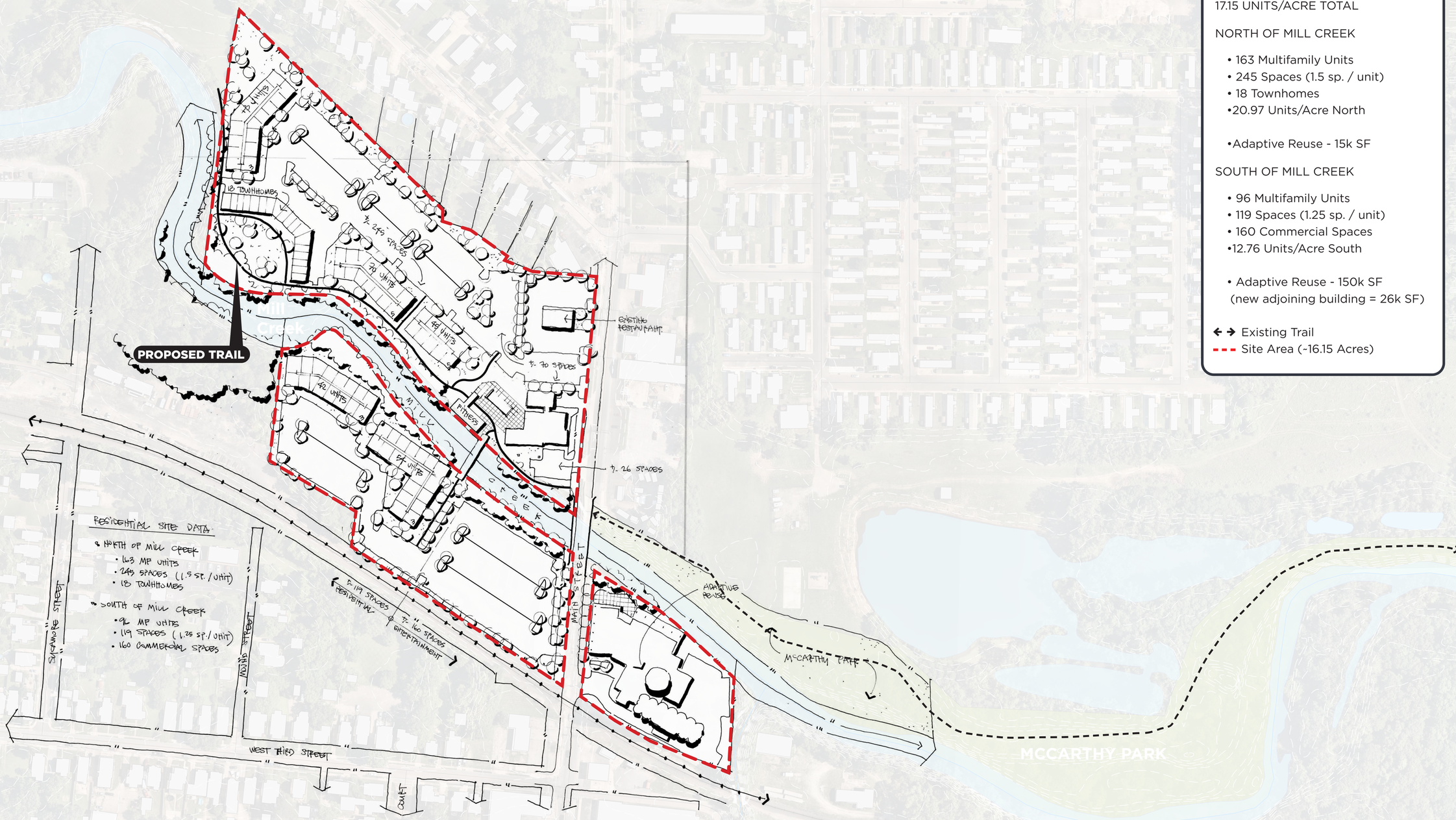


Table - 3 | **Development Data**

17.15 UNITS/ACRE TOTAL

NORTH OF MILL CREEK

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

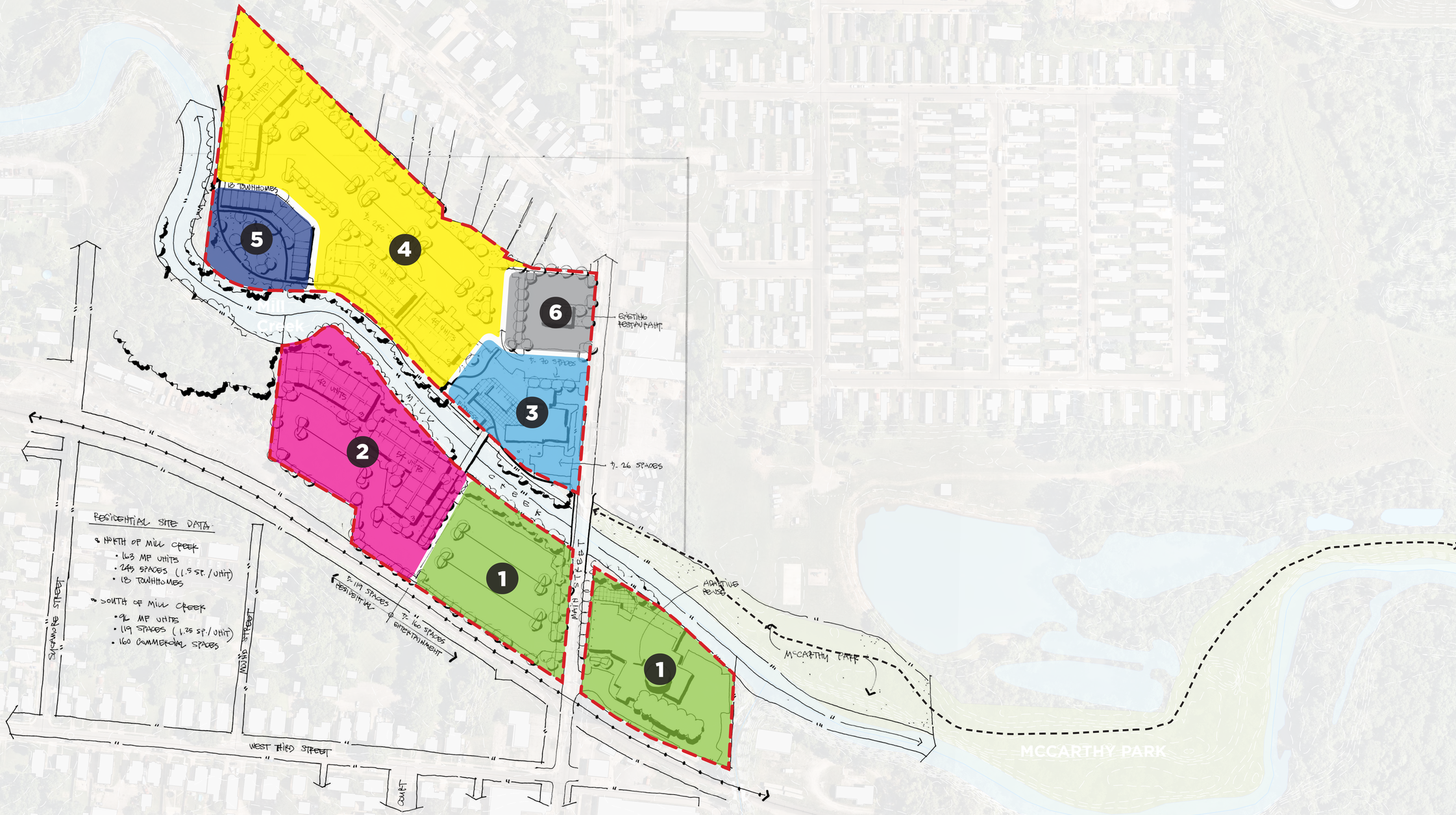
- Adaptive Reuse - 15k SF

SOUTH OF MILL CREEK

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

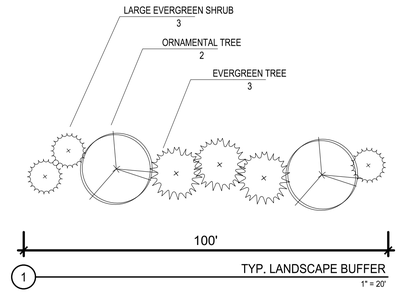
- Adaptive Reuse - 150k SF
  (new adjoining building = 26k SF)

← → Existing Trail
Site Area (~16.15 Acres)



Silo at Water & Light - Phasing Plan- 03.27.24

0′ 100′ 200′ 300′



CODED NOTES

1. HISTORIC BRIDGE
2. DUMPSTER ENCLOSURE
3. 8' ASPHALT MULTI-USE PATH
4. POOL & POOL DECK
5. PROPOSED CROSSWALK
6. LOCATE 2 REQUIRED STREET TREES IN PLAZA TO MAINTAIN VIEWSHED FROM ENTERTAINMENT TO HISTORIC BRIDGE
7. 2 FOOD TRUCK/ LOADING SPACES
8. 3' EVERGREEN HEDGE
9. MONUMENT SIGN
10. SIGHT TRIANGLE: SIGN AT DRIVEWAY; 10' ALONG ROW AND 10' ALONG DRIVEWAY PAVEMENT EDGE
11. TYPE A LOADING SPACE (14'X55'; 15' VERT. CLEARANCE)
12. SIDEWALK

SITE DATA

GROSS SITE AREA:	± 17.1 AC.
ROW DEDICATION (EXISTING R.O.W.):	0.29 AC.
NET SITE AREA:	16.8 AC.
TOTAL UNITS:	287 DU.
DENSITY:	17.1 DU/AC
OPEN SPACE REQUIRED:	1.68 AC (10%)
TOTAL OPEN SPACE PROVIDED:	± 4.5 AC. (27% NET AREA)

UNIT TYPES:

STUDIO:	12 BR
1 BR:	160 BR
2 BR:	104 BR
3 BR:	0 BR
TOTAL BEDROOMS:	276 BR

NORTH OF MILL CREEK:

NET AREA:	9.48 AC.
MULTIFAMILY:	148 DU.
TOWNHOMES:	11 DU.
TOTAL RESIDENTIAL:	159 DU.
DENSITY (NORTH):	16.8 DU/AC.
ADAPTIVE REUSE (CO-WORKING):	15,000 S.F.
EXISTING RESTAURANT:	1,925 S.F.
OPEN SPACE PROVIDED:	3.1 AC. (33% NET AREA)

PARKING PROVIDED

MULTIFAMILY (SURFACE)	284 SP (1.9 SP/DU)
TOWNHOMES (2 GARAGE + .5 SURFACE/DU):	28 SP (2.5 SP/DU)
CO-WORKING (SURFACE + ON-STREET)	69 SP (4.6 SP/1,000)
EXISTING RESTAURANT	25 SP (1 SP/77 SF)
TOTAL SPACES:	406 SP

SOUTH OF MILL CREEK:

NET AREA:	7.38 AC.
MULTIFAMILY:	128 DU.
DENSITY (SOUTH):	17.3 DU/AC.
ADAPTIVE REUSE (COMMERCIAL):	--- S.F.
NEW COMMERCIAL:	24,847 S.F.
OPEN SPACE PROVIDED:	1.4 AC. (19% NET AREA)

PARKING PROVIDED

MULTIFAMILY (SURFACE)	192 SP. (1.5 SP/DU)
ENTERTAINMENT SURFACE:	154 SP. (1 SP/176 S.F.)
TOTAL SPACES:	346 SP.

LANDSCAPE CODE SUMMARY TABLE

CODE SECTION	REQUIRED	PROVIDED
1125.06 (a) Perimeter Landscape Standards superceded by PUD Text	Landscape buffering shall be required between multifamily, single-family, and single-family attached uses, between any residential and commercial uses, and between any manufacturing use and residential use. Landscape buffering shall achieve and maintain a minimum of eight (80) percent opacity, a height of at least six (6) feet, and a varied use of landscaping material. The permitted types of screening include a mix of ornamental trees, evergreen trees and large evergreen shrubs. Landscape types will be blended to provide different textures and species.	North property line, Per 100 l.f.: - 2 ornamental trees - 3 evergreen trees - 3 large evergreen shrubs
1125.06 (b) Foundation Planting Standards superceded by PUD Text	No foundational planting standards shall be required to align with the urban aesthetic and zero (0) foot setbacks.	N/A
1125.06 (c) Landscaped Area and Tree Planting	Non-residential uses are conducted shall incorporate tree planting at a rate of one (1) tree per one thousand (1,000) square feet of building ground coverage for buildings up to five thousand (5,000) square feet with one (1) additional tree for each additional five thousand (5,000) square feet of building coverage. New silo bldg: 24,954 sq.ft 5,000 sq.ft.= 5 trees + (19,954 / 5,000) = 4 trees Total: 9 trees required Co-working Building: 15,000 sq.ft. 5,000 sq.ft. = 5 trees + (10,000 / 5,000) = 2 trees Total: 7 trees required	Silo Building Site Total: 9 trees Co-working Building Total: 7 trees
1125.06 (d)(1) Landscape Requirements for Vehicular Use Areas modified per PUD Text	A. Setbacks (PUD): - from ROW: 5 ft. VUA setback - side and rear Property line: 4 ft. setback B. Screening (PUD): Vehicular use areas adjacent to a public street, private roadway or multi-use path shall be developed with plant and/or mounding at least three (3) feet in height, except in line of sight triangles at driveway and street intersections, in which case, screening is not permitted to accommodate the zero (0) foot setbacks to access points. Landscape materials shall achieve the three (3) foot height within two (2) years of installation. All screening shall have a minimum opacity of eighty (80) percent at all times. Screen hedge species may be any combination of evergreen or deciduous varieties. C. Tree Planting: one (1) standard tree with a nursery caliper of not less than two (2) inches shall be planted for each seventy-five (75) feet of vehicular use area and/or parking area perimeter distance.	A. setbacks provided (see plan) B. 3 ft. tall evergreen screen hedge along VUA fronting Main Street. C. 1 tree per 75 l.f. of VUA perimeter adjacent to property lines and ROW.
1125.06 (d)(2) Interior requirements	More the 40,000 sq.ft. VUA: 10% Interior landscape area required. Total VUA: 233,585.35 sq.ft. 10% = 23,358.53 sq.ft req.	25,180.88 sq.ft. provided (11.0%)
1125.06 (d)(4)(b) Street Trees and Public Tree Requirements.	Large Trees: 1 per 50' of frontage * Application of large trees assumes that the existing overhead utility lines will be buried or relocated	Provided: trees at 50' spacing, except at existing Mill Creek bridge and driveway curbcuts.

DRAWING PATH: C:\Users\rfay\appdata\local\temp\AcPublish_272\240010_LBSE001.dwg Aug 29, 2024 - 3:49pm

OHM
ARCHITECTS ENGINEERS PLANNERS
OHM-ADVISORS.COM

DRAFT
NOT FOR
CONSTRUCTION

ISSUED FOR:	CITY OF MARYSVILLE
REVISION	DESCRIPTION
	DATE
	08/29/2024

PROJECT NUMBER	240010
6655540010	PM
	RF

CONNECT REAL ESTATE
SILO AT WATER & LIGHT
CITY OF MARYSVILLE

SITE PLAN

L1

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GENERAL DEVELOPMENT STANDARDS

I. Purpose and Intent

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

As part of its PUD development will include unique zoning requirements for the Silo at Water & Light Development ("Project") to provide flexibility for planning, construction, and design. This allows the Project to provide maximum benefit to the City of Marysville and its residents. The following PUD requirements include a variety of uses and standards that, put together, facilitate an aesthetically and functionally cohesive Project that can be completed in a timely manner. All Parcels contained within the PUD are to be viewed as a single site from a development and design standard.

II. Water & Light Overview

The Project site consists of six (up to eight) parcels totaling approximately 15.5 acres (potentially 27.5 acres) that border either side of Mill Creek. The desired development pattern in the PUD is a cohesive mix of residential and nonresidential buildings, streetscapes, parking areas, and related infrastructure that significantly enhance the functionality and aesthetic of the area, all while remaining faithful to Marysville's vision for the future.

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

III. Description of the PUD Zoning Requirements

A. *General Description*. To meet the Project goals, several permissible uses governed by a standard set of rules are required; this Project is best approached as one, cohesive unit. However, the Project does contain two loosely defined subareas: North and South. The North of Millcreek subarea will consist of residential townhomes, apartments, a hotel, fitness center and co-working space. The South of Millcreek Subarea will include entertainment spaces, high-end hospitality, public parking and apartments to service the residential development component of the Project. Despite the general division of contemplated uses, both subareas should be subject to a single set of standardized, flexible zoning rules to ensure cohesion throughout the 15.5-acre area.

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

- Parcel ID: 2900051650000 –5.9020 ac.
- Parcel ID: 2900051640000 –3.3497 ac.
- Parcel ID: 2900050340010 –2.0154 ac.
- Parcel ID: 2900051660000 –2.1870 ac.

- Parcel ID: 2900051670000 –1.6420 ac.
- Parcel ID: 2900051680000 –1.5346 ac.
- Parcel ID: 2900050340020 – 0.03 acres
- Parcel ID: 2900051580010 - 0.64 acres
    - The Applicant is contract on this parcel.
- Parcel ID: 2900050400000 - 0.78 acres
    - The Applicant is in conversations with the Union County Land Reutilization Corporation to purchase this parcel.

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

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

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

F. *Signage.* Applicant will submit signage plans at time of construction plan submittal for each building in the Project. Approval of signage plans by governmental authorities shall not be unreasonably withheld. The majority of the sign standards shall include relevant provisions of City of Marysville Code Chapter 1129: Signs. If there is a conflict between these standards and the provisions of Code Chapter 1129, the standards in this text shall apply. A full Sign Plan can be found later in this application.

G. *Utilities*. Applicant will be subject to the standard utility requirements and regulations of the City in manner consistent with the terms of the Development Agreement. Utilities will be delineated with final engineering and platted as required with city engineer approval.

H. *Streetscape*. The streetscape, sidewalks, lighting, walkways, paths, and landscaping North of Mill Creek will generally comply with the aesthetic goals of neighboring Uptown Marysville and be developed and constructed in a manner consistent with the Development Agreement.

I. *Lighting*. Applicant will submit lighting plans at time of construction plan submittal for each building. Approval of lighting plans by governmental authorities shall not be unreasonably withheld. More can be found in the Lighting Plan later in this application.

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

K. *Phasing*: The developer's intent is to conduct this project in a phased approach, with each phasing returning to the development commission for approval.

L. A public-use bike path shall be provided along the north bank of the river, with connection to Main Street for crossing to the existing bike path from the east, and extending to the west property line for future continuation by others. The developer and the city will work together to develop appropriate documentation for use of the bike path.

M. *Parking*. The Development Agreement states that there will be public parking on the site that is subject to the control of the Development and will be provided at the discretion of the Development. The public parking be used to address parking needs. Further details about parking can be found in the Parking Section found later in this application.

N. *Permitted Uses in the PUD, per City of Marysville Use Definitions.*

PUD USES	
PERMITTED USES:	• Artisan Studio
	• Hotel, Temporary Lodging
	• Vehicle Wash Facility
	• Essential Public Services and Utilities
	• Health and Fitness Studio
	• Medical or Dental Office or Clinic
	• Meeting Facility
	• Neighborhood Market
	• Personal Services
	• Professional office
	• Public Safety Facility
	• Bank or Financial Institution (w/ drive-thru, see supplemental regulations Chapter 1123.28)
	• Restaurant and/or Bar Establishment
	• Retail Sales & Service
	• Single-Family (Attached) Home
	• Multi-Family; <315 dwelling units
	• Specialty Food and/or Beverage Facility
CONDITIONAL USES:	• Club
	• Childcare Day-Care Center
	• School (K-12)
	• Cultural Institution
	• Community Center
	• Restaurant (w/ Drive-Thru) (See supplemental regulations under 1123.28)
	• Senior Living, Independent Living
	• Institutional/Government Offices
	• Veterinary Animal Hospital and/or Animal Clinic

O. *Development Typologies*

The Project requires the flexibility to construct all the following:

» **Commercial Building Typology**

» **Institutional Flex Building Typology**

» **Mixed-Use Building Typology**

» **Multi-Family Building Typology**

» **Single-Family Building Typology**

COMMERCIAL BUILDING TYPOLOGY

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

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

SIGN REGULATIONS	PERMITTED SIGN TYPES	Wall Signs, Window Signs, Marquee Signs, Monument, Projecting Signs, Roof Signs, Portable Sidewalk Signs, Real Estate Signs, Political Signs, Wall Directional, Window Directional, Projecting Directional, Canopy Directional
PARKING REGULATIONS	PARKING LOCATION	Any Parking setbacks • Front (from ROW line): 5 ft., for the purpose of providing required landscape screening. • Side: 4 ft. Rear: 4 ft
	PARKING TYPE	Any
SUPPLEMENTAL REGULATIONS	REQUIREMENT	If a building is constructed or modified for this use type under the Project, then such building shall be subject to a 10-foot setback, but only if it borders a single-family residence.
DEVELOPMENT REVIEW	REQUIREMENT	Design Review as contemplated in the City Zoning Code unless such review procedures or criteria conflict with the PUD; governmental approval shall not be unreasonably withheld.

INSTITUTIONAL FLEX BUILDING TYPOLOGY

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

LOT DIMENSIONS	MIN. LOT SIZE	None
	MIN. LOT WIDTH	None
	FRONT SETBACK	None; 10-ft. setback when abutting residential
	SIDE SETBACK	None; 10-ft. setback when abutting residential
	REAR SETBACK	None; 10-ft. setback when abutting residential
	MAX LOT COVERAGE	None
PRINCIPAL STRUCTURE REGULATIONS	PRINCIPAL STRUCTURE HEIGHT	Six-Story Maximum for Hotel, Temporary Lodging maximum.
	BUILDING ORIENTATION	Buildings shall be oriented to face the primary street right-of-way
	PERMITTED FRONTAGES	Any
	FAÇADE ARTICULATION	
ACCESSORY STRUCTURE REGULATIONS	PERMITTED ACCESSORY STRUCTURES	Shed or Garage (detached), Pergola or Patio
	ACCESSORY STRUCTURE LOCATION	Rear Yard

	ACCESSORY STRUCTURE SETBACKS	5 feet min. from each side lot or easement line 5 feet min. from rear line or easement line
	ACCESSORY STRUCTURE HEIGHT	15 feet max
FENCE REGULATIONS	FENCE MATERIALS	Wood, Brick, Stone, Iron, Metal (not chain-link), Vinyl
	FENCE LOCATION	Any
SIGN REGULATIONS	PERMITTED SIGN TYPES	Wall Signs, Window Signs, Marquee Signs, Monument, Projecting Signs, Roof Signs, Portable Sidewalk Signs, Real Estate Signs, Political Signs, Wall Directional, Window Directional, Projecting Directional, Canopy Directional; Digital and Projection Signage shall be permitted for the silo buildings.
PARKING REGULATIONS	PARKING LOCATION	Any Parking setbacks • Front (from ROW line): 5 ft. , for the purpose of providing required landscape screening • Side: 4 ft. • Rear: 4 ft.
	PARKING TYPE	Any
DEVELOPMENT REVIEW	REQUIREMENT	Design Review as contemplated in the City Zoning Code unless such review procedures or criteria conflict with the PUD; governmental approval shall not be unreasonably withheld.
SUPPLEMENTAL REGULATIONS	REQUIREMENT	If a building is constructed or modified for this use type under the Project, then such building shall be subject to a 10-foot setback, *but only if it borders a single-family residence.*

MIXED-USE BUILDING TYPOLOGY

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

LOT DIMENSIONS	MAX. LOT SIZE	None
	MIN. LOT WIDTH	None
	FRONT SETBACK	None; 10-ft. setback when abutting residential
	SIDE SETBACK	None; 10-ft. setback when abutting residential
	REAR SETBACK	None; 10-ft. setback when abutting residential
	MAX LOT COVERAGE	No maximum lot coverage
PRINCIPAL STRUCTURE REGULATIONS	DENSITY	None.
	PRINCIPAL STRUCTURE HEIGHT	60-foot maximum
	BUILDING ORIENTATION	Any

	PERMITTED FRONTAGES	Any
	MINIMUM FLOOR AREA PER UNIT	460 sq. ft. (Multifamily)
ACCESSORY STRUCTURE REGULATIONS	PERMITTED ACCESSORY STRUCTURES	Shed, Garage (detached), Pergola or Patio, Outdoor Refrigeration System
	ACCESSORY STRUCTURE LOCATION	Rear Yard
	ACCESSORY STRUCTURE SETBACKS	5 feet min. from each side lot or easement line 5 feet min. from rear line or easement line
	ACCESSORY STRUCTURE HEIGHT	15 feet max
FENCE REGULATIONS	FENCE MATERIALS	Wood, Brick, Iron, Stone, Metal (not chain-link), Vinyl
	FENCE LOCATION	Any
SIGN REGULATIONS	PERMITTED SIGN TYPES	Wall Signs, Window Signs, Marquee Signs, Monument, Projecting Signs, Roof Signs, Portable Sidewalk Signs, Real Estate Signs, Political Signs, Wall Directional, Window Directional, Projecting Directional, Canopy Directional
PARKING REGULATIONS	PARKING LOCATION	Any Parking setbacks • Front (from ROW line): 5 ft. , for the purpose of providing required landscape screening • Side: 4 ft. • Rear: 4 ft
	PARKING TYPE	Any
DEVELOPMENT REVIEW	REQUIREMENT	Design Review as contemplated in the City Zoning Code unless such review procedures or criteria conflict with the PUD; governmental approval shall not be unreasonably withheld.
SUPPLEMENTAL REGULATIONS	REQUIREMENT	If a building is constructed or modified for this use type under the Project, then such building shall be subject to a 10-foot setback, *but only if it borders a single-family residence.*

SINGLE-FAMILY BUILDING TYPOLOGY

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

LOT DIMENSIONS	MIN. LOT SIZE	None
	MIN. LOT WIDTH	None
	FRONT SETBACK	None; 10-ft. setback when abutting residential
	SIDE SETBACK	None; 10-ft. setback when abutting residential
	REAR SETBACK	None; 10-ft. setback when abutting residential
	MAX. LOT COVERAGE	None
	DENSITY	None

PRINCIPAL STRUCTURE REGULATIONS	PRINCIPAL STRUCTURE HEIGHT	60-foot maximum
	BUILDING ORIENTATION	Any
	MIN. FLOOR AREA PER UNIT	1,000 sq. ft. (Single-Family – attached)
	BUILDING ORIENTATION	None
	PERMITTED FRONTAGES	Any
ACCESSORY STRUCTURE REGULATIONS	PERMITTED ACCESSORY STRUCTURES	Shed or Garage (detached), Kennel, Pergola or Patio
	ACCESSORY STRUCTURE LOCATION	Rear Yard
	ACCESSORY STRUCTURE SETBACKS	5 feet min. from each side lot or easement line 5 feet min. from rear line or easement line
	ACCESSORY STRUCTURE HEIGHT	15 feet max
FENCE REGULATIONS	FENCE MATERIALS	Wood, Brick, Iron, Stone, Metal (not chain-link), and PVC vinyl- coated chain-link (4 ft. max Side Yard and Rear Yard), Vinyl
	FENCE LOCATION	Any
SIGN REGULATIONS	PERMITTED SIGN TYPES	Residential Temporary Signs, Political Signs, Real Estate Signs
PARKING REGULATIONS	PARKING LOCATION	Any
	PARKING TYPE	Any
DEVELOPMENT REVIEW	REQUIREMENT	Design Review as contemplated in the City Zoning Code unless such review procedures or criteria conflict with the PUD; governmental approval shall not be unreasonably withheld.
SUPPLEMENTAL REGULATIONS	REQUIREMENT	If a building is constructed or modified for this use type under the Project, then such building shall be subject to a 10-foot setback, *but only if it borders a single-family residence.*

MULTI-FAMILY BUILDING TYPOLOGY

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

LOT DIMENSIONS	MIN. LOT SIZE	0.15 acres
	MIN. LOT WIDTH	10 feet
	FRONT SETBACK	None; 10-ft. setback when abutting residential
	SIDE SETBACK	None; 10-ft. setback when abutting residential
	REAR SETBACK	None; 10-ft. setback when abutting residential
	MAX. LOT COVERAGE	None
	DENSITY	22 units/acre
PRINCIPAL STRUCTURE REGULATIONS	PRINCIPAL STRUCTURE HEIGHT	60-foot maximum
	BUILDING ORIENTATION	Any
	MIN. FLOOR AREA PER UNIT	400 sq. ft. (Multifamily)
	FACADE ARTICULATION	None
	PERMITTED FRONTAGES	Any
ACCESSORY STRUCTURE REGULATIONS	PERMITTED ACCESSORY STRUCTURES	Shed or Garage (detached), Pergola or Patio
	ACCESSORY STRUCTURE LOCATION	Rear Yard
	ACCESSORY STRUCTURE SETBACKS	5 feet min. from each side lot or easement line 5 feet min. from rear line or easement line
	ACCESSORY STRUCTURE HEIGHT	15 feet max
FENCE REGULATIONS	FENCE MATERIALS	Wood, Brick, Iron, Stone, Metal (not chain-link), Vinyl
	FENCE LOCATION	Any
SIGN REGULATIONS	PERMITTED SIGN TYPES	Wall Signs, Window Signs, Marquee Signs, Monument, Projecting Signs, Roof Signs, Portable Sidewalk Signs, Real Estate Signs, Political Signs, Wall Directional, Window Directional, Projecting Directional, Canopy Directional
PARKING REGULATIONS	PARKING LOCATION	Any Parking setbacks • Front (from ROW line): 5 ft., for the purpose of providing required landscape screening • Side: 4 ft. • Rear: 4 ft
	PARKING TYPE	Any

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

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SIGNAGE

The following standards shall apply to all signs associated with the Silo at Water & Light Development. Unless otherwise specified in these development standards, relevant provisions of the Codified Ordinances of the City of Marysville Sign Code, shall apply. If there is a conflict between these standards and the provisions of the Marysville Sign Code, the standards that are less restrictive will apply. Other dimensional or design standards may be subject to change as plans are finalized.

A. *Permitted Sign Types*
   a. *Temporary Signs and Other Sign Types.* All temporary signs which include contractor signs, sports/organization registration signs, window signs (non-residential), yard sale/garage signs, vehicular signs, festival/special events signs, painted holiday window murals, light pole banners, seasonal business signage, school or cultural institution signage, "grand opening" signs, "coming soon" signs, and banners, will adhere to standards found in the Marysville Sign Code.

   b. *Permanent Signs.* Assume that all familiar signs to the Marysville Sign Code listed below will adhere to the dimensions and standards found in the Code. Variations from the Code will be outlined below.
      i. Wall Sign
      ii. Window Sign
      iii. Marquee Sign
         1. One (1) per pedestrian block.
         2. One hundred twenty (120) square feet maximum (sign area includes both side of the sign).
         3. Height of sign shall not exceed one-third of building height where sign is attached.
         4. No constructed awnings may be attached to the sign.
      iv. Monument Sign
      v. Projecting Sign
      vi. Roof Sign
         1. The total area of the sign shall be limited to a width not to exceed one-third of the width of the building's front façade, which must be parallel to the sign, and a sign height no greater than six (6) feet.
      vii. Wall Directional Sign
      viii. Projecting Directional Sign
      ix. Canopy Directional Sign
      x. Murals
         1. Murals shall be painted on or affixed to the front, rear or side elevation of a building.
   c. *Silo Signage.* The Silo Building shall be permitted to use digital signage, lighting, and projections for art and marketing purposes.

B. *Quantity.* Each curb-cut illustrated on the site plan shall be permitted one monument sign. Single tenant buildings are permitted one wall sign per street facing side multi-tenanted buildings are permitted a single wall sign or projecting sign per individual first floor tenant space and subject to multi-tenant sign restrictions in the Marysville Sign Code.

C. *Design.* All signs shall be aligned in design with the associated building façade.

D. *Setbacks.* Freestanding monument signs have a minimum setback of zero (0) feet from any public right-of-way.

E. *Lighting*
   a. *External Illumination.* All external sign illumination will have a white, stationary light of reasonable intensity directed at the sign and not toward adjacent properties or toward the right of way. Ground mounted fixtures shall be fully screened from view by site grading.
   b. *Internal Illumination.* All internal sign illumination will have a white light with reasonable intensity. Electrical wiring shall be entirely hidden from view. Digital animated or LED changeable copy signs are permitted only for use on the Silo Building.

PARKING

The following standards shall apply to parking associated with the Silo at Water & Light Development. Unless otherwise specified in these development standards, relevant provisions of the Codified Ordinances of the City of Marysville Code shall apply. If there is a conflict between these standards and the provisions within the Code, the standards that are less restrictive will apply.

A. *Parking Dimensions.* Parking spaces shall conform to the following minimum area and dimensions exclusive of driveways and aisles:

	MINIMUM WIDTH (FEET)	MINIMUMLENGTH (FEET)
Parallel parking	8	20
Ninety-degree parking	8	17
Sixty-degree parking	9	17
Forty-five-degree parking	10	17

B. *Loading Space Requirements and Dimensions.* This Development will defer to Chapter 1127.03: Loading Space Requirements and Dimensions in the Marysville Planning and Zoning Code.
   a. Whenever a use requires goods, merchandise, or equipment to be delivered to or shipped from that use, off-street loading and unloading areas shall be provided to accommodate the delivery or shipment operations in a safe and convenient manner.
   b. Loading spaces shall conform to the following minimum dimensions.
      i. **Type A** - (for semi-truck vehicles) fourteen (14) feet width, fifty-five (55) feet length, fifteen (15) feet clearance. The space shall not inhibit service access to neighboring properties, facilities or loading areas.
      ii. **Type B** - twelve (12) feet width, thirty (30) feet length, fifteen (15) feet clearance, and arranged so as to not inhibit service access to neighboring properties, facilities or loading areas.

c. Number of spaces required:

COMMERCIAL USES	
GROSS FLOOR AREA	**MINIMUM NUMBER & TYPE OF LOADING SPACE**
Less than 5,000 sq. ft.	0
Equal to or greater than 5,000 sq. ft. but less than 15,000 sq. ft.	One Type B
Equal to or greater than 15,000 sq. ft. but less than 30,000 sq. ft.	One Type A
Equal to or greater than 30,000 sq. ft. but less than 50,000 sq. ft.	One additional Type A

OFFICE/CULTURAL/INSTITUTIONAL USES (excluding religious places of worship)	
GROSS FLOOR AREA	**MINIMUM NUMBER & TYPE OF LOADING SPACE**
Less than 20,000 sq. ft.	0
Equal to or greater than 20,000 sq. ft. but less than 100,000 sq. ft.	One Type A

d. Loading and unloading areas shall be located and designed so that the vehicles intended to use them can maneuver safely and conveniently to and from the public right-of-way, and complete the loading and unloading operations without obstructing or interfering with any public right-of-way, parking space or parking lot aisle.

e. No area allocated for loading and unloading parking may be used to satisfy the area requirements for off-street parking, nor shall any portion of any off-street parking area be used to satisfy the area requirements for loading and unloading parking.

f. No loading space shall be located closer than fifty feet to any residential zoning district.

g. A developer needs to only comply with this section to the extent reasonably possible when:

1. A lot exists with one or more structures on it that were constructed prior to the effective date of this chapter.

2. A change of use is required that does not involve the enlargement of a structure.

h. The loading requirement cannot be satisfied because there is not sufficient area available on the lot that can practically be used for loading and unloading.

C. *Off-Street Parking Requirements.* There are no requirements for off-street parking.

LIGHTING

Relevant provisions of the Codified Ordinances of the City of Marysville Code, shall apply to boundaries of the PUD.

A. *General.* All exterior lighting shall be designed to direct light downwardly and arranged to reflect light away from any street or adjacent property.
B. *Aesthetics.* All poles and fixtures shall be similar in appearance, shall complement the overall building design/architecture, and be a muted colors such as gray, bronze, nickel, or black.
C. *Street Lights.* Street lighting, poles and fixtures, shall be as agreed upon between the city and the developer.
D. *Area Lighting.* Parking lot lighting and pedestrian area lighting, including poles and fixtures, shall be as agreed upon between the city and the developer during the site plan approval process.
E. *Silo Lighting.* Colored projection on the Silo Building is permitted for art and marketing purposes. Flashing, strobe-like lights in nature will not be permitted to project on the Silo Building.

LANDSCAPING AND SCREENING/BUFFERING

Landscaping and screening/buffering shall align with the goal of an urban development aesthetic for Silo at Water & Light.

A. *Screening/Buffering*

a. *Perimeter Landscape Standards.* Landscape buffering shall be designed in an aesthetically pleasing manner between multi-family, single-family, and single-family attached uses, between any residential and commercial uses, and between any manufacturing use and residential use. Landscape buffering shall achieve and maintain an approximate opacity of eight (80) percent and a height of approximately three (3) feet at time of project completion.

b. *Foundation Planting Standards.* No foundational planting standards shall be required to align with the urban aesthetic and zero (0) foot setbacks.

c. *Landscaped Area and Tree Planting.* There are no requirements for minimal tree plantings.

d. *Vehicular Use Areas.*

i. Setback Requirements. The front setback area shall consist of a five (5) foot wide strip between the street right-of-way and the vehicular use area. For off-street parking, there will be a five (5) foot front setback between the street right-of-way and the vehicular use area. Side and rear setbacks are to consist of a four (4) foot wide strip as measured from the property line to the vehicular use area. For those lots with a double-frontage, the applicable front setback regulations shall apply.

ii. Screening Requirements. Screening in vehicular use areas is not required.

iii. Tree Planting. Tree planting in vehicular areas is not required.

e. *Interior Requirements.* Vehicular use areas with more than one hundred (100) parking spaces shall be subject to parking lot islands. For every forty (40) contiguous parking spots, a parking island consisting of hedges, bushes or trees will be required. Parking lot planting areas are not permitted.

B. *No Tree Replacement*. As noted earlier in this document, the PUD will be exempt from any tree or vegetation replacement rules in the City Code.

ARCHITECTURAL DESIGN STANDARDS

The purpose of the design and review standards is to encourage a high-quality, attractive and lasting style that is modern, minimalistic to activate the area around Mill Creek. The following standards shall be an overview of the architectural design associated with the Silo at Water & Light Development. Unless otherwise specified in these development standards, relevant provisions of the Codified Ordinances of the City of Marysville Code, shall apply. If there is a conflict between these standards and the provisions of Chapter 1129, the standards that are less restrictive will apply. Other dimensional or design standards may be subject to change as plans are finalized.

A. *Design Review Standards for Multi-Family and Single-Family (Attached) Building Typologies*

a. *Building Architecture*

i. *Design.* All buildings shall provide visual interest that will be minimalistic and modern. Historic buildings will be designed with historic preservation context including but not limited to requirements for Historic Tax Credits.

b. *Color.* Specific colors and color schemes shall be designed to be compatible and harmonious with those of the buildings in the surrounding area. Facade colors shall be subtle and of low reflectance. Accent colors may be used to highlight architectural and design features. Permitted colors shall include the full spectrum of colors included in industry-standard color palettes, except for prohibited colors as described herein. Historic buildings may have requirements for specific colors in regard to requirements for Historic Tax Credits.

Prohibited colors shall include any colors included in day-glow, neon, and/or high-chroma color palettes.

c. *Materials.* Building materials shall be of high quality and durability, and architectural features shall be used to create visual interest and livability of the multi-family dwellings. All structures shall be designed to be architecturally compatible with each other by employing similar roof pitches, architectural details and be constructed of compatible exterior building materials. A minimum of forty (40) percent of each and every facade, visible from a street or right-of-way as determined by the Design Review Board, exclusive of windows, doors, and garage doors shall be constructed of permitted primary materials as determined by the Design Review Board. A maximum of sixty (60) percent of each and every facade, visible from a street or right-of-way as determined by the Design Review Board, exclusive of windows, doors, and garage doors shall be constructed of permitted secondary materials as determined by the Design Review Board. Other facades shall use a combination of permitted primary and permitted secondary materials, as determined by the Design Review Board. Use of a permitted secondary material for an entire facade is not permitted.

1. Permitted primary building materials shall be high quality, durable materials as determined by the Design Review Board. Permitted primary building materials

may include, but are not limited to brick, fiber cement siding, lap vinyl siding, glass (glazed aluminum or steel curtain walls), stone, manufactured stone, and wood siding.

2. Aluminum and/or vinyl shall be allowed for trim details, such as soffits, gutters, shutters, etc.

d. *Site Design.*

i. *Site Layout.* Principal buildings, accessory buildings, fencing, parking areas, access drives, storm water facilities, pedestrian walkways, and landscaping shall be arranged to provide a visually appealing development that takes the existing topographic features and neighboring properties into consideration. Aesthetically pleasing attributes shall be visible throughout the entire development and the public right-of-way. Multi-family structures shall be located no closer than ten (10) feet from other structures.

ii. *Open Space.* open spaces in multifamily areas will be shared throughout the PUD area and includes the bike paths. No additional open space is required.

iii. *Parking Lot Islands.* Parking Islands will be created for every 40 contiguous parking spaces, if not less. Parking islands shall have either bushes or hedges. There is no minimum area requirement.

iv. *Trash Enclosures.* Trash containers, service areas and loading zones shall be located where they are not adjacent to the main street.

v. *Soundwall.* A soundwall may be constructed for the purpose of minimizing noise for residents of the Silo & Light District.

B. Design Review Standards for Office, Institutional, Mixed-Use and Commercial Building Typologies

a. *Building Architecture*

i. *Design.* All buildings shall provide visual interest that will be minimalistic and modern. Historic buildings will be designed with historic preservation context including but not limited to requirements for Historic Tax Credits.

b. *Color.* Specific colors and color schemes shall be designed to be compatible and harmonious with those of the buildings in the surrounding area. Facade colors shall be subtle and of low reflectance. Accent colors may be used to highlight architectural and design features. Permitted colors shall include the full spectrum of colors included in industry-standard color palettes, except for prohibited colors as described herein. Historic buildings may have requirements for specific colors regarding requirements for Historic Tax Credits.

Prohibited colors shall include any colors included in day-glow, neon, and/or high-chroma color palettes.

c. *Materials.* A minimum of sixty (60) percent of each and every facade, visible from a street or right-of-way as determined by the Design Review Board, exclusive of windows, doors, and garage doors shall be constructed of permitted primary materials as determined by the Design Review Board. All portions of a facade not otherwise constructed of primary materials, exclusive of windows, doors, and garage doors shall be constructed of permitted secondary materials as determined by the Design Review Board. Other facades shall use a combination of permitted primary and permitted secondary materials, as determined by the Design Review Board. Use of a permitted secondary material for an entire facade is not permitted.

1. Permitted primary building materials shall be high quality, durable materials as determined by the Design Review Board. Permitted primary building materials may include, but are not limited to brick, fiber cement siding, lap vinyl siding, glass (glazed aluminum or steel curtain walls), stone, manufactured stone, and wood siding.

2. Aluminum and/or vinyl shall be allowed for trim details, such as soffits, gutters, shutters, etc.

d. *Site Design*

i. *Trash Enclosures.* Trash containers, service areas and loading zones shall be located where they are not adjacent to the main street.

ii. *Parking Bays.* No Parking Bay shall contain more than one hundred (100) total parking spaces, with a maximum of forty (40) spaces in a single row.

iii. *Parking Lot Islands.* Parking Islands will be created for every forty (40) contiguous parking spaces, if not less. Parking islands shall have either bushes, hedges or trees. There is no minimum area requirement.

iv. *Site Lighting.*

1. *Lighting Intensity.* Foot candle restrictions will comply with the relevant provisions of the Marysville Code for buildings on the perimeter boundary of the PUD.

v. *Soundwall.* A soundwall may be constructed for the purpose of minimizing noise for residents and visitors of the Silo & Light District.

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PUD ALIGNMENT TO COMMUNITY GOALS

Section 1135.01: Objectives for a Planned Unit Development (PUD)

Specific Objectives.

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

   The City's Water Treatment Plant is called out as a Focus Area in the Marysville Comprehensive Plan and was suggested to be developed for residential and some commercial use. Our plan takes this to the next level with market rate multifamily, attached townhomes, and not only bringing adaptive reuse to the Water Treatment Plant, but also the Historic Silos, and implementing the historic Streng Road Bridge. With the Project's more modern and minimalistic design, Water & Light could not exist within the current Marysville Code.

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 and destruction of sensitive environmental areas.

   Connect is excited to uplift an underutilized area with the beautification of Mill Creek and having the resources and expertise to properly develop brownfield land in a floodplain.

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

   This Development not only activates an underutilized area in the community, but also enhances and extends the already thriving Uptown District.

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 Project is an $80M investment with an economic impact for existing Uptown Marysville business of approximately $8M. Additionally, this project provides a high-quality coworking space to generate office jobs and will extend/connect an existing community bike path to enhance the multimodal infrastructure in the City.

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

   With Marysville's booming economic development, this Project is expected to provide nearly 300 market rate households for young professionals, first time home buyers, and empty nesters.

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

   The Historic Silos will be utilized for community art and events for public display. The commercial building will be a restaurant and arcade center with activities for people of all ages.

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 proposed adaptive reuse of the Water Treatment Plant will be for a high-quality coworking space to generate more office jobs and inspire residents that work from home to join in the community. The nearly 300 housing units fill a gap of high quality, market rate housing for young professionals, empty nesters, and first-time home buyers with a variety of housing options. The architectural design is unlike any other development in the community. Although different from Uptown Marysville, the similar streetscapes will lend to a seamless transition from Historic Uptown, to a more modern Water & Light District.

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

   Although already permitted for the complementary mix of uses similar to the proposed project, with the nature of this land in the floodplain, it is environmentally challenging to meet the landscaping and tree requirements in the existing Marysville Code.

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

   See answer to Question 8.

Impacts to Community

Q: How the proposed development impacts public service and facilities, including but not limited to schools, water, sewer and traffic.

A: This proposed development has been a true partnership between Connect, the City, the County and the Schools. Our team engaged the parties very early in the process to make sure this project was a win for all involved. The project is estimated to generate about $138,000 in income tax at the time of completion for City, which in turn will be shared with the Schools. In addition, the Schools will receive a $70,000 PILOT payment every year during the incentive period.

The redevelopment of the Water Treatment Plant has been a goal of the City's and is in the Marysville Comprehensive Plan as a Focus Area. We are thrilled that the City entrusts us to redevelop the building appropriately. As for the impacts on public service, the housing being built is more sustainable in nature, and is less burdensome than a similar sized detached single-family development in the use of utilities and overall services. Studies show that multifamily doesn't generate significant traffic. That said, the commercial component of the Project will likely generate traffic amongst residents and visitors looking to spend money in Marysville for a night with friends and family.

Comprehensive Plan Tie

Focus Area: The Marysville Comprehensive Plan identifies the Water Treatment Plant and North Main Street as a Focus Area for adaptive re-use and redevelopment for some commercial and residential areas. With the complexities of the area being brownfield and, in a floodplain, this is a challenging site to develop. We are excited to have been selected as a partner in this endeavor as it matches our expertise in brownfield redevelopment, historic preservation and adaptive reuse.

Goals:

a. *Retain Current Residents while attracting new ones.* With more than 250 new units to be constructed, this will help in attracting new residents for Marysville's booming top employers. With the addition of family-oriented commercial we hope to entice and excite current residents, while attracting new residents to the City.
b. *Aspire to create a beautiful built environment.* Although unlike other districts in Marysville, the modernized Water & Light Design will be clean cut, focusing on sleek edges. Our top tier architects, designers and development team take great care in maximizing the visitor experience to deliver an experience that they would get in a bigger city, while maintaining the small-town charm.
c. *Embrace and preserve Marysville's history and small-town feel.* In addition to the intentional design to keep a small-town feel, a main focal point of this project is to reimagine and beautify the existing infrastructure and historic structures. Opening up Mill Creek for residents to view and enjoy with pedestrian bridges and connecting existing bike paths will give current and future residents and visitors new ways to interact with aesthetic and underutilized Marysville landscapes. The historic Water Treatment Plant will be preserved and will honor many of its historical attributes while repurposed into a coworking space, the Historic Streng Road Bridge will be implemented for public use, and the Heritage Silos will be utilized for community art and community events opportunities.
d. *Ensure fiscal sustainability for future generations.* Although this goal is pointing to administration, we are proud to be part of the growth of Marysville and expect our project to lead to significant positive financial impact for the community. The Project is expected to bring an additional $8M to existing Uptown Marysville businesses with new residents (and potential Uptown employees) within walking distance of the Uptown District.

   Calculations also show that at the time of project completion, the projected income tax generated from new residents will be $123,000 annually, while the annual commercial income tax is projected to be around $15,000.








LOCAL DUCK
SILO AT WATER AND LIGHT


























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October 1, 2024

To: City of Marysville
Planning Commission Members

From: Ashley Gaver
Planning and Development Manager

RE: Zoning Amendments: Part Eleven - Zoning Code

To hear an application for a Zoning Amendments to Sections 1121, Section 1123 and Appendix - Glossary of Terms.

Project History:.
The City of Marysville is currently under a moratorium on the issuance and processing of any permits for cultivators, processors, and retail dispensaries of adult use marijuana within the city limits. This moratorium is in place until December 31, 2024 or until changes are enacted to amend the Codified Ordinances of the City of Marysville to address these issues, or Council approves legislation explicitly revoking this moratorium, whichever occurs first.

Currently, Chapter 741 - Medical Marijuana of the Business Regulation Code, prohibits cultivation, processing, or retail dispensing of medical marijuana**.** On September 23, 2024, City Council had the first reading for an ordinance to amend Chapter 741 - Medical Marijuana to prohibit the retail dispensing of recreational marijuana within the City of Marysville.

City Staff met with a working group for the marijuana amendments which consisted of three Planning Commission members. Topics of discussion consisted of cultivation and processing uses for medical and recreational marijuana within the City limits. Recommended zoning code amendments are outlined within the 'proposed text amendments' section of this staff report.

Proposed Text Amendments

The amendments to Section 1121.13 and Section 1121.14 are proposed to include additional conditional uses for medical and recreational marijuana cultivation and processing. As well, regulations related to medical and recreational marijuana will be added to the zoning code in Section 1123.32, and associated terms applicable to marijuana are proposed to be included within the Appendix-Glossary of Terms. The Green Text below is the updated language for the proposed text amendments, which can also be referenced in 'Exhibit A'.

Section 1121.13 - Manufacturing/Innovation District (M/I)

V. PERMITTED USES:

- Artisan Workshop
- Building Materials and Hardware (Retail)
- Commercial and Industrial Equipment and Machinery Sales, Rental, Leasing and
- Commercial Printing and Publishing
- Contractor Offices
- Essential Public Services and Utilities
- Laboratory Research Facility
- Manufacturing, General
- Nursery
- Professional Offices
- School College or University, Vocation and Technical, Trade or Business
- Vehicle Body Shop
- Vehicle Sales, Rental and Lease Excluding Body Work
- Vehicle Service and Repair Facility
- Veterinarian Animal Hospital and/or Animal Clinic (outside kennels)
- Warehousing, Private/Public
- Wholesale and Distribution
- Wireless Telecommunications Antenna, Facility, and/or Tower

VI. CONDITIONAL USES:

- Extended Stay
- Ground Passenger Dispatch Facility
- **Medical Marijuana Cultivation Facility**
- **Medical Marijuana Processing Facility**
- **Recreational Marijuana Cultivation Facility**
- **Recreational Marijuana Processing Facility**
- Warehousing, Personal Storage / Mini

Section 1121.14 - Light Manufacturing District (LMD)

V. PERMITTED USES:

- Commercial Printing and Publishing
- Contractor's Offices
- Data Processing/Call Center
- Ground Passenger Dispatch Facility
- Laboratory Research Facility
- Light Manufacturing
- Processional Offices
- Warehousing, Public
- Wholesale and Distribution

VI. CONDITIONAL USES:

- **Medical Marijuana Cultivation Facility**
- **Medical Marijuana Processing Facility**
- **Recreational Marijuana Cultivation Facility**
- **Recreational Marijuana Processing Facility**

Section 1123.32 - General Conditions for Recreational and Medical Marijuana Operators.
In the interest of protecting the public health, safety, and general welfare, this section establishes zoning regulations for State-authorized recreational and medical marijuana cultivators, and processors within the municipal corporation.

a. **Not an Agricultural Use.** The cultivation and/or manufacture of recreational and medical marijuana shall not be considered an “agricultural” use.
b. **Zoning Districts.** No recreational and/or medical marijuana operator including a cultivator and/or processor shall be located in a zoning district where the use is not explicitly listed as a permitted or conditionally permitted use. No recreational and/or medical marijuana cultivation and/or manufacture shall occur in a zoning district where the use is not explicitly listed as a permitted or conditionally permitted use. Furthermore, no cultivator and/or processor shall operate as a home occupation.
c. **Mobile Building Prohibited.** No recreational and/or medical marijuana cultivator and/or processor shall be located within a mobile building.
d. **Distance from Other Uses.** Pursuant to ORC 3780, no cultivator or processor shall be located within five hundred (500) feet of the boundaries of a lot having situated on it a church, public library, public playground, public park, or school. The distance shall be measured as the shortest straight line from property line to property line. If there is an exception to this distance requirement provided in ORC 3780 or ORC 3796, this requirement shall not apply.
e. **Lighting.** All exterior light sources shall be concealed (100% cutoff) to minimize the amount of light pollution affecting neighboring properties. In any building or other structure where recreational and/or medical marijuana is cultivated, the

cultivator shall utilize blackout screens, retractable window coverings, or other methods to contain or minimize light pollution affecting neighboring properties and the night sky. In addition to the lighting requirements found herein, Recreational and Medical Marijuana Operators shall be subject to lighting requirements outlined within Chapter 1123 - Generally Applicable District Regulations and Chapter 1133 - Design Review.

APPENDIX - GLOSSARY OF TERMS

F. TERMS APPLICABLE TO MARIJUANA, CHAPTER 1123

Adult Use Cannabis. Pursuant to ORC 3780 as amended or replaced from time to time, “adult use cannabis” has the same meaning as “marihuana” as defined in ORC 3719, as amended from time to time.

Adult Use Cannabis Operator. Pursuant to ORC 3780 as amended or replaced from time to time, “adult use cannabis operator” means an adult use cultivator, processor, and dispensary.

Cannabis. Pursuant to ORC 3780 as amended or replaced from time to time, “cannabis” has the same meaning as “marihuana” as defined in ORC 3719, as amended from time to time.

Cultivation Facility. Pursuant to ORC 3780 as amended or replaced from time to time, “cultivation facility” means a facility where a cultivator is licensed by the State of Ohio to operate.

Cultivate. Pursuant to ORC 3780 as amended or replaced from time to time, “cultivate” means to grow, harvest, package, and transport adult use cannabis.

Cultivator. Pursuant to ORC 3780 as amended or replaced from time to time, “cultivator” means an entity or person licensed by the State of Ohio to grow, harvest, package, and transport adult use cannabis.

Dispensary. Pursuant to ORC 3780 as amended or replaced from time to time, “dispensary” means an entity or person licensed by the State of Ohio to sell adult use cannabis.

Manufacture. Pursuant to ORC 3780 as amended or replaced from time to time, “manufacture” means the process of converting harvested plant material into adult use extract by physical or chemical means for use as an ingredient in an adult use cannabis product.

Marihuana. Pursuant to ORC 3780 as amended or replaced from time to time, “marihuana” has the same meaning as “marihuana” as defined in ORC 3719, as amended from time to time.

Marijuana. Pursuant to ORC 3780 as amended or replaced from time to time, “marijuana” has the same meaning as “marihuana” as defined in ORC 3719, as amended from time to time.

Mobile building means a single modular building designed to be transported, placed, or removed as a single unit.

Processor. Pursuant to ORC 3780 as amended or replaced from time to time, “processor” means an entity or person licensed by the State of Ohio to manufacture adult use cannabis products.

Testing Laboratory. Pursuant to ORC 3780 as amended or replaced from time to time, “testing laboratory” means an independent laboratory licensed by the State of Ohio to have custody and use of adult use cannabis for scientific purposes and for purposes of instruction, research, or analysis.

Staff Comments

City Staff recommends zoning the uses for recreational and medical marijuana related to cultivation and processing into the City of Marysville Zoning Code Part Eleven to allow the issuance and processing of associated permits.

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 1121.13 - Manufacturing/Innovation District (M/I)

V. PERMITTED USES:

- Artisan Workshop
- Building Materials and Hardware (Retail)
- Commercial and Industrial Equipment and Machinery Sales, Rental, Leasing and
- Commercial Printing and Publishing
- Contractor Offices
- Essential Public Services and Utilities
- Laboratory Research Facility
- Manufacturing, General
- Nursery
- Professional Offices
- School College or University, Vocation and Technical, Trade or Business
- Vehicle Body Shop
- Vehicle Sales, Rental and Lease Excluding Body Work
- Vehicle Service and Repair Facility
- Veterinarian Animal Hospital and/or Animal Clinic (outside kennels)
- Warehousing, Private/Public
- Wholesale and Distribution
- Wireless Telecommunications Antenna, Facility, and/or Tower

VI. CONDITIONAL USES:

- Extended Stay
- Ground Passenger Dispatch Facility
- Medical Marijuana Cultivation Facility
- Medical Marijuana Processing Facility
- Recreational Marijuana Cultivation Facility
- Recreational Marijuana Processing Facility
- Warehousing, Personal Storage / Mini

Section 1121.14 - Light Manufacturing District (LMD)

V. PERMITTED USES:

- Commercial Printing and Publishing
- Contractor's Offices
- Data Processing/Call Center

- Ground Passenger Dispatch Facility
- Laboratory Research Facility
- Light Manufacturing
- Processional Offices
- Warehousing, Public
- Wholesale and Distribution

VI. CONDITIONAL USES:

- Medical Marijuana Cultivation Facility
- Medical Marijuana Processing Facility
- Recreational Marijuana Cultivation Facility
- Recreational Marijuana Processing Facility

Section 1123.32 - General Conditions for Recreational and Medical Marijuana Operators.
In the interest of protecting the public health, safety, and general welfare, this section establishes zoning regulations for State-authorized recreational and medical marijuana cultivators, and processors within the municipal corporation.

a. **Not an Agricultural Use.** The cultivation and/or manufacture of recreational and medical marijuana shall not be considered an "agricultural" use.
b. **Zoning Districts.** No recreational and/or medical marijuana operator including a cultivator and/or processor shall be located in a zoning district where the use is not explicitly listed as a permitted or conditionally permitted use. No recreational and/or medical marijuana cultivation and/or manufacture shall occur in a zoning district where the use is not explicitly listed as a permitted or conditionally permitted use. Furthermore, no cultivator and/or processor shall operate as a home occupation.
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d. **Distance from Other Uses.** Pursuant to ORC 3780, no cultivator or processor shall be located within five hundred (500) feet of the boundaries of a lot having situated on it a church, public library, public playground, public park, or school. The distance shall be measured as the shortest straight line from property line to property line. If there is an exception to this distance requirement provided in ORC 3780 or ORC 3796, this requirement shall not apply.
e. **Lighting.** All exterior light sources shall be concealed (100% cutoff) to minimize the amount of light pollution affecting neighboring properties. In any building or other structure where recreational and/or medical marijuana is cultivated, the cultivator shall utilize blackout screens, retractable window coverings, or other methods to contain or minimize light pollution affecting neighboring properties and the night sky. In addition to the lighting requirements found herein, Recreational and Medical Marijuana Operators shall be subject to lighting requirements outlined within Chapter 1123 - Generally Applicable District Regulations and Chapter 1133 - Design Review.

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