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 November 5, 2024 at 6:30 p.m., in the Council Chambers on the second floor located at 209 S. Main Street, Marysville, Ohio 43040.

NEW BUSINESS:

1. To hear an application for a Final Plat for Skybrook Section 3 Part 1 (Suburban Residential District) located along State Route 4 - U.S. Route 36 & Philip Herre Road.
2. To hear an application for an Amendment to a Planned Unit Development (PUD) Development Plan for a development known as Cooks Pointe.
3. To hear an application for a Planned Unit Development (PUD) Sketch Plan application for a development known as Trails at Weaver Road Development located at 14373 Weaver Road.
4. To hear an application for a Zoning Code Amendment to Part Eleven - Zoning Code, Section 1121.15 Regional Mixed-Use District (RMU).
5. To hear an application for a Zoning Code Amendment to Part Eleven - Zoning Code, Section 1123.19 – Enclosed Accessory Structures in SRD, VRD, NCD and ARD.

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, November 5, 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:

SWEARING OF CITIZENS & APPLICANTS: All applicants speaking before the Planning Commission tonight will have to stand and raise their right hand (if unable to stand, you may be seated). The designated chair for the Planning Commission will administer the swearing in statement.

CITIZEN COMMENTS: Citizen speaking is limited on comments to five (5) minutes, unless written permission prior to the meeting. (If the chair feels that they would like to authorize them to speak another five minutes later in the item, they may allow them to do so).

REPORT OF ADMINISTRATION:

NEW BUSINESS:

1. To hear an application for a Final Plat for Skybrook Section 3 Part 1 (Suburban Residential District) located along State Route 4 - U.S. Route 36 & Philip Herre Road.
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DISCUSSION ITEMS:

DESIGN REVIEW BOARD LIAISON REPORT:

COMMENTS OF INDIVIDUAL BOARD MEMBERS:

Chad Wolniewicz

Lesley Verbus

Matthew Fisher

Michael Nickoson

Robert Stillion

Bret Ingle

Paige Laub

ADJOURNMENT:

Time Out: _____

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

November 5, 2024

To: City of Marysville
Planning Commission Members

From: Ashley Gaver
Planning and Development Manager

RE: Final Plat Review – Skybrook Section 3 Part 1

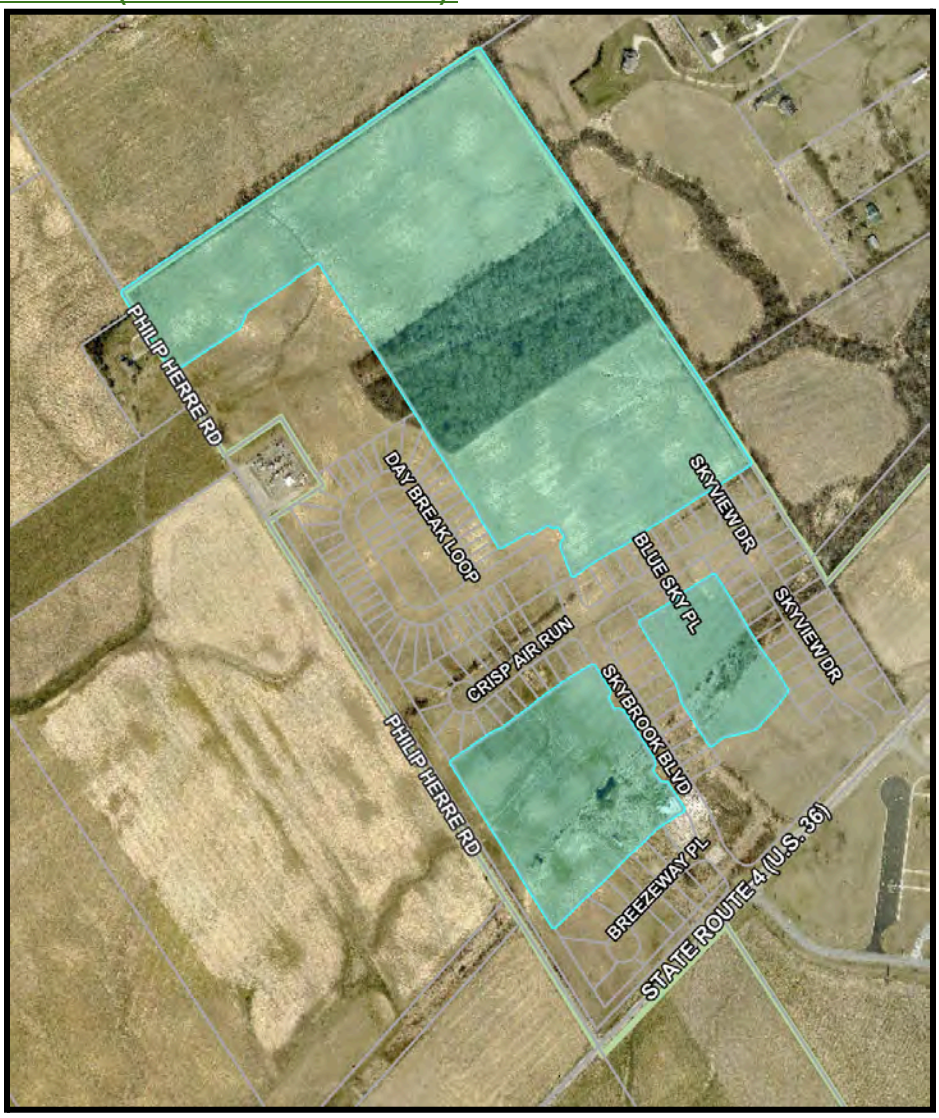
APPLICATION: To hear an application for a Final Plat for SkyBrook Section 3, Part 1 located along State Route 4 and Zoned as Suburban Residential District.

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

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

LOCATION: The Northwest corner of State Route 4 - U.S. Route 36 & Philip Herre Road.

AERIAL (LOCATION IS IN BLUE):

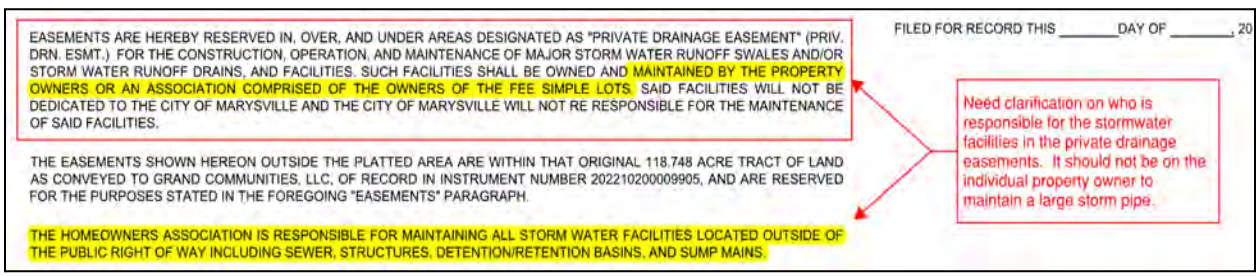


Following are the comments received for the Final Plat Review of the development known as Skybrook Section 3, Part 1, located along State Route 4- U.S. Route 36 & Philip Herre Road.

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

Engineering Staff Analysis:

1. Need clarification on who is responsible for the stormwater facilities in the private drainage easements. It should not be on the individual property owner to maintain a large storm pipe. See comment below on Sheet 1 of 3.



2. Please provide an update on when the additional right-of-way along Phillip-Herre Rd will be dedicated or deed over to the City of Marysville.

Planning and Zoning Analysis:

1. The Preliminary Plat and Final Plat have multiple discrepancies in the Lot Numbers. The applicant shall provide clarification on why the lot numbers are different on the final plat compared to the preliminary plat. (i.e. PP 309 is FP 333).

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

Received (stamp):

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

PLANNING COMMISSION APPLICATION FOR MAJOR SUBDIVISION APPROVAL (FINAL PLAT)

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

- **Required – Submission of a complete application, including all of the items listed in the application checklist.**
- **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, all checklist items, and all required applicable submittal items found in Chapter 1105 of the Planning and Zoning Code shall be reviewed by the Division of Engineering for completeness. Submittals found to be incomplete will be rejected and the application will not be placed on the Commission agenda. If an application is found to be incomplete, the applicant may submit the missing materials by the application deadline date to complete the application.**
- **No late submittals or additional information will be accepted after the application deadline.**
- **Any construction and/or occupancy of the site for which the subdivision approval is being requested for shall not commence until all appropriate approved permits are obtained by the City and the County Building Department.**

Project Site Information *(Please print clearly)*

Address of land or Subdivision name: Skybrook Section 3, Part 1

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

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

Owner of Property: Grand Communities, LLC

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

City, State and Zip Code: Erlanger, KY 41018

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

Applicant Information *(Please print clearly)*

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

Company: CESO, Inc.

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

City, State and Zip Code: Columbus, OH 43231

Telephone Number: (937) 609-4381

E-mail Address: buchanan@cesoinc.com

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

Signature of Applicant: _____ Date: 10/4/2024

Signature of Owner: _____ Date: 10/4/2024

FOR CITY USE ONLY

Paid (stamp):

Fees Due: Base fee of $200 plus $50.00 per **lot** = $_____

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

_____ 10/15/2024

City Staff Jeff Beard 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.

City Staff Meeting

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

Final Plat Requirements

(Shall include the following information, including all design elements and standards in Chapter 1107)

		Yes	No
Notarized certification by the owner or owners of the adoption of the plat and the dedication of streets and other public areas using the form in *Section 1115.02*			
Certification by a registered surveyor, using the forms in *Section 1115.03*. The survey must close and the subdivider shall submit a closure letter from the Union County Engineers Office			
Space for acceptance of dedication pursuant to *Section 1115.04*			
Space for signatures as required in *Section 1115.05*			
Name of the subdivision, location by Virginia Military Survey number; date of survey and engineer's stamp of approval, north arrow, scale and acreage			
Names and addresses of the applicant, and the engineer and surveyor who prepared the Final Plat along with the engineer and surveyor's stamp			
Plat boundaries, based on accurate traverse, with angular and lineal dimensions			
Bearings and distances to nearest established street lines or other recognized permanent monuments, including municipal and township lines			
Radii, internal angles, points of curvature, tangent bearings, lengths of arcs, and lengths and bearings of chords			
Show building setback lines and their dimensions, along with exact location and width of all easements, and rights-of-way provided for public services or utilities, and any limitations of such easements			
All lot numbers and lines with accurate dimensions in feet and hundredths. Street addresses shall be shown for all lots within the City			
Accurate location and description of all monuments set per *Section 1109.03*			
Accurate outlines measured in feet and hundredths of area to be dedicated or reserved for public use, or any area to be reserved for common uses of all property owners			

Final Plat Requirements

(Shall include the following information, including all design elements and standards in Chapter 1107)

	For Applicant	*For Staff Use Only*	
		Yes	**No**
Locations, widths, and names of:			
Existing streets			
Railroad rights-of-way, if any			
Easements			
Permanent buildings			
County, corporation, and township lines			
Locations, widths, and names of:			
Parks			
Wooded areas			
Floodplains			
Streams and creeks			
Swamp, marsh lands or wetlands			
High water line of ponds and lakes			
Other significant natural features			

Additional Application Information

	Yes	**No**
A listing of any approved deviations or variances from the City Planning and Zoning Code		
An updated phasing plan to show completed phases of the development, revisions that have been approved for the development of phases, and revisions to the schedule of completion (for Final Plats beyond the first plat of development).		
When required by the City Engineer, all calculations and field notes shall be submitted for review		
A list of any restrictions and covenants the subdivider intends to include in the deeds to the lots in the subdivision		

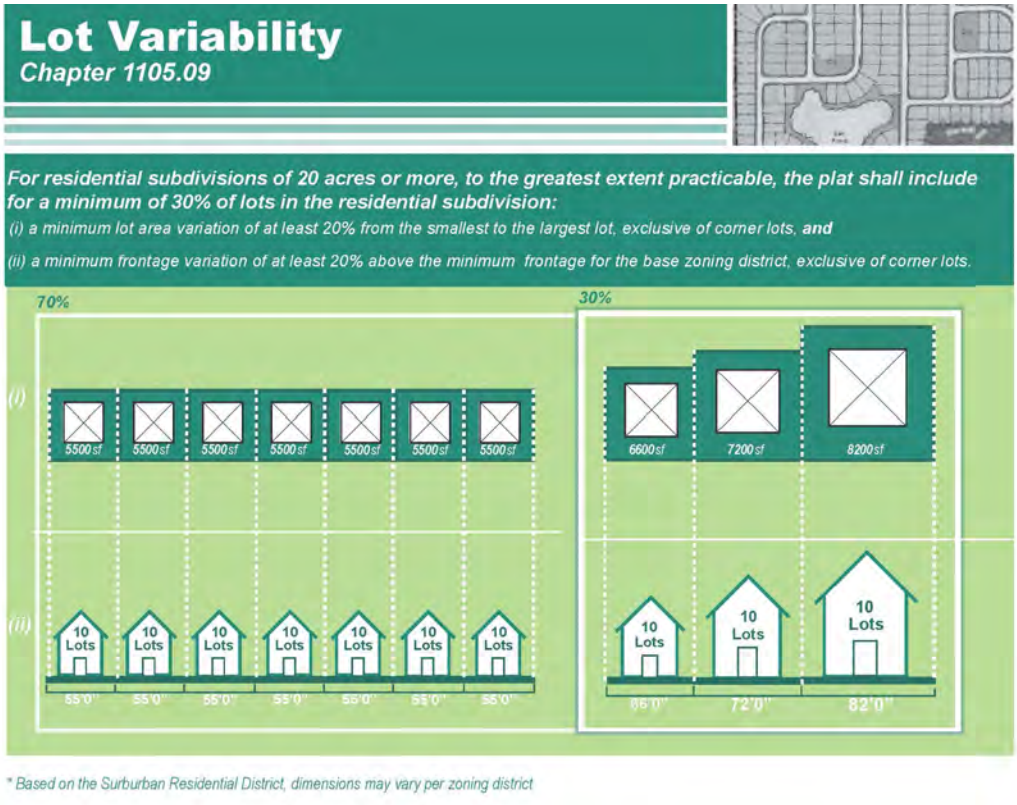
For Applicant	For Staff Use Only

Lot Variability Map

	Yes	No
For residential subdivisions of 20 acres or more, the applicant shall adhere to code *Section 1105.09 - Residential Subdivision Lot Variability.* The plat shall include, for a *minimum of 30%* of lots in the residential subdivision, the following requirements: (Exhibit A)		
(i) A minimum lot area variation of at least 20% from the smallest to the largest lot, exclusive of corner lots		
(ii) A minimum frontage variation of at least 20% above the minimum frontage for the base zoning district, exclusive of corner lots		
A color coded map showing the following: (Exhibit B)		
Location/layout of *all* lots within the proposed development		
Total number of each lot typology within the proposed development		
Clearly indicate each lot typology using multiple colors		
Lot Width and Lot Depth variability (ft.)		
Lot size (sq. ft.)		

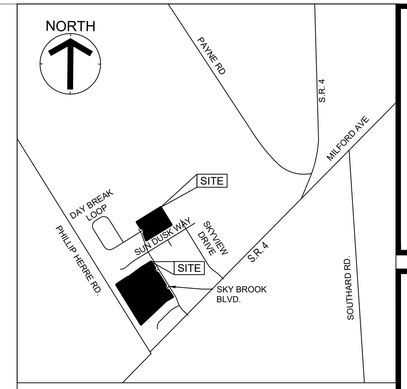
****Reference 'Exhibit A - Lot Variability Graphic' and 'Exhibit B - Lot Variability Map Example' below**

Exhibit A - Lot Variability Graphic



SKYBROOK
SECTION 3, PART 1

STATE OF OHIO, COUNTY OF UNION, TOWNSHIP OF PARIS, CITY OF MARYSVILLE, VIRGINIA MILITARY SURVEY NO. 5292 & 12398



VICINITY MAP NOT TO SCALE

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

THE SUBJECT PROPERTY IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATION OF EASEMENTS RECORDED AS INSTRUMENT 202312200009198, IN THE OFFICE OF THE UNION COUNTY, OHIO RECORDER'S OFFICE AND ALL AMENDMENTS THERETO.

SITUATED IN THE STATE OF OHIO, COUNTY OF UNION, TOWNSHIP OF PARIS, CITY OF MARYSVILLE, BEING PART OF VIRGINIA MILITARY SURVEY NO. 5292 & 12398, CONTAINING 13.251 ACRES OF LAND, MORE OR LESS, BEING ALL OUT OF THAT ORIGINAL 118.748 ACRE TRACT OF LAND CONVEYED TO GRAND COMMUNITIES, LLC, A KENTUCKY LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NUMBER 202210200009905.

THE UNDERSIGNED, GRAND COMMUNITIES, LLC, A KENTUCKY LIMITED LIABILITY COMPANY, BY _____, _____, BEING OWNER OF THE LANDS PLATTED HEREIN, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS, "SKYBROOK SECTION 3, PART 1", A SUBDIVISION CONTAINING LOTS NUMBERED 15-53, 320-333 INCLUSIVE AND DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATED TO PUBLIC USE, AS SUCH, ALL OR PARTS OF CLOUD VIEW COURT, NIGHT MIST WAY, AND SUNNY VIEW COURT.

EASEMENTS ARE HEREBY RESERVED IN, OVER AND UNDER AREAS DESIGNATED ON THIS PLAT AS "EASEMENT" (ESMT.). DESIGNATED EASEMENTS PERMIT THE CONSTRUCTION, OPERATION AND MAINTENANCE OF PUBLIC AND QUASI-PUBLIC UTILITIES ABOVE, BENEATH AND ON THE SURFACE OF THE GROUND AND, WHERE NECESSARY, NO STRUCTURES SHALL BE CONSTRUCTED IN ANY AREA OVER WHICH EASEMENTS ARE HEREBY RESERVED. EASEMENTS SHOWN HEREON ARE RESERVED FOR, BUT NOT LIMITED TO, THE FOLLOWING COMPANIES: COLUMBIA GAS OF OHIO, INC., UNION RURAL ELECTRIC (URE), AES OHIO, FRONTIER, WINDSTREAM, CHARTER COMMUNICATIONS (TIME WARNER), WOW!, CROWN CASTLE COMMUNICATIONS, WIDE OPEN WEST, ZAYO FIBER SOLUTIONS, FIBER FARMS, ODOT DISTRICT 6, AND THE CITY OF MARYSVILLE.

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

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

THE EASEMENTS SHOWN HEREON OUTSIDE THE PLATTED AREA ARE WITHIN THAT ORIGINAL 118.748 ACRE TRACT OF LAND AS CONVEYED TO GRAND COMMUNITIES, LLC, OF RECORD IN INSTRUMENT NUMBER 202210200009905, AND ARE RESERVED FOR THE PURPOSES STATED IN THE FOREGOING "EASEMENTS" PARAGRAPH.

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

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

THIS _____ DAY OF _____, 2024.

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

GRAND COMMUNITIES, LLC
A KENTUCKY LIMITED LIABILITY COMPANY

BY: _____

_____

_____

_____

COMMONWEALTH OF KENTUCKY
COUNTY OF BOONE:

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

MY COMMISSION EXPIRES _____, _____
NOTARY PUBLIC

THE WITHIN CLOUD VIEW COURT, NIGHT MIST WAY, AND SUNNY VIEW COURT ARE HEREBY APPROVED AND ACCEPTED FOR PUBLIC MAINTENANCE BY ORDINANCE (RESOLUTION) NUMBER _____ RECORDED IN CITY COUNCIL'S RECORD BOOK _____
(UNION COUNTY COMMISSIONER'S JOURNAL) _____
ON THIS THE _____ DAY OF _____, 20 _____.

_____
CITY MANAGER

APPROVED THIS _____ DAY OF _____, 20 _____

_____
MARYSVILLE CITY ENGINEER

APPROVED THIS _____ DAY OF _____, 20_____

_____
CHAIRMAN, CITY PLANNING COMMISION

TRANSFERRED THIS _____ DAY OF _____, 20_____

_____
UNION COUNTY AUDITOR

FILED FOR RECORD THIS _____DAY OF _____, 20 _____ IN PLAT BOOK _____ PAGE NO. _____ SLIDE _____

_____
UNION COUNTY RECORDER

ZONING

"SKYBROOK SECTION 3, PART 1" IS ZONED AS SRD (SUBURBAN RESIDENTIAL DISTRICT) AND SHALL BE IN ACCORDANCE TO THE ADOPTED DEVELOPMENT TEXT PER THE CITY PLANNING AND ZONING CODE.

BUILDING SETBACKS

FRONT:	30'
REAR:	20'
SIDE (ROAD):	30'
SIDE (LOT):	7.5' (ONE SIDE)

BASIS OF BEARING

BEARINGS SHOWN HEREON ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83 (2011), A BEARING OF SOUTH 44° 18' 29" WEST FOR A PORTION OF THE CENTERLINE OF STATE ROUTE 4 - U.S. ROUTE 36.

SOURCE OF DATA

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

IRON PINS

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

PERMANENT MARKERS

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

CERTIFICATION

THE ACCOMPANYING PLAT REPRESENTS A SUBDIVISION OF LAND IN V.M.S. NO. 5292 & 12398, UNION COUNTY, OHIO. THE TRACT HAS AN AREA OF 2.102 ACRES IN RIGHT-OF-WAYS AND 11.149 ACRES IN LOTS MAKING A TOTAL OF 13.251 ACRES.

I HEREBY CERTIFY THAT THE ACCOMPANYING PLAT IS A CORRECT REPRESENTATION OF SKYBROOK SECTION 3, PART 1, AS SURVEYED IN FEBRUARY OF 2024.

_____ DATE:
MATTHEW ACKROYD, P.S.
OHIO P.S. NO. 8897
2800 CORPORATE EXCHANGE DRIVE, SUITE 400
COLUMBUS, OHIO 43231

SURVEY LEGEND

- ◉ - 5/8" Iron Pin Set w/cap CESO, Inc
- ◎ - 5/8" Iron Pin Found w/cap CESO, Inc
- ● - Permanent Marker Set (1"x30" Rebar w/ Aluminum CESO Cap)
- ⌭ - PK Nail/Mag Nail Found
- ◬ - PK Nail/Mag Nail Set

ACREAGE BREAKDOWN

PARCEL NUMBER:	MAP NUMBER:	ACREAGE:
29-0018049.0010	110-00-00-006.000	13.251 ACRES

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

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

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

CESO
WWW.CESOINC.COM
2800 Corporate Exchange Dr., Suite 400
Columbus, OH 43231
Phone: 614.794.7080 Fax: 888.208.4826

SKYBROOK SECTION 3, PART 1
CITY OF MARYSVILLE, TOWNSHIP OF PARIS, COUNTY OF UNION, STATE OF OHIO
VIRGINIA MILITARY SURVEY NOS. 5292 AND 12398

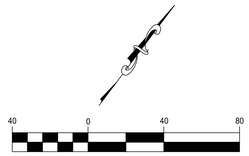
Revisions / Submissions

ID	Description	Date

Project Number:	759386
Scale:	N/A
Drawn By:	OPG
Checked By:	JKH/ALB
Date:	10/15/2024
Issue:	N/A

Drawing Title:
PLAT

W:\PROJECTS\FISCHER HOMES\759386-01 Albers Property\04-SURVEY\Dwg\759386-FISCHER-PLAT-SEC 3 PART 1.dwg - 10/15/2024 - Owen Goodheart



GRAPHIC SCALE (IN FEET)

NOTE "A": CITY OF MARYSVILLE ZONING CODE FOR SKYBROOK SECTION 3, PART 1, IN EFFECT AT THE TIME OF PLATTING OF SKYBROOK SECTION 3, PART 1, SPECIFIES THE FOLLOWING SETBACK REQUIREMENTS:

SINGLE FAMILY (LOTS 15-53 AND 320-333)	
LOT DESIGNATION SRD:	SUBURBAN RESIDENTIAL DISTRICT
FRONT:	30'
REAR:	20'
SIDE (ROAD):	30'
SIDE (LOT):	7.5' (ONE SIDE)

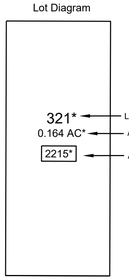
NOTE "B": ACREAGE BREAKDOWN

ACREAGE IN LOTS 15-53 AND 320-333:	11.149 ACRES (485,807 SQ. FT.)
ACREAGE IN RIGHT-OF-WAY:	2.102 ACRES (91,391 SQ. FT.)
TOTAL ACREAGE:	13.251 ACRES (577,198 SQ. FT.)

NOTE "C": ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE MAP, THE SUBJECT PARCELS SHOWN HEREON LIES WITHIN ZONE X (AREA OF MINIMAL FLOOD HAZARD), COMMUNITY PANEL No. 39159C0335D (DATED DECEMBER 16, 2008).

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

Lot Diagram



SURVEY LEGEND

- ◉ - 5/8" Iron Pin Set w/cap CESO, Inc
- ◎ - 5/8" Iron Pin Found w/cap CESO, Inc
- ● - Permanent Marker Set (1"x30" Rebar w/ Aluminum CESO Cap)
- ⌭ - PK Nail/Mag Nail Found
- ◬ - PK Nail/Mag Nail Set

Reserve "A"
Skybrook Section 1
P.B. 6, PG. 174A-E

Cloud View Court (60' R/W)

Night Mist Way (60' R/W)

Skybrook Boulevard (80' R/W)
P.B. 6, PG. 174A-E

Phillip Herre Road (T.R. 74) (40' R/W)
(60' Planned R/W)

Union Township
City of Marysville
V.M.S. 3459
V.M.S. 5292-12398

Lot 8 | Lot 9 | Lot 10 | Skybrook Section 1 P.B. 6, PG. 174A-E Lot 11 | Lot 12 | Lot 13 | Lot 14

Lot 63 | Lot 62 | Lot 61 | Lot 60 | Skybrook Section 1 P.B. 6, PG. 174A-E Lot 59 | Lot 58 | Lot 57 | Lot 56 | Lot 55 | Lot 54

CESO
WWW.CESOINC.COM
2800 Corporate Exchange Dr., Suite 400
Columbus, OH 43231
Phone: 614.794.7080 Fax: 888.208.4826

SKYBROOK SECTION 3, PART 1

CITY OF MARYSVILLE, TOWNSHIP OF PARIS, COUNTY OF UNION, STATE OF OHIO
VIRGINIA MILITARY SURVEY NOS. 5292 AND 12398

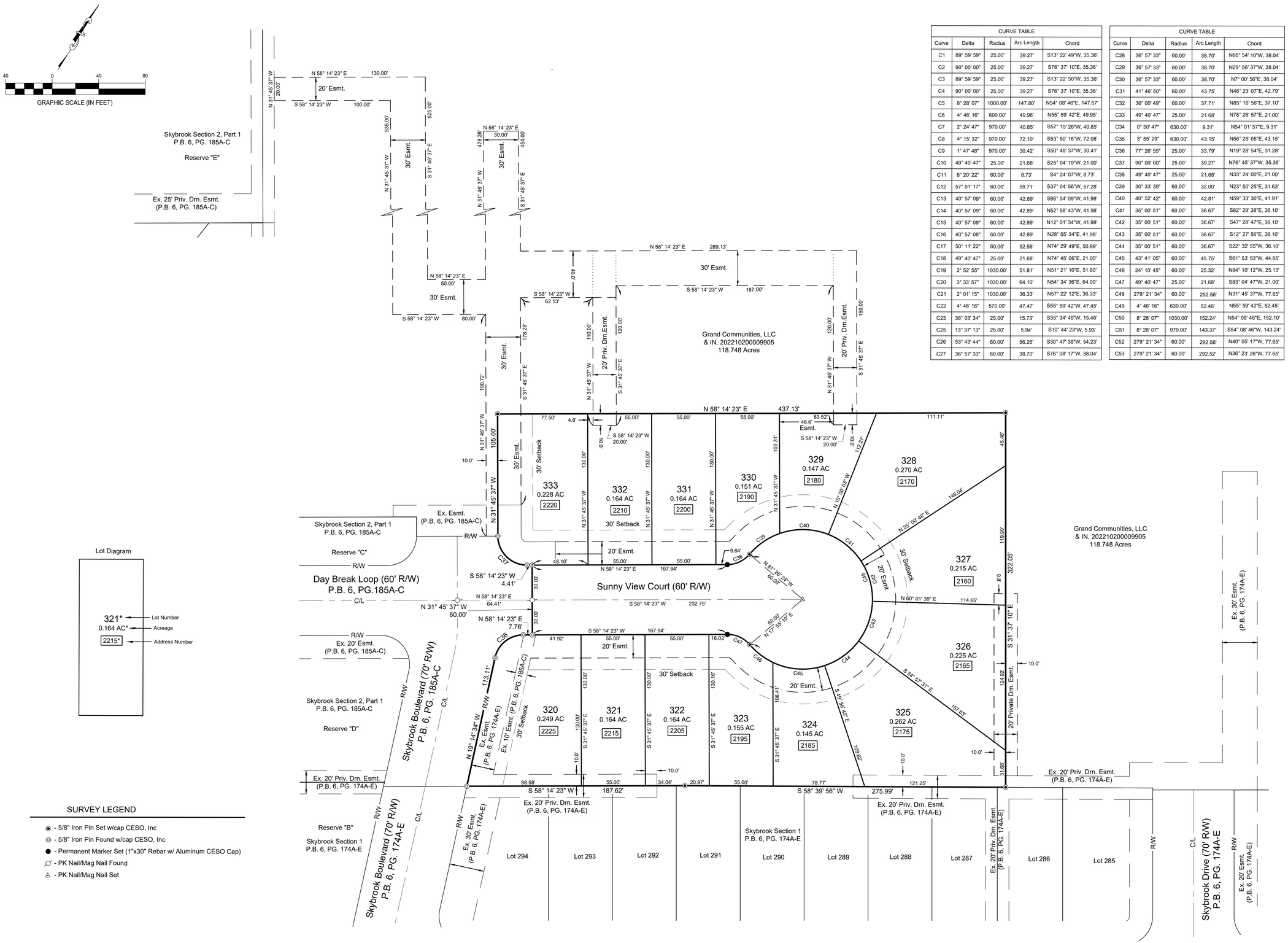
Revisions / Submissions

ID	Description	Date

Project Number:	759386
Scale:	1"=40'
Drawn By:	OPG
Checked By:	JKH/ALB
Date:	10/15/2024
Issue:	N/A

Drawing Title:
PLAT

W:\PROJECTS\FISCHER HOMES\759386-01 Albers Property\04-SURVEY\Dwg\759386-FISCHER-PLAT-SEC 3 PART 1.dwg - 10/15/2024 - Owen Goodheart



CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
C1	89° 59' 59"	25.00'	39.27'	S13° 22' 49"W, 35.36'
C2	90° 00' 00"	25.00'	39.27'	S76° 37' 10"E, 35.36'
C3	89° 59' 59"	25.00'	39.27'	S13° 22' 50"W, 35.36'
C4	90° 00' 00"	25.00'	39.27'	S76° 37' 10"E, 35.36'
C5	8° 28' 07"	1000.00'	147.80'	N54° 08' 46"E, 147.67'
C6	4° 46' 16"	600.00'	49.96'	N55° 59' 42"E, 49.95'
C7	2° 24' 47"	970.00'	40.85'	S57° 10' 26"W, 40.85'
C8	4° 15' 32"	970.00'	72.10'	S53° 50' 16"W, 72.08'
C9	1° 47' 48"	970.00'	30.42'	S50° 48' 37"W, 30.41'
C10	49° 40' 47"	25.00'	21.68'	S25° 04' 19"W, 21.00'
C11	8° 20' 22"	60.00'	8.73'	S4° 24' 07"W, 8.73'
C12	57° 01' 17"	60.00'	59.71'	S37° 04' 56"W, 57.28'
C13	40° 57' 09"	60.00'	42.89'	S86° 04' 09"W, 41.98'
C14	40° 57' 09"	60.00'	42.89'	N52° 58' 43"W, 41.98'
C15	40° 57' 09"	60.00'	42.89'	N12° 01' 34"W, 41.98'
C16	40° 57' 08"	60.00'	42.89'	N28° 55' 34"E, 41.98'
C17	50° 11' 22"	60.00'	52.56'	N74° 29' 49"E, 50.89'
C18	49° 40' 47"	25.00'	21.68'	N74° 45' 06"E, 21.00'
C19	2° 52' 55"	1030.00'	51.81'	N51° 21' 10"E, 51.80'
C20	3° 33' 57"	1030.00'	64.10'	N54° 34' 36"E, 64.09'
C21	2° 01' 15"	1030.00'	36.33'	N57° 22' 12"E, 36.33'
C22	4° 46' 16"	570.00'	47.47'	S55° 59' 42"W, 47.45'
C23	36° 03' 34"	25.00'	15.73'	S35° 34' 46"W, 15.48'
C25	13° 37' 13"	25.00'	5.94'	S10° 44' 23"W, 5.93'
C26	53° 43' 44"	60.00'	56.26'	S30° 47' 38"W, 54.23'
C27	36° 57' 33"	60.00'	38.70'	S76° 08' 17"W, 38.04'

CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
C28	36° 57' 33"	60.00'	38.70'	N66° 54' 10"W, 38.04'
C29	36° 57' 33"	60.00'	38.70'	N29° 56' 37"W, 38.04'
C30	36° 57' 33"	60.00'	38.70'	N7° 00' 56"E, 38.04'
C31	41° 46' 50"	60.00'	43.75'	N46° 23' 07"E, 42.79'
C32	36° 00' 49"	60.00'	37.71'	N85° 16' 56"E, 37.10'
C33	49° 40' 47"	25.00'	21.68'	N78° 26' 57"E, 21.00'
C34	0° 50' 47"	630.00'	9.31'	N54° 01' 57"E, 9.31'
C35	3° 55' 29"	630.00'	43.15'	N56° 25' 05"E, 43.15'
C36	77° 26' 55"	25.00'	33.79'	N19° 28' 54"E, 31.28'
C37	90° 00' 00"	25.00'	39.27'	N76° 45' 37"W, 35.36'
C38	49° 40' 47"	25.00'	21.68'	N33° 24' 00"E, 21.00'
C39	30° 33' 39"	60.00'	32.00'	N23° 50' 25"E, 31.63'
C40	40° 52' 42"	60.00'	42.81'	N59° 33' 36"E, 41.91'
C41	35° 00' 51"	60.00'	36.67'	S82° 29' 38"E, 36.10'
C42	35° 00' 51"	60.00'	36.67'	S47° 28' 47"E, 36.10'
C43	35° 00' 51"	60.00'	36.67'	S12° 27' 56"E, 36.10'
C44	35° 00' 51"	60.00'	36.67'	S22° 32' 55"W, 36.10'
C45	43° 41' 05"	60.00'	45.75'	S61° 53' 53"W, 44.65'
C46	24° 10' 45"	60.00'	25.32'	N84° 10' 12"W, 25.13'
C47	49° 40' 47"	25.00'	21.68'	S83° 04' 47"W, 21.00'
C48	279° 21' 34"	60.00'	292.56'	N31° 45' 37"W, 77.65'
C49	4° 46' 16"	630.00'	52.46'	N55° 59' 42"E, 52.45'
C50	8° 28' 07"	1030.00'	152.24'	N54° 08' 46"E, 152.10'
C51	8° 28' 07"	970.00'	143.37'	S54° 08' 46"W, 143.24'
C52	279° 21' 34"	60.00'	292.56'	N40° 05' 17"W, 77.65'
C53	279° 21' 34"	60.00'	292.52'	N36° 23' 26"W, 77.65'

Lot Diagram

SURVEY LEGEND

- ◉ - 5/8" Iron Pin Set w/cap CESO, Inc
- ◎ - 5/8" Iron Pin Found w/cap CESO, Inc
- ● - Permanent Marker Set (1"x30" Rebar w/ Aluminum CESO Cap)
- ⌭ - PK Nail/Mag Nail Found
- ◬ - PK Nail/Mag Nail Set

CESO
WWW.CESOINC.COM
2800 Corporate Exchange Dr., Suite 400
Columbus, OH 43231
Phone: 614.794.7080 Fax: 888.208.4826

SKYBROOK SECTION 3, PART 1

CITY OF MARYSVILLE, TOWNSHIP OF PARIS, COUNTY OF UNION, STATE OF OHIO
VIRGINIA MILITARY SURVEY NOS. 5292 AND 12398

Revisions / Submissions

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UNION COUNTY ENGINEER

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

Marysville Operations Facility
16400 County Home Road
Marysville, Ohio 43040
P 937. 645. 3017
F 937. 645. 3111

Richwood Outpost
190 Beatty Avenue
Richwood, Ohio 43344

Public Service with integrity

Date: 10/7/2024

Kyle Hoyng, P.E.
City of Marysville
209 S. Main St.
Marysville, OH 43040

RE: **SKYBROOK SECTION 3 PART 1**

Kyle:

The above referenced and attached plat Skybrook Section 3 Part 1 dated July 11, 2024 has been reviewed for right-of-way closure, acreage, location information and Parcel Numbers. The results of this review are acceptable.

If there are any questions please feel free to contact us.

Sincerely,

Chris Clapsaddle

Chris Clapsaddle
Mapping Manager

Cc: City of Marysville Planning and Zoning

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

November 5, 2024

To: City of Marysville
Planning Commission Members

From: Ashley Gaver
Planning and Development Manager

RE: Cooks Pointe Planned Unit Development Text Amendment

Application: To hear an application for an Amendment to a Planned Unit Development (PUD) Development Plan for a development known as Cooks Pointe.

Applicant: Guider Winkle Partner, Inc.
Chris Winkle
19541 Delaware County Line Road
Marysville, OH 43040

Owners: Three D Properties, LLC
Dean Cook
125 W. 5th Street
Marysville, OH 43040

Location:

Subarea D2 highlighted in yellow.



Project History:.

The initial Planned Unit Development known as Cooks Pointe was approved on October 23, 2008. The Planned Unit Development had an Amendment to Sub-Area E that was approved at the March 2, 2020 Planning Commission meeting.

Planning Staff Analysis - Cook's Pointe PUD

The PUD Development Text states, "*Uses anticipated for this sub area are similar to Marysville Service Business (B-1) Zoning Classification".* The purpose of that classification had been *"to provide land for retail and personal service establishments not normally available in the Central Business District.*"

The Cook's Pointe PUD borders Suburban Commercial (SCD) and Suburban Residential (SRD) Zoning Districts. In Section 1121.07, Childcare, Type B is currently a Permitted Use within the City's Suburban Residential District (SRD). In Section 1121.08, Child Day-Care Center is currently a Conditional Use in the Suburban Commercial Districts. The Suburban Commercial District's purpose is to "*promote a mix of uses in close proximity to residential forms of suburban development. The SCD allows for the establishment of commercial and institutional uses that support suburban development*".

Proposed Text Amendments:

The applicant is proposing to amend Subarea D2 - Service Business/Retail to allow for additional Permitted Uses. The proposed amendment would remove Child Care Center Class A and Class B and Child Day Care Services from the Prohibited Uses and add it as a Permitted Use within the PUD's Sub Area D2 - Service Business/Retail. The amended text is outlined in green below:

SUB AREA D2 - SERVICE BUSINESS/RETAIL
D2.01 USES

a. PERMITTED USES:

- Advertising Services
- Apparel and Accessory Store
- Arrangement of Transportation - Passenger and Freight
- Automotive Services
- Bowling Centers
- Building Materials, Hardware, Garden Supply, and Mobile Home Dealers
- Car Washes
- Catalog and Mail Order Houses
- **Child Care Center, Class A and Class B**
- **Child Day Care Services**
- Communications
- Computer Programming
- Credit Agencies
- Dance Studios
- Depository Institutions

- Eating and Drinking Places
- Educational Services
- Electrical Repair
- Engineering, Accounting, Research, Management and Related Services
- Food Stores
- Funeral Services (except Crematories)
- Gasoline Service Stations
- General Merchandise Stores
- Health Services
- Holding Companies and Other Investment Offices
- Home Furniture, Furnishing and Equipment Stores
- Individual and Family Social Services
- Insurance Agents
- Insurance Carriers
- Laundry, Cleaning and Garment Services
- Legal Services
- Membership Organizations
- Miscellaneous Retail (except Automatic Merchandising Machine Operators)
- Miscellaneous Personal Services
- Motion Picture and Video Production
- Motion Picture Theatres
- Multi-Family Overhead
- Museums, Art Galleries, Gardens (except animal exhibits)
- News Syndicates
- Non-Depository Credit Institutions
- Other Social Services
- Personnel Supply Services
- Photofinishing Laboratories
- Photographic Studios
- Physical Fitness Facilities
- Public and Quasi Public Uses
- Real Estate Office (Office Only) (except Cemeteries)
- Reupholstery and Furniture Repair
- Security and Commodity Brokers, Dealers
- Security Systems Services
- Services to Dwellings and Other Buildings
- Shoe Repair
- Social Services (Non-Residential) (except Child Day Care Services)
- Theatrical Producers
- Veterinary Services for Animal Specialties
- Video Tape Rental
- Watch and Jewelry Repair

b. CONDITIONALLY PERMITTED USES:

- Business Services Not Elsewhere Classified
- Business Consulting Not Elsewhere Classified
- Mailing, Reproduction, Commercial Art, Stereo Services

c. PROHIBITED USES:

- Ambulance Service Only
- Automatic Merchandising Machine Operators
- Automotive Dealers except Gasoline Service Stations)
- Automotive Rental
- Automotive Repair
- Barber Shops
- Beauty Shops
- Bed and Breakfast Inns
- Bus Charter Service
- Cemetery Subdividers and Developers
- ~~**Child Care Class A and Class B**~~
- Child Care Home
- ~~**Child Day Care Services**~~
- Coin Operated Amusement Devices
- Construction, Special Trades
- Crematories
- Detective, Guard and Armored Car Services (except dogs or other animals)
- Home Occupation
- Inter City and Rental Bus Transportation
- Local and Suburban Passenger Transportation
- Lumber and Other Building Material Dealers
- Membership Sports and Recreation Clubs
- Mini Storage - Public
- Miscellaneous Equipment Rental
- Miscellaneous Repair Shops
- Multi Family Residential (except Overhead)
- Printing, Publishing and Allied Industries
- Public Warehousing and Storage
- Rooming and Boarding Houses
- School Buses
- Self Service Storage Facility
- Sexually Oriented Businesses
- Shopping Center
- Single Family Housing
- Taxicabs

Staff Comments

City Staff recommends amending the Cooks Pointe Planned Unit Development Text. Refer to “Page 47” and “Page 48” of the applicant’s packet for the proposed changes.

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

Received (stamp):

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

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

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

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

Project Site Information *(Please print clearly)*

Address of land to be rezoned: Cooks Pointe PUD Sub Area D2 the SR 31, Cooks Blvd, Don & Rose road block

Present Zoning District: Cooks Pointe PUD Sub Area D2 Present Use of the Land: Vacant

Proposed Zoning District: Cooks Pointe PUD Sub Area D2 Proposed Use of the Land: Vacant

Owner of Property: Three D Properties, LLC. c/o Dean Cook

Owner's Address (Street): 125 W. 5th St

City, State and Zip Code: Marysville, OH 43040

Owner's Telephone Number: 937-644-5015

Applicant Information *(Please print clearly)*

Applicant: Chris Winkle ☐ Owner ☐ Agent ☐ Representative ☐ Other

Company: Guider Winkle Partner, Inc.

Address (Street): 19541 Delaware County Line Road

City, State and Zip Code: Marysville, OH 43040

Telephone Number: 740-666-8902

E-mail Address: cwinkle@guiderwinkle.com

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

Signature of Applicant: _____ Date: 10/15/24

Signature of Owner: _____ Date: 10/15/24

FOR CITY USE ONLY

Paid (stamp):

Fees Due: $500 $ _____

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

_____ 10/16/2024

City Staff Jeff Beard Date

DECISION OF THE PLANNING COMMISSION

☐ Approved

☐ Disapproved

☐ Approved with conditions

_____

_____

_____

_____ _____

Chairperson, Planning Commission Date

Applicant Checklist Required Documents

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

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

Existing Conditions Map		**Yes**	**No**
A vicinity map with a north arrow	X		
Location by Virginia Military Survey (VMS)	X		
Map outlining the following *Existing* conditions:			
Streets and right-of-ways	X		
Easements, railroad right-of-ways and service facilities	X		
Buildings or structures to be removed or demolished	X		
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	X		
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	X		

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	X		
Map outlining the following *Proposed* conditions:			
Boundaries of the PUD/subdivision and its acreage	X		
Proposed streets and rights-of-way and connections to existing public infrastructure	X		
Proposed location and size of each subarea and their intended general uses	X		
General location of proposed bike paths and other trail systems and connections to existing public infrastructure	X		
The location of any vegetation (existing to remain or proposed) including street trees, tree lines, hedge rows, tree groupings or other vegetative areas	X		

	For Applicant	For Staff Use Only	

Development Text Requirements

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	X		
Minimum lot size	X		
Minimum lot width	X		
Maximum percentage of lot to be occupied	X		
Minimum floor area	X		
Minimum yard dimensions including front, rear, and side setbacks (for principal buildings, accessory buildings and off-street parking)	X		
Maximum height of principal buildings	X		
Maximum height of accessory buildings	X		
Maximum off-street parking and loading space requirements	X		

Lighting Plan

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

Landscaping and Screening/Buffering Plan

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

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	X		

	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.	X		
Signs should contribute to the overall cohesive design, reflect simplicity, and avoid visual clutter.	X		
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.	X		
Ground mounted signs should be designed to relate to and share common design with the building.	X		
All materials and colors of the sign, sign background, and sign frame should be compatible with the building's materials and colors.	X		

Additional Application Information

Written presentation by the developer setting forth the following:		Yes	No
How the development meets the proposed and specific objectives set forth in *Section 1135.01* of the Planning and Zoning Code	X		
How the proposed development impacts public service 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		

GUIDER WINKLE PARTNERS
SURVEYING & ENGINEERING
19541 Delaware County Line Road, Marysville, OH 43040
Phone: 740-666-8902 www.guiderwinkle.com

Ms. Ashley Gaver & Mr. Jeff Beard
City of Marysville
209 S. Main Street
Marsyville, OH 43040
Phone: 937-645-7350
Email: agaver@marysvilleohio.org
jbeard@marysvilleohio.org

October 15, 2024

RE: Zoning Use Change in the Cook's Pointe PUD Sub Area D2 – Service Business/Retail

Dear Ms. Gaver & Mr. Beard,

We are submitting this letter to you as our request for approval to revise Cooks Pointe PUD Sub Area D2 – Service Business/Retail Section D2.01.a Permitted Uses to allow Child Care Center Class A and Class B and Chil Day Care Services (835).

The Cooks Pointe original PUD was approved back in 2008. In the PUD, Child Care Center Class A and Class B and Child Day Care Services (835) were listed under Section D.2.01.c Prohibited Uses. The City of Marysville has grown quite a bit over the last 16 years. One of the biggest growth areas over this time and in the future has been residential houses. The State Route 31 & 4 corridor has been one of the major growth areas in the City of Marysville. Because of this residential growth the need for childcare in the area has increased more than we would have thought of back in 2008. Currently the corridor has only 2 options for daycare. Therefore, based on the current residential and the future growth there is no way these two facilities at their maximum buildout could handle all the childcare demand of just this corridor. By adding the ability to have another facility in the area we will help residents with their need for childcare.

The Cooks Pointe development is bordered by the similar zoning of the Suburban Commercial District (SCD). The SCD allows for the use of Child Day-Care Centers in its code section. The uses in the Cooks Pointe PUD are very similar to the SCD uses, making them very compatible. Switching the Child Care Center use from Prohibited Use to a Permitted Use should not be detrimental to the surrounding area.

We believe that with this use being added to the Permitted Use section in Sub Area D2 will be consistent with the surrounding developments and in the asset in the growing City of Marysville area. We hope that you find our request beneficial to Cooks Pointe Development and the City of Marysville and surrounding areas.

Thank you for the opportunity to submit our application. We look forward to talking to you in the near future at the meeting.

Sincerely,

Chris Winkle

Chris Winkle, President/Partner
Guider Winkle Partners, Inc.

Three D Properties, LLC
125 W. 5th St.
Marysville, OH 43040

Buckeye Investment N.W.O.
1000 N. Front St
Freemont, OH 43420

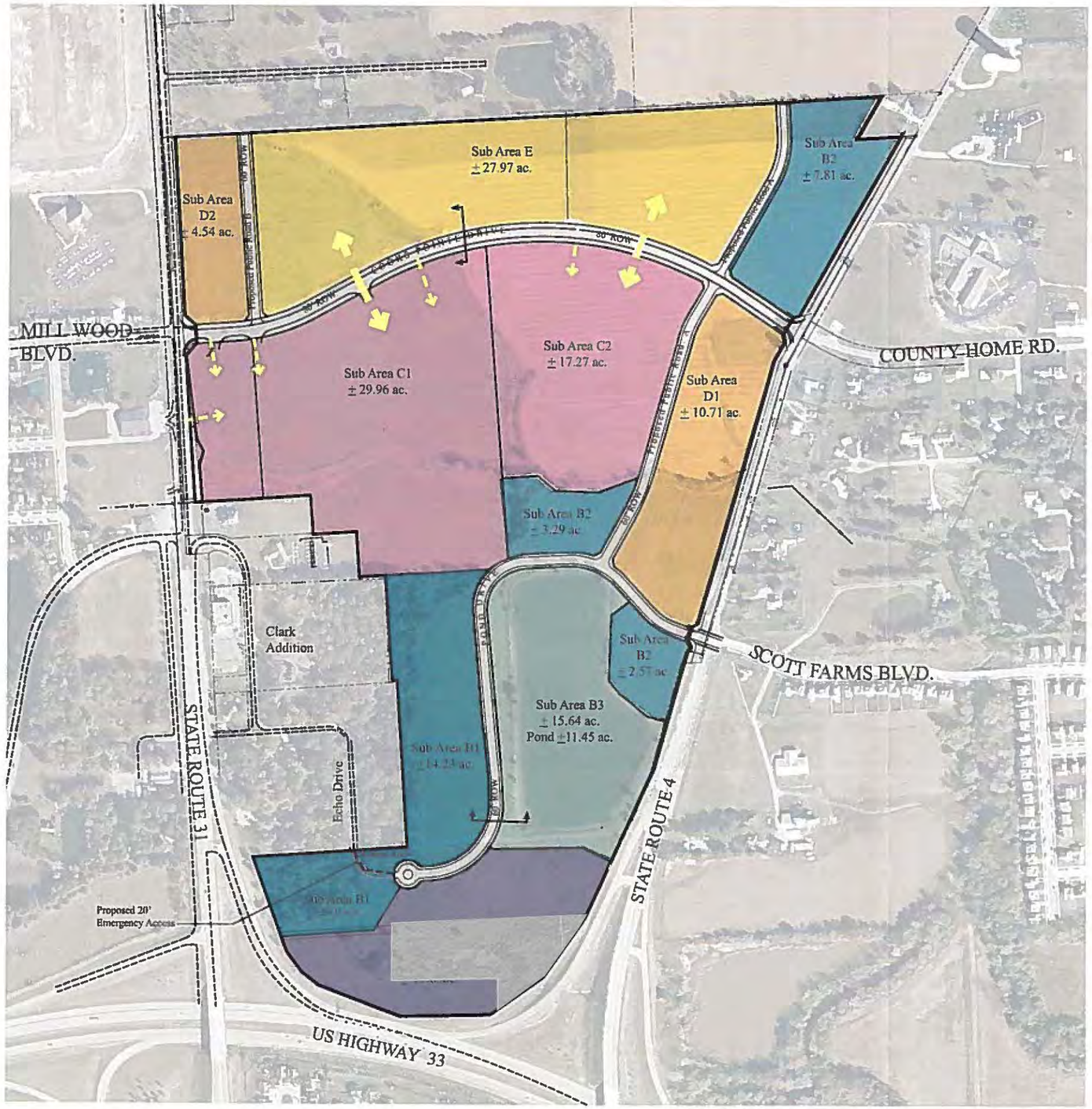
Buckeye Investment N.W.O.
380 Cooks Blvd
Freemont, OH 43420

The Residence at Cook's Pointe, LLC
470 Olde Worthington Rd., 120
Westerville, OH 43082

The Residence at Cook's Pointe, LLC
1805 Mill Pointe Rd.
Marysville, OH 43040

Riviera LLC
447 E. Main St., Ste 200
Columbus, OH 43215-5661

Riviera LLC
18000 State Route 31
Marsyville, OH 43040



LAND USES

- SUB-AREA A- FREEWAY ORIENTED OFFICE & COMMERCIAL
- SUB-AREA B1 & B2- SUBURBAN OFFICE/ LIMITED COMMERCIAL
- SUB-AREA B3- OPEN SPACE
- SUB-AREA C1 & C2- OFFICE/ RETAIL
- SUB-AREA D1 & D2- OFFICE/ SERVICE BUSINESS
- SUB-AREA E- ATTACHED RESIDENTIAL

THE ROAD LAYOUT AND ACCESS POINTS ARE SUBJECT TO THE APPROVAL OF THE CITY ENGINEER.

SITE DATA TABLE

TOTAL ACREAGE:	±165.564 AC.	
ROW:	±17.78 AC.	
NET DEVELOPABLE	±147.78 AC.	
		USE
SUB AREA A:	±13.63 AC.	FREEWAY COMMERCIAL FREEWAY OFFICE
SUB AREA B1:	±14.23 AC.	SUBURBAN OFFICE
SUB AREA B2:	±13.67 AC. *±7.81 AC* *±3.29 AC* *±2.57 AC*	SUBURBAN OFFICE LIMITED COMMERCIAL
SUB AREA B3 :	±15.64 AC.	OPEN SPACE
SUB AREA C1:	±29.96 AC.	COMMERCIAL/RETAIL OFFICE
SUB AREA C2:	±17.27 AC.	COMMERCIAL/RETAIL OFFICE
SUB AREA D1:	±10.87 AC.	SERVICE BUSINESS OFFICE
SUB AREA D2:	±4.54 AC.	SERVICE BUSINESS OFFICE
SUB AREA E :	±27.97 AC.	ATTACHED RESIDENTIAL

Note: Street plan alignments shown on the Sub Area Plan give a general indication of where such streets will be platted and constructed. They are not, however, intended to be precise, and while the functional system will be produced, its precise alignment and construction may vary from that shown so long as the functional objectives are attained. Based upon final roadway designs, minor adjustments may need to be made to individual sub area configuration.



LOCATION MAP

BIRD HOUK COLLABORATIVE

COOKS POINTE - PRELIMINARY DEVELOPMENT PLAN

SUB AREA PLAN

Marysville, Ohio
07041

June 16, 2008

0 250' 500

NORTH

EXHIBIT C

SUB AREA D2 – SERVICE BUSINESS/RETAIL

Sub Area D2 is located east of S.R. 31 and west of Sub Area E. The sub area is ±4.54 acres.

Uses anticipated for this sub area are similar to the Marysville Service Business (B-1) Zoning Classification (Marysville City Code Section 1137.22).

D2.01 **Uses**

References and definitions of uses are those in the Marysville Zoning Code and the Standard Industrial Classification (SIC) Code as revised in 1987 by the Federal Office of Management and Budget adopted in the Marysville City Code. For uses with similar classifications identified in multiple use categories (as permitted, conditional and/or prohibited uses), the more specific or restrictive use classification shall control over the general classification.

(a). **Permitted Uses**

Advertising Services (731)
Apparel and Accessory Stores (56)
Arrangement of Transportation - Passenger and Freight (472, 473)
Automotive Services (754)
Bowling Centers (7933)
Building Materials, Hardware, Garden Supply, and Mobile Home Dealers (52)
Car Washes (7542)
Catalog and Mail Order Houses (5961)
Communications (48)
Computer Programming (737)
Credit Agencies (732)
Dance Studios (791)
Depository Institutions (60)
Eating and Drinking Places (58)
Educational Services (821-829)
Electrical Repair (762)
Engineering, Accounting, Research, Management and Related Services (87)
Food Stores (54)
Funeral Services (726) (except Crematories (7261))
Gasoline Service Stations (554)
General Merchandise Stores (53)
Health Services (80)
Holding Companies and Other Investment Offices (67)
Home Furniture, Furnishings And Equipment Stores (57)
Individual and Family Social Services (832)
Insurance Agents (64)
Insurance Carriers (63)
Laundry, Cleaning and Garment Services (721)
Legal Services (811)
Membership Organizations (86)
Miscellaneous Retail (59) (except Automatic Merchandising Machine Operators (5962))
Miscellaneous Personal Services (729)
Motion Picture and Video Production (781)
Motion Picture Theaters (783)

Multi-family Overhead (See Section 1137.22(n))
Museums, Art Galleries, Gardens (84) (except animal exhibits)
News Syndicates (7383)
Non-Depository Credit Institutions (61)
Other Social Services (839)
Personnel Supply Services (736)
Photofinishing Laboratories (7384)
Photographic Studios (722)
Physical Fitness Facilities (7991)
Public and Quasi Public Uses
Real Estate (Office Only) (65) (except Cemeteries (6553))
Reupholstery and Furniture Repair (764)
Security and Commodity Brokers, Dealers (62)
Security Systems Services (7382)
Services to Dwellings and Other Buildings (734)
Shoe Repair (725)
Social Services (83) (Non-Residential) (except Child Day Care Services (835))
Theatrical Producers (792)
Veterinary Services for Animal Specialties (0742)
Video Tape Rental (784)
Watch and Jewelry Repair (763)

Child Care Center, Class A and Class B
Child Day Care Services

(b). **Conditionally Permitted Uses**

Business Services Not Elsewhere Classified (7389)
Business Consulting Not Elsewhere Classified (8748)
Mailing, Reproduction, Commercial Art, Stereo Services (733)

(c). **Prohibited Uses**

Ambulance Service Only
Automatic Merchandising Machine Operators (5962)
Automotive Dealers (55) (except Gasoline Service Stations (554))
Automotive Rental (751)
Automotive Repair (753)
Barber Shops (724)
Beauty Shops (723)
Bed and Breakfast Inns
Bus Charter Service (414)
Cemetery Subdividers and Developers (6553)
~~Child Care Center, Class A and Class B~~
Child Care Home
~~Child Day Care Services (835)~~
Coin Operated Amusement Devices (7993)
Construction, Special Trades (17)
Crematories (7261)
Detective, Guard and Armored Car Services (except dogs or other animals) (7381)
Home Occupation (See Section 1137.20(n))
Inter City and Rental Bus Transportation (413)
Local and Suburban Passenger Transportation (411)
Lumber and Other Building Material Dealers (521)
Membership Sports and Recreation Clubs (7997)
Mini Storage - Public

Miscellaneous Equipment Rental (735)
Miscellaneous Repair Shops (769)
Multi Family Residential (Except Overhead)
Printing, Publishing and Allied Industries (27)
Public Warehousing and Storage (422)
Rooming and Boarding Houses (702)
School Buses (415)
Self Service Storage Facility
Sexually Oriented Businesses
Shopping Center
Single Family Housing
Taxicabs (412)

D2.02 **Development Standards**

(a). **Minimum lot size:** 10,000 square feet per business unit.

(b). **Minimum lot width:** 100 feet.

(c). **Maximum percentage of lot to be occupied.** No more than 40% of any lot may be covered by the enclosed ground floor area of all principal and accessory buildings on the lot.

(d). **The minimum floor area:** 900 square feet.

(e). **The maximum height of buildings:**

(1). Principal buildings: 2 stories not to exceed 35 feet.

(2). Accessory buildings: 20 feet.

(f). **The minimum yard dimensions and setbacks.**

(1). **Special Setbacks.**

(i) **S.R. 31:** principal and accessory buildings be setback a minimum of 50 feet and pavement shall be setback a minimum of 25 feet from the S.R. 31 right-of-way.

(ii) **Cooks Pointe Drive:** principal and accessory buildings shall be setback a minimum of 25 feet and pavement shall be set back a minimum of 15 feet from Cooks Pointe Drive right-of-way.

(iii) **Proposed Public Road B:** principal and accessory buildings be setback a minimum of 20 feet and pavement shall be setback a minimum of 10 feet from the right-of-way.

(iv) **North Property Line:** principal buildings, and accessory buildings and pavement shall be setback a minimum of 30 feet from the common property line of Sub Area D2 and the adjacent property north of Cooks Pointe PUD.

(2). **Minimum setbacks for principal buildings** (except as otherwise provided in (f)(1) above for Sub Area D2):
- (i) Front setback: 15 feet
- (ii) Side setback: 10 feet
- (iii) Sum of sides: 20 feet
- (iv) Rear Setback: 15 feet

(3). **Minimum setbacks for accessory buildings** (except as otherwise provided above for Sub Area D2):
- (i) Front setback: 30 feet.
- (ii) Side yard setback: 10 feet
- (iii) Rear Setback: 20 feet

D2.03 Special Landscape Buffer: All landscaping shall be in accordance with the requirements of Marysville City Code Section 1140, and any additional requirements of this preliminary development plan.

(a). **S.R. 31 Landscape Buffer:** Car level views into Sub Area D2 parking areas fronting S.R. 31 shall be screened from S.R. 31 with a combination of three (3) foot minimum height mounding and landscaping that may include accent fencing. The landscaping shall include three (3) ornamental trees (1¾ inch caliper), three (3) evergreen trees (six (6) foot minimum height), or any combination thereof, and 15 deciduous and/or evergreen shrubs (minimum 18 inches in height) per 100 linear feet of frontage. Plants should be clustered to achieve strategic screening of parking and promote interest. This landscape buffer shall be in the general character as shown on Exhibit F.

(b). **Cooks Pointe Drive Landscape Buffer:** Car level views into Sub Area D2 parking areas abutting Cooks Pointe Drive shall be screened from Cooks Pointe Drive with a combination of three (3) foot minimum mounding with landscaping and may include decorative fencing at the discretion of the developer. This buffer shall include at least five (5) ornamental trees (1-¾ inch caliper minimum) and 15 low deciduous and/or evergreen shrubs (18 inches in minimum height) per 100 linear feet of frontage. Mounding, fencing and plantings should NOT be intermixed randomly but instead should be grouped and arranged to create a pattern in the general character as shown on Exhibit E.

(c). **Fence:** Decorative white vinyl fence in the style shown on Exhibit E may be included as an accent within the landscape a unifying feature along S.R. 31 and Cooks Pointe Drive. Cooks Pointe Drive shall have decorative white vinyl fencing along feet on both sides of the road from its intersection with S.R. 31 to the intersection of Proposed Public Road B. Instead of a continuous line, required and optional fencing may be installed in sections of no less than 24 feet, including along thoroughfares, to create a rhythm and to allow for visibility of signage, views to ponds and or other aesthetic reasons. (See Exhibits E and F.)

(d). **North Property Line:** Within the 30 foot special setback from the common property line of Sub Area D2 and adjacent property north of Cooks Pointe PUD, there shall be a buffer planting consisting of two (2) ornamental trees (1¾ inches minimum caliper), three (3) evergreen trees (six (6) feet minimum height) and 15 evergreen and/or deciduous shrubs (minimum 24 inches in height) per each 100 lineal feet of common

property line as shown on Exhibit I, Detail A. No mounding or fence is required. Proposed trees and shrubs may be grouped in any configuration within the 30 feet landscape buffer. Existing trees should be preserved. This landscape buffer shall be at the location and general character as shown on Exhibit I Detail A.

D2.04 **Minimum Off Street Parking and Loading Requirements:**

(a). Off street parking and loading requirements shall be as provided in the Marysville City Code, except as may be otherwise approved by the City.

(b). Cross-access easements are encouraged within Sub Area D2 between adjoining uses and shall be provided where possible subject to City approval.

D2.05 **Signs Permitted.** Except as otherwise provided, the Marysville Sign Code and the standards for a B-1 zoning district shall apply in Sub Area D2.

(a). **General Requirements:**

These standards shall apply to the following permitted sign types:
(1). Free-standing signs
(2). Wall Signs
(3). Directional/informational signs
(4). Canopy signs
(5). Window signs

(b). The graphic area of a sign shall be defined as the entire area enclosing the limits of wording, representation, emblem, or any figure of similar character, any of which forms an integral part of the display or serves to differentiate such display from the structure to which it is affixed. Any background materials, color or area defined by a border or a frame shall be included as part of the graphic area.

(c). The sign area shall be defined as the area enclosed by the perimeter of the aggregate sign face. For a sign, composed of letters only, the sign area is the sum of the area of the smallest contiguous rectangle capable of containing all adjoining letters.

(d). Permanent sign type illumination shall be provided by one of the following manners:
(1). Individually mounted, internally illuminated, face lit, channel letter.
(2). Individually mounted, internally illuminated reverse channel letter ("halo" illuminated letter).

(e). All signs prohibited by the Marysville City Code are prohibited. The following graphic types shall also be prohibited:
(1). Wall mounted enclosed cabinet signs.
(2). Permanent or temporary banners, other than the center's banners and pennants that are described herein.
(3). The use of building walls for display of advertising.
(4). Signs or advertising erected and maintained on trees or painted or drawn upon rocks or other natural features.
(5). No sign shall be attached to any fence within the right-of way of any road.

(6). Advertising devices that attempt, or appear to attempt, to direct movement of traffic, or which interfere with, imitate or resemble an official sign, signal or device.

(7). No vehicle, trailer or equipment of any type may be parked on a building premise or lot for the purpose of advertising a business, product, service, event, object, location, organization or the like.

(8). Exposed neon graphics or text that is mounted to either the exterior face of the building or that is mounted within the building that is visible from the exterior of the building.

(f). **Service and Address Signage**: Each service/loading dock area is permitted to have the following message area on building elevation centered directly above door access: "Service Entrance," "Exit," etc. maximum letter height to be six (6) inches.

(g). **Building Address Signage**: shall be indicated on front storefront glass doors and rear service doors to each individual tenant address by installing six (6) inch high, white vinyl letters in Helvetica lettering style.

(h). **Business Identification Signs:** Each business unit shall be permitted one business identification sign as provided in GDS 1.04(c). The sign panel area shall not exceed 32 square feet per sign face. (See Exhibit G). Business identification signs are not permitted on S.R. 31.

(i). **Development Identification Sign**. One Development Identification Sign (Cooks Pointe) shall be permitted at the northeast corner of the intersection of Cooks Pointe Drive and S.R. 31 as provided in GDS 1.04(b)(2). The Development Identification Sign shall be at the location and in the general character as shown on Exhibits F and G1. This sign shall not be attributed to any building unit or any maximum total sign face calculation.

(j). **Directional Signs.** Each business unit may provide appropriate directional signage at ingress/egress access points. On site permanent directional signs, e.g. employee and visitor parking, deliveries, etc. will be of a common design, material and size. Maximum height of directional signage shall be four (4) feet and the maximum copy area type face shall be four (4) square feet.

(k). **Wall Signs:**

(1). All wall mounted signage may be internally or externally illuminated. Letter returns shall be dark gray.

(2). The horizontal width of each tenant's copy shall be a maximum of 80% of the width of the wall on which is located.

(3). Buildings in Sub Area D2 shall be permitted three (3) on-premise wall signs. No graphic area shall be larger than 100 square feet per sign.

(4). Building wall signs shall not be mounted higher than 24 feet above grade and no less than ten (10) feet above grade and shall not extend above the roof or line of the parapet construction.

(l). **Service/Fuel Station Signage:**

(1). Signage which displays the purchase price of fuels shall be comprehensively and permanently incorporated into the free-standing ground signage of any retail service station. The sign shall be of the general character of the business identification signs within the development and is permitted on S.R. 31. The automotive service station free standing monument sign will have a maximum height of fourteen (14) feet and a width of twelve (12) feet.

(2). In addition to wall mounted signage as provided above, such retail service station may have three signs mounted to the soffit of any canopy placed over the fuel dispensing area. The maximum graphic area of all canopy signage shall be sixty (60) square feet. No canopy signage shall extend above the roofline or below the bottom of the canopy soffit on which it is mounted.

(3). If the retail service station facility also has a car wash, not more than two wall mounted illuminated name signs not exceeding fifty (50) square feet of graphic copy area in the aggregate may be mounted on the car wash facility.

D2.06 **Architectural Standards**

Architectural standards shall meet Marysville City Code Chapter 1144, except as otherwise provided herein.

(a). All structures within the Sub Area 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. The exterior materials on a minimum of 40% of the facades of buildings shall incorporate brick, brick veneer, stone, stone veneer, split face block, stucco, glass, decorative block, EIFS, imprinted precast concrete panels, or other contemporary durable materials that have the appearance of stone, brick or stucco or other natural materials. All buildings and portions thereof shall retain traditional building massing.

(b). Each sub area building shall employ similar exterior building materials.

(c). Rooftop equipment, antennas, and similar protrusions shall be screened from all public right-of-ways. The buildings shall include parapet walls, individual screens or other architectural building elements to screen equipment from view from the pedestrian walking in front of such buildings. All screening elements shall be consistent with the style of architecture of the sub area. Satellite dishes shall be consistent with applicable federal law and all applicable provisions of the Marysville City Code.

(d). Permitted roof style:

1. Pitched roofs with gabled or hipped ends.
2. Glass roofs are acceptable in portions of a structure.
3. Mansard roofs.
4. Flat roofs are permitted but must utilize parapets or cornices.

(e). In the event pitched roofs are used on any buildings, such pitched roofs shall have a minimum of a 6/12 pitch. Smaller buildings are encouraged to use pitched roofs.

(f). Prefabricated metal buildings and untreated masonry block structures are prohibited.

D2.07 **Outdoor Display Areas and Exterior Uses.**

(a). Outdoor storage and display of merchandise associated with a uses within the sub area shall be permitted in fenced and/or screened areas. Fencing shall be decorative fencing and no chain link, woven, barbed wire or electrically charged fence shall be used.

(b). Seasonal sales items, such as pumpkins, flowers, and salt, may be offered for sale in the areas along the front façade of the storefronts on the sidewalk. Passage along the sidewalk shall not be blocked for pedestrian travel.

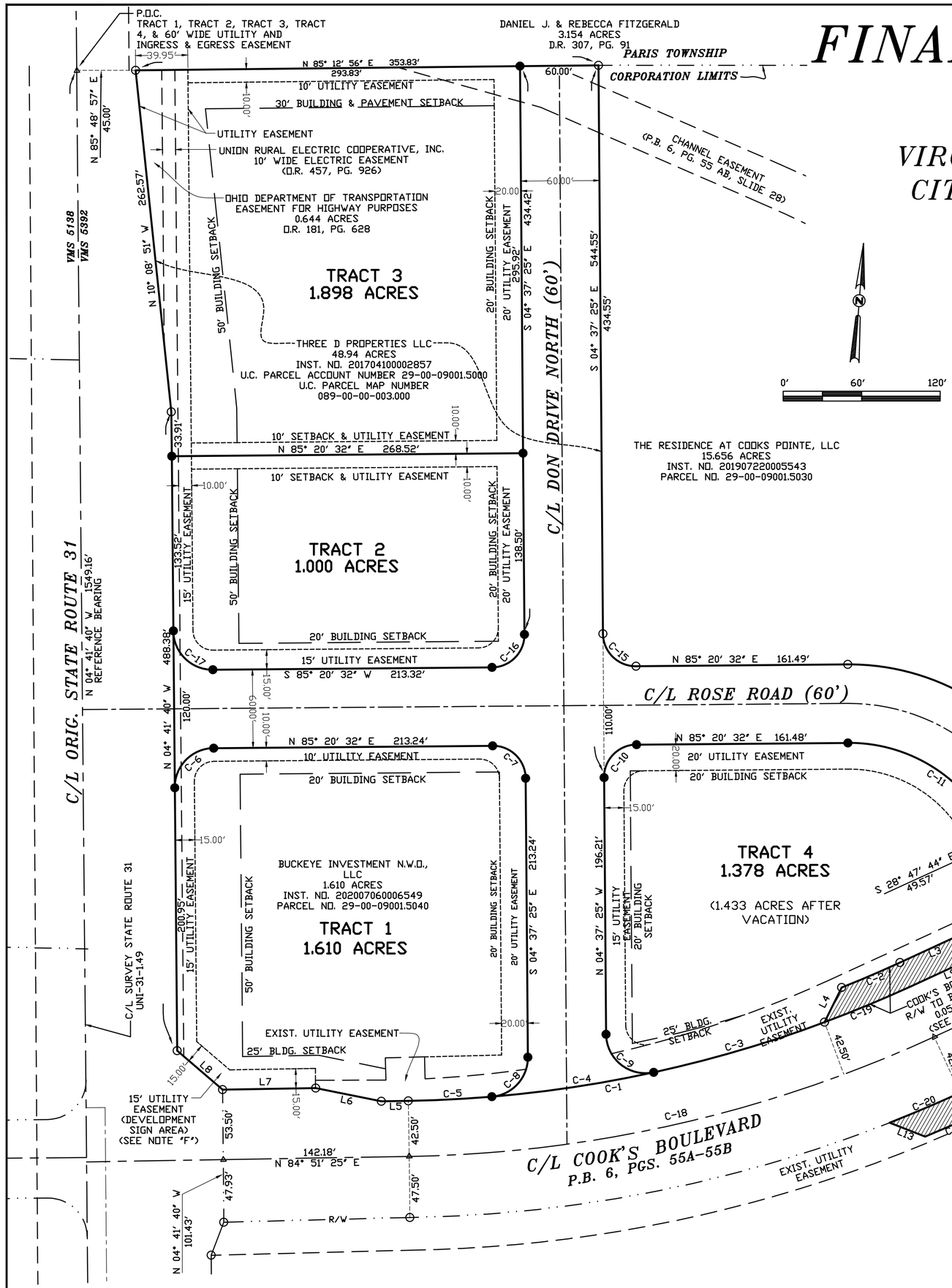
(c). Private sidewalk areas that are not in the public right of way may be used for exterior seating and dining. Seating and table plans shall be submitted to the City Zoning Inspector for approval relative to sidewalk clearance and pedestrian safety.

(d). Automotive service station is permitted to allow outdoor sales of propane, ice storage, fuel dispenser items, sales, etc.

FINAL PLAT COOK'S POINTE, SECTION 1

VIRGINIA MILITARY SURVEY 5392 & 3353
CITY OF MARYSVILLE, PARIS TOWNSHIP,
UNION COUNTY, OHIO

8.031 ACRES



LINE TABLE		
L1	S 61° 06' 33" W	0.42'
L2	N 81° 19' 20" W	32.80'
L3	S 61° 06' 33" W	48.23'
L4	S 22° 11' 14" W	29.58'
L5	S 84° 51' 25" W	20.60'
L6	N 82° 44' 09" W	51.20'
L7	S 84° 51' 25" W	71.16'
L8	N 53° 35' 42" W	45.74'
L9	S 61° 06' 33" W	74.25'
L10	N 61° 10' 57" E	82.23'
L11	S 13° 10' 11" W	26.91'
L12	S 61° 10' 57" W	64.23'
L13	N 72° 47' 42" W	29.11'

CURVE TABLE					
CURVE #	RAD.	DEL.	LEN.	CHD	BRG
C-1	957.50'	19° 27' 52"	325.28'	323.72'	S 75° 07' 25" W
C-2	937.50'	02° 57' 57"	48.53'	48.52'	S 62° 35' 31" W
C-3	957.50'	08° 08' 44"	136.13'	136.01'	S 69° 27' 55" W
C-4	957.50'	07° 29' 34"	125.22'	125.13'	S 77° 17' 05" W
C-5	957.50'	03° 49' 34"	63.94'	63.93'	S 82° 56' 17" W
C-6	30.00'	90° 00' 01"	47.12'	42.42'	N 40° 18' 20" E
C-7	25.00'	89° 57' 58"	39.25'	35.34'	S 49° 38' 26" E
C-8	30.00'	85° 39' 18"	44.85'	40.79'	S 38° 12' 13" W
C-9	30.00'	101° 50' 18"	53.32'	46.58'	N 55° 32' 34" W
C-10	25.00'	90° 02' 03"	39.28'	35.37'	N 40° 21' 33" E
C-11	120.00'	65° 51' 44"	137.94'	130.47'	S 61° 43' 36" E
C-12	30.00'	90° 00' 01"	47.12'	42.43'	S 16° 06' 33" W
C-13	30.00'	90° 05' 43"	47.17'	42.46'	S 73° 50' 36" E
C-14	180.00'	65° 50' 39"	206.86'	195.66'	S 61° 43' 12" E
C-15	25.00'	89° 57' 58"	39.25'	35.34'	S 49° 38' 27" E
C-16	25.00'	90° 02' 03"	39.28'	35.37'	N 40° 21' 34" E
C-17	30.00'	90° 00' 01"	47.12'	42.43'	S 49° 41' 40" E
C-18	1000.00'	23° 44' 52"	414.48'	411.52'	S 72° 58' 56" W
C-19	957.50'	04° 16' 56"	71.56'	71.55'	N 63° 15' 01" E
C-20	1047.50'	04° 11' 43"	58.42'	58.41'	N 62° 46' 48" E
C-21	1067.50'	02° 02' 58"	38.18'	38.18'	N 62° 12' 26" E

NOTES:

REFERENCE BEARING N 04° 41' 40" W ALONG CENTERLINE OF STATE ROUTE 31 ASSUMED FROM ODOT RIGHT-OF-WAY PLAN UNI-31-1.49 AND BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM NORTH ZONE, NAD 83 DATUM.

- ● 5/8" DIAMETER IRON PIN SET
- ○ 5/8" DIAMETER IRON PIN FOUND
- △ ANGEL POINT (NO MONUMENT)

IRON PIN SET ARE 5/8" REBAR, 30" LONG WITH YELLOW I.D. CAPS STAMPED "GUIDER S-7752".

BASED ON THE INFORMATION SHOWN ON FLOOD MAP, COMMUNITY PANEL NUMBER 39159C0263D DATED 12/16/2008, AS FURNISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), THROUGH THE NATIONAL FLOOD INSURANCE PROGRAM, THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE "X". ZONE "X" DENOTES AN AREA OF MINIMAL FLOODING.

NOTE "A" - LOT SIZES AND SETBACKS SHOWN ARE IN CONCURRENCE TO THE CONDITIONS ESTABLISHED BY THE PUD LANGUAGE ADOPTED BY THE CITY OF MARYSVILLE PLANNING COMMISSION.

NOTE "B" - ACREAGE BREAKDOWN

ACREAGE IN LOTS 1-4:	5.886 ACRES
ACREAGE IN RIGHTS-OF-WAY:	2.090 ACRES
ACREAGE BEING VACATED:	0.055 ACRES
TOTAL ACREAGE:	8.031 ACRES

NOTE "C" - AT THE TIME OF PLATTING, ALL OF THE LAND HEREBY BEING PLATTED AS COOKS POINTE SECTION 1, IS IN THE FLOOD HAZARD ZONE "X" (OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DESIGNATED AND DELINEATED ON THE FEMA FLOOD INSURANCE MAP FOR UNION COUNTY, OHIO AND INCORPORATED AREAS. MAP NUMBER 39159C0263D, EFFECTIVE DATE: 12/16/2008.

NOTE "D" - AT THE TIME OF PLATTING, ELECTRIC, CABLE AND TELEPHONE SERVICE PROVIDERS HAVE NOT ISSUED INFORMATION FOR REQUIRED EASEMENT AREAS, IN ADDITION TO THOSE SHOWN HEREON, DEEMED NECESSARY BY SAID PROVIDERS FOR THE INSTALLATION AND MAINTENANCE OF THEIR MAINLINE AND SERVICE FACILITIES.

NOTE "E" - THE CITY OF MARYSVILLE SHALL VACATE THE 0.055 ACRES OF RIGHT-OF-WAY ALONG BOTH SIDES OF COOK'S BOULEVARD AS SHOWN. THE NORTH 0.055 ACRES WILL BECOME PART OF OF TRACT 4 AND THE SOUTH 0.055 ACRES WILL BECOme PART OF THE SOUTH TRACT. BOTH AREAS WILL REVERT TO A UTILITY EASEMENT AND ALLOW FOR THE INSTALLATION AND MAINTENANCE OF EXISTING AND FUTURE UTILITIES.

NOTE "F" - A 15' DEVELOPMENT SIGN AREA HAS BEEN DESIGNATED WITHIN THE UTILITY EASEMENT ALONG STATE ROUTE 31 AND COOK'S BOULEVARD RIGHTS-OF-WAY PER THE PUD REQUIREMENTS.

PREPARED BY:
GUIDER WINKLE PARTNERS
SURVEYING & ENGINEERING
19550 DELAWARE COUNTY LINE ROAD
MARYSVILLE, OH 43040
WWW.GUIDERWINKLE.COM
P: (740) 668-8902

PROFESSIONAL STAMP:
STATE OF OHIO
TIMOTHY GUIDER S-7752
REGISTERED SURVEYOR

SHEET NAME: FINAL PLAT
CITY OF MARYSVILLE, OHIO 43040

PREPARED FOR: THREE D PROPERTIES, LLC
123 W FIFTH STREET, MARYSVILLE, OHIO 43040

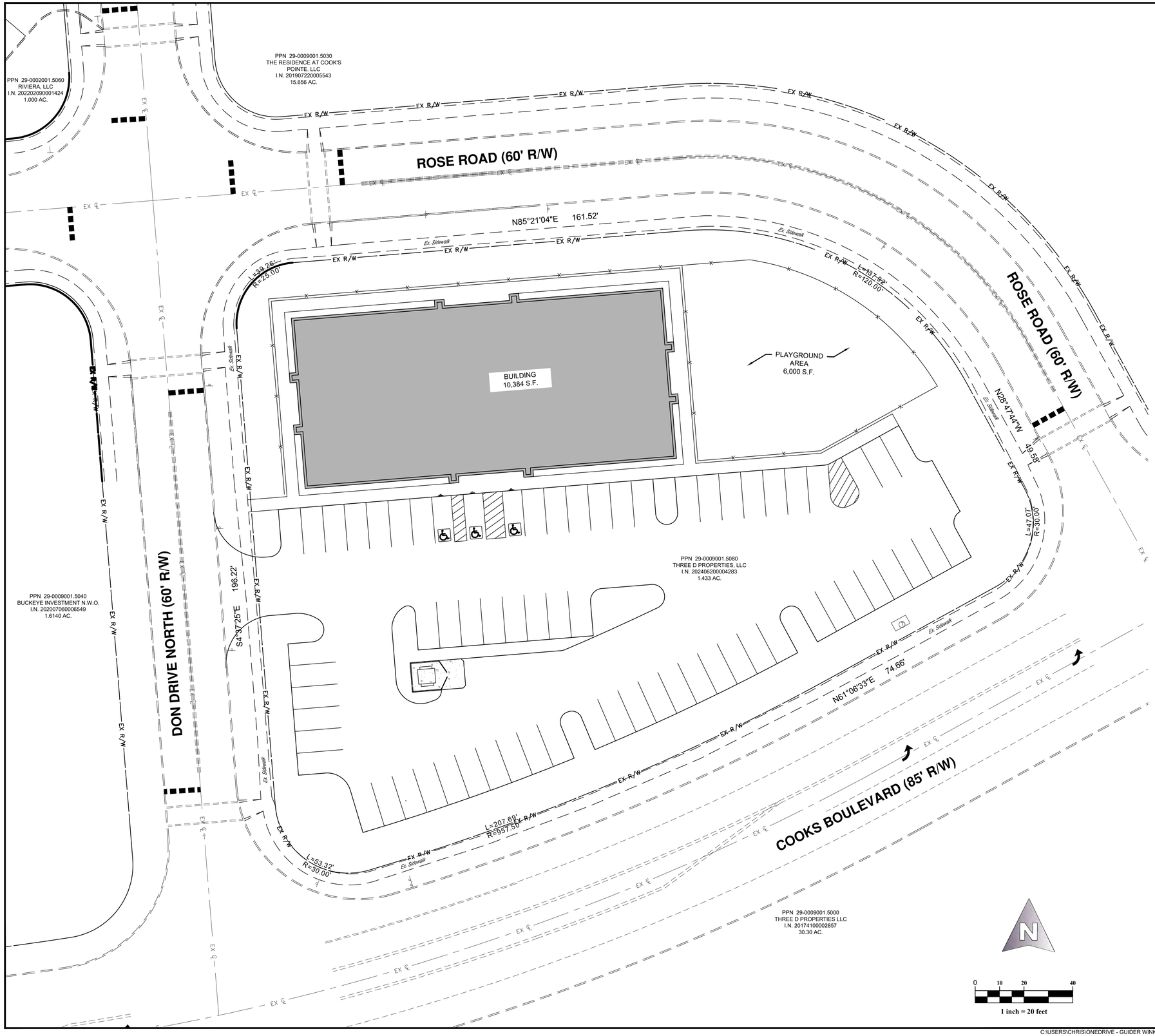
SCALE:

DATE: 06/08/2021

SHEET: 2

JOB # 21101


SECTION D2
STATE ROUTE 31
DON
ROSE



SITE DATA

SITE ADDRESS:

COOKS BOULEVARD, MARYSVILLE, OH

PARCEL:

P.I.N. 29-0009001.5080

SITE:

1.433 ACRES

CURRENT ZONING:

PUD - COOKS POINTE

PROPOSED ZONING:

PUD - COOKS POINTE

EXISTING USE:

VACANT LAND

PROPOSED USE:

CHILD CARE CENTER

SETBACKS:

BUILDINGS		PARKING	
FRONT:	25' COOKS BLVD	FRONT:	15' COOKS BLVD
REAR:	20' ROSE ROAD	REAR:	10' ROSE ROAD
SIDE:	20' DON DRIVE	SIDE:	10' DON DRIVE

LOT COVERAGE:

CODE:
BUILDING COVERAGE MAX N/A

EXISTING: 0.0 %
PROPOSED: 17.1% BUILDING

BUILDING:

PROVIDED BUILDING AREA = 10,687 S.F.

PARKING:

CODE:
DAYCARE CENTERS & NURSERY SCHOOLS:
1 SPACE FOR EVERY EMPLOYEE PLUS 1 SPACE FOR EVERY 5 CHILDREN AR CAPACITY

23 EMPLOYEES = 23 SPACES
178 CHILDREN CAPACITY / 5 PER SPACE = 35.6 OR 36 SPACES
TOTAL = 59 SPACES REQUIRED

PROVIDED:

65 STANDARD 9' x 19' PARKING SPACES
3 ACCESSIBLE SPACES (REQ (3 FOR 51-75 SPACES)
68 TOTAL

DRIVE AISLE:
REQUIRED MINIMUM: 24'
PROVIDED: 24' MIN.

PREPARED BY:
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MARYSVILLE, OH 43040
WWW.GUIDERWINKLE.COM
P: (740) 666-8902

PROFESSIONAL STAMP:

REVISIONS

NO.	DATE	DESCRIPTION

SHEET NAME:

KIDDIE ACADEMY

ZONING USE SITE PLANS

COOKS BOULEVARD, DON DRIVE, & ROSE DRIVE, MARYSVILLE, OH 43040

DATE: 10/15/2024

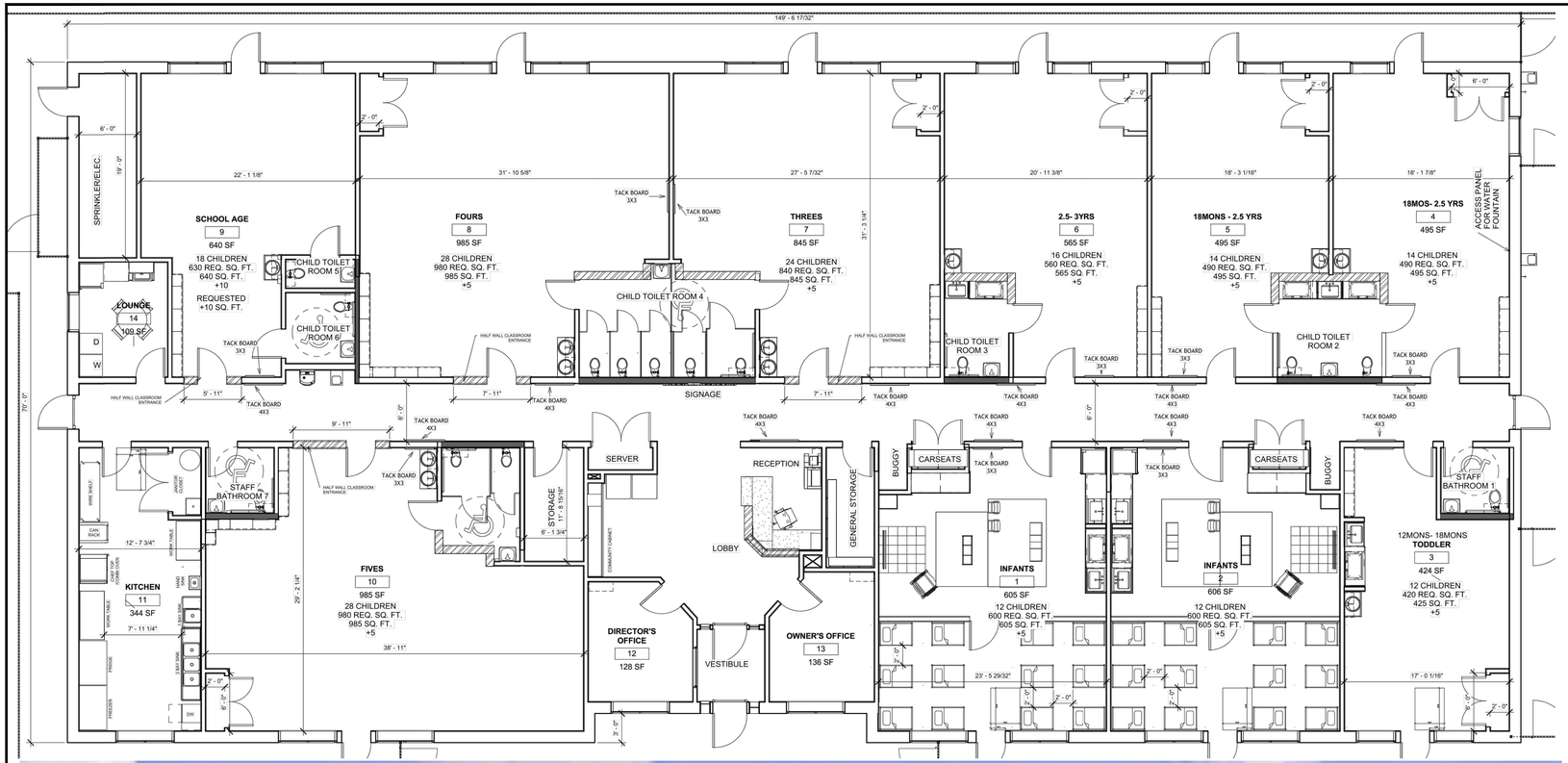
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SHEET: 1

CONCEPT SITE PLAN

JOB # 24164

C:\USERS\CHRIS\ONEDRIVE - GUIDER WINKLE SURVEYING\GWP\PROJECTS\24164-217 ROSE DR MVL - ENG\03-CIVIL\01-DESIGN\ZONING\2024-10-15 KIDDIE ACADEMY - ZONING PLAN.DWG - 10/14/2024 1:08 PM









PREPARED BY:
GUIDER WINKLE PARTNERS
SURVEYING & ENGINEERING
19541 DELAWARE COUNTY LINE ROAD
MARYSVILLE, OH 43040
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PROFESSIONAL STAMP:

REVISIONS

NO.	DATE	DESCRIPTION

SHEET NAME:

KIDDIE ACADEMY

ZONING USE SITE PLANS

COOKS BOULEVARD, DON DRIVE, & ROSE DRIVE, MARYSVILLE, OH 43040

DATE: 10/15/2024

DRAWN BY: CAW

SHEET: 2

CONCEPT BUILDING PLAN

JOB # 24164

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

November 5, 2024

To: City of Marysville
Planning Commission Members

From: Ashley Gaver
Planning and Development Manager

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

Application: The applicant would like to develop the property at parcel 2900300590010 for a Planned Unit Development known as The Trails at Weaver Ridge.

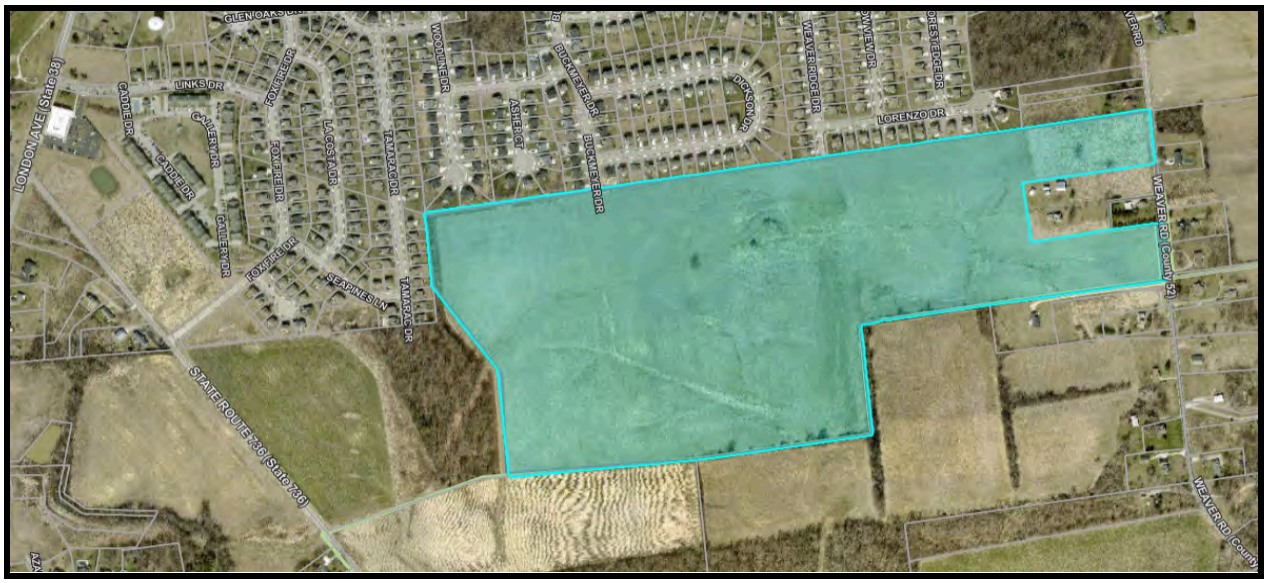
Applicant: William Westbrook
T-Bill Development Co., LLC
6065 Frantz Road
Dublin, OH 43017

Owner: Lutheran Church Missouri Synod Foundation
1333 S. Kinkwood
Saint Louis, MO 63122

Location:
The applicant is requesting a zoning amendment to rezone +/-101.76 acres located off of Weaver Road. Existing property surrounding the subject property are as follows:

North: Suburban Residential District (SRD)
East: Light Manufacturing District (LMD)
South: Rural Undeveloped District (U-1)
West: Suburban Residential District / Agricultural Residential

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. An approved Traffic Impact Study (TIS) detailing the applicants proposed roadway improvements and commitments shall be required prior to City Council voting on the Planned Unit Development. This is contingent on the Planning Commission approving this PUD.
    b. The applicant shall reach out to the Union County Engineering Office and coordinate any required TIS requirements they may have.
    c. Intersection sight distance exhibits/drawings shall be provided during the engineering approval process for the following intersections:
        i. Weaver Road and the main access road into the development.
    d. Coordination of the final right-of-way and road cross-section widths shall take place between the applicant and the Engineering Dept. prior to the submission of the Final Development Plan.
    e. Right-of-way dedication along Weaver 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.

2. Connectivity
    a. The proposed roads shall include a five (5) foot wide sidewalk on one side of the road and an eight (8) foot wide concrete walk on the other side of the road.
    b. All multi-use paths within the open space areas shall be ten (10) feet wide.
    c. Additional discussions with City Staff shall occur prior to the applicant submitting their Final Development Plan for providing stub roads to adjacent properties to the south.

3. Stormwater & Drainage
    a. The final sanitary lateral alignment (horizontal and vertical) will be reviewed and approved by the City during the Zoning Permit / Engineering review process.
        i. A stormwater management report, including all stormwater calculations, shall be reviewed and approved by the City.
        ii. Minimize public storm in rear yards
        iii. Watersheds
            1. The project is located in the Big Darby Creek Watershed
            2. OEPA Big Darby Stormwater Regulations must be adhered to.
            3. The project drains to an Unnamed tributary of Buck Run
        iv. Identify any downstream restrictions on drainage.

1. Contact Union County Soil and Water to discuss downstream channels and farm tile systems impacted by this development.
2. Identify if there are Ditch Maintenance Agreements on any of the downstream properties.

v. A stormwater pollution prevention plan (SWPPP) will be required prior to construction commencing.
vi. Provide a standalone Operations and Maintenance Manual for the proposed stormwater detention/retention structures on this site.
vii. An executed Operations and Maintenance Agreement shall be required for the proposed detention facility at this site. This will be provided once the Operations and Maintenance Manual is approved.

4. Stormwater Management Facilities
   a. Stormwater facilities (retention ponds, detention ponds, etc.) shall be excluded from the open space calculation.
   b. Retention ponds and drainage ways should be designed beyond function to enhance the quality of newly created landscapes on site.

5. Water
   a. The final waterline alignment and will be reviewed and approved by the City during the Zoning Permit / Engineering review process.
   b. The water line shall be stubbed to Weaver Road. Water line shall be stubbed to the south property line that is shared with parcel no. 2800200071000 (14297 Weaver Road). Water line shall be stubbed to the west property along the proposed roadway.

6. Sanitary
   a. The final sanitary lateral alignment (horizontal and vertical) will be reviewed and approved by the City during the Zoning Permit / Engineering review process.
   b. The Sanitary flowmeter testing currently underway by Kimley-Horn may indicate issues in regards to I/I and capacity that will need to be addressed by the developer in the existing downstream sanitary system.
      i. Any required sanitary system upgrades will be the sole responsibility of the Applicant.

7. Community Open Space
   a. The proposed site plan shows a park (labeled Open Space / Park) located along Weaver Road. Is this Park to be public? This park may be open to the public but the City has no interest in owning or maintaining the park.
   b. Consider the use of native plants in newly created community open space design with nature education and awareness as an amenity.

8. Miscellaneous
   a. Any required utility extensions or upgrades will be the sole responsibility of the Applicant.
   b. The applicant shall provide the design standards for street lighting in the Final Development Plan submittal. Staff recommends neighborhood lamp post lighting for the street lighting.
   c. The applicant will be responsible for obtaining all Ohio EPA Permits associated with this development.
      i. An Ohio EPA Permit to Install (PTI) Permit will be required for both water and wastewater prior to construction commencing.

ii. An Ohio EPA Notice of Intent (NOI) Permit will be required prior to construction commencing.

PLANNING & ZONING ANALYSIS

1135.01 Objectives for a Planned Unit Development (PUD)

- The applicant has provided responses to the objectives that are applicable to the proposed development on Pages 4 and 5.

1135.06 Common Open Space

The applicant has provided Total Project Open Space on the Conceptual Land Plan exhibit.

- The total open space (including retention / detention ponds) for the development is proposed to be **+/-29.16 acres**.

The applicant shall provide a separate breakdown of open space calculations excluding retention/detention areas.

Existing Conditions Preliminary Plan

- Vicinity map is found in: Page 6 - Context Map
- Natural waterways found in: Page 7 - Existing Conditions

The applicant shall provide a label or legend to indicate what the blue line with arrows represents in the Existing Conditions exhibit.

Proposed Development Plan

- The proposed sketch plan provides one (1) subarea on +/- 101.76 acres as shown on Page 8 - Development Plan exhibit.
- The Development Plan (Pg. 8) and Conceptual Land Plan Pg. 9) provide the following requirements
    - Boundaries of the PUD and its acreage are shown on: Pg. 8 - Development Plan and Pg. 9 - Conceptual Land Plan
    - Access
        - The main access points are proposed to be along Weaver Road. Additionally, the development has access from Buckmeyer Drive and Weaver Ridge Drive from the neighboring development.
        - 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 the exhibits
    - A trail system is included in the Conceptual Land Plan.
    - Location of the existing vegetation: Not Provided
        - *The applicant shall provide information about the existing vegetation on the proposed plan if it is intended that vegetation will remain.*

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
    - 101.76 acres
- Density
    - 2.45 units per acre
- Lot Size
    - Minimum 55' wide and 130' deep
    - Lot Size variability up to 70' wide by 130' deep
    - Three lot width sizes are proposed as shown below
        - 100 lots - 55' x 130'
        - 126 lots - 66' x 130'
        - 24 lots - 70' x 130'

Planning and Zoning Sketch Plan Comments:

1. As the applicant moves into the Development Plan, it is recommended that example imagery be included to portray the intent of the open spaces throughout the development to ensure it is well designed, high quality environments that enhance the quality of life for the residents.
2. Proposed retention ponds and drainage ways should be designed beyond function to enhance the quality of newly created landscapes on site. Incorporation of pond enhancements such as fountains, seating areas, pathways and a mixture of native plant material be incorporated around the pond to enhance the aesthetics of the development.
3. Consider the use of native plants in newly created community open space design with nature education and awareness as an amenity.
4. Recommend a network of multipurpose paths throughout the development, along with five foot (5'-0") sidewalks. Determination of the locations of the multi-use trail and standard sidewalk can be outlined in the Development Plan. Connections to the larger trail system throughout Marysville would be beneficial to the development and residents.
5. Recommend 10' paths adjacent to the pond that connect seamlessly to the community spaces.
6. Understanding the relevant concern of light pollution, please consider the use of street lighting within the development for reasons of safety and wayfinding. The applicant shall describe their intent with street lighting.

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:

MARYSVILLE WEAVER REZONING

Submitted On: October 15th, 2024

G2 PLANNING + DESIGN
planning • urban design • landscape architecture

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: 14373 Kleaver Road, Marysville, OH. 43040
Present Zoning District: ARD — Present Use of the Land: Farming
Proposed Zoning District: PUD — Proposed Use of the Land: Single Family
Owner of Property: Lutheran Church Missouri Synod Foundation
Owner's Address (Street): 1333 S. Kirkwood
City, State and Zip Code: Saint Louis, Mo 63122
Owner's Telephone Number: 314-996-1461

Applicant Information *(Please print clearly)*

Applicant: William Westbrook — ☐ Owner ☐ Agent ☐ Representative ☑ Other (In Contract)
Company: T-Bill Development Co., LLC
Address (Street): 6065 Frantz Road
City, State and Zip Code: Dublin, OH 743017
Telephone Number: 614-571-1159
E-mail Address: williamwestbrook@yahoo.com

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

Signature of Applicant: _____ Date: 10/7/2024

Signature of Owner: _____ Date: 10/04/2024

Tina Clasquin, Sr. Vice President
LCMS Foundation

FOR CITY USE ONLY

Paid (stamp):

Fees Due: $500 $ _____

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

_____ 10/16/2024

City Staff Jeff Beard Date

DECISION OF THE PLANNING COMMISSION

☐ Approved

☐ Disapproved

☐ Approved with conditions

_____

_____

_____

_____ _____

Chairperson, Planning Commission Date

Trails at Weaver Ridge – Application Information

Preliminary Description of the PUD:

The Trails at Weaver Ridge Development is intended to be a family-oriented, planned residential community designed with the best planning practices in mind. It will encompass approximately 102-acres located just off Weaver Road. The single-family residential land use and site friendly planning principles incorporated into the Trails at Weaver Ridge comply with the strategic intent of the City of Marysville Comprehensive Plan. The site is almost entirely open farmland, and will incorporate a mix of traditional single-family lot sizes. The development will provide nearly 30 acres of green space, including a connective trail network that will connect many of the green spaces with Weaver Road, and the existing development to the north. 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 mix of lot sizes including 55' x 130', 66' x 130', and 70' x 130'.

Density of the entire development:

Average Project Gross Density - +/- 2.45 Units / Acre

Open Space (Section 1135.06):

Total Project Open Space - +/- 29.16 Acres (28.6% 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 1135.01 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, and to the open spaces. The road layout provides links to the north and west 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. Our preliminary assessments show 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. Further, the Traffic Impact Study will be submitted soon.

Based on typical generation factors (Avg. 1.3 students per single-family household) we estimate the entire subdivision will generate ± 325 children to the Marysville school district, which will be over 7+ year period.

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 2.45 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*



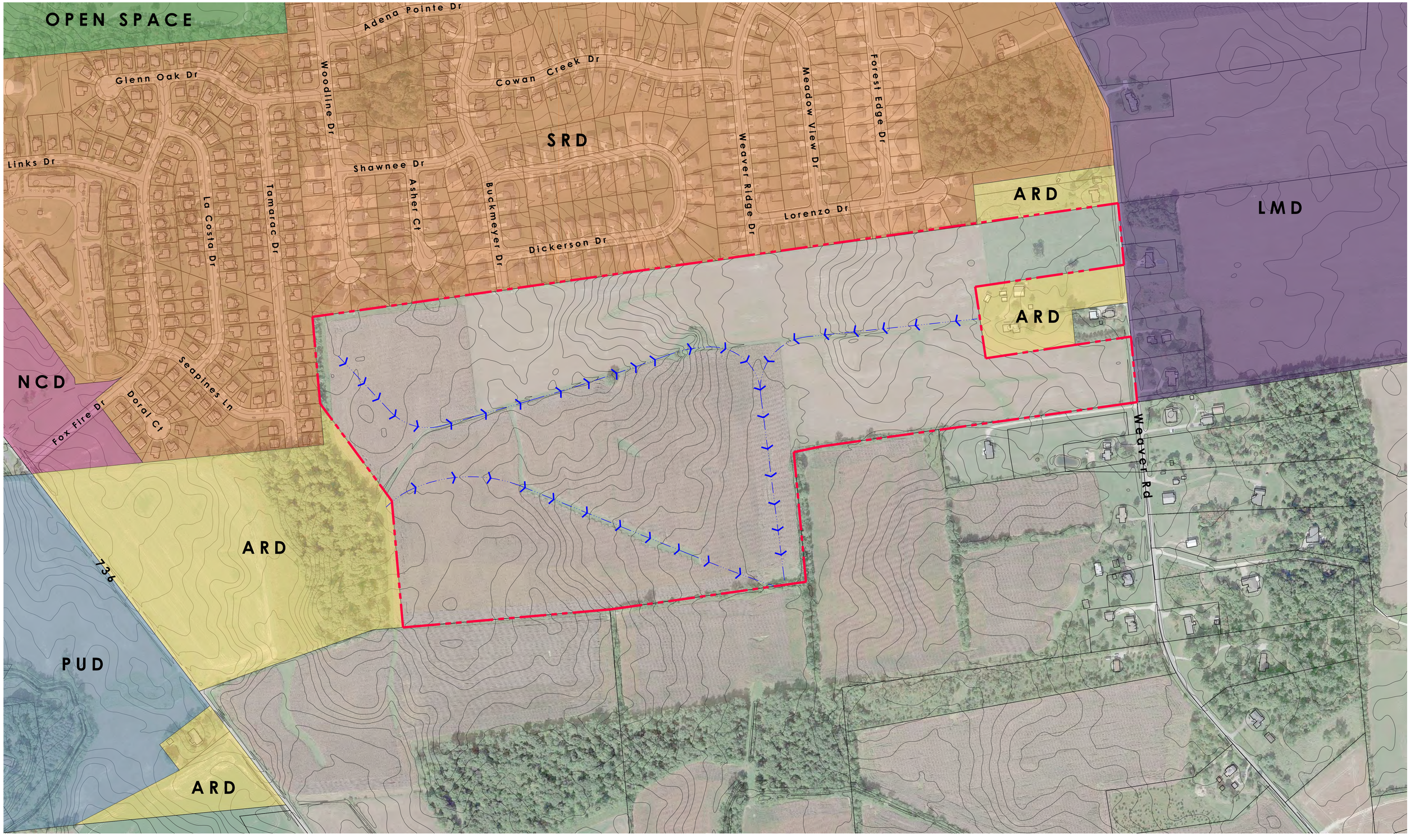
MARYSVILLE WEAVER RIDGE

Marysville, Union county, Ohio 10/15/2024 - #24024

Context Map

0 1000 2000 3000

G2 PLANNING + DESIGN


OPEN SPACE
Adena Pointe Dr
Glenn Oak Dr
Woodline Dr
Cowan Creek Dr
Meadow View Dr
Forest Edge Dr
SRD
Links Dr
Shawnee Dr
Asher Ct
Buckmeyer Dr
Weaver Ridge Dr
Lorenzo Dr
Dickerson Dr
La Costa Dr
Tamarac Dr
ARD
LMD
ARD
NCD
Seapines Ln
Doral Ct
Fox Fire Dr
Weaver Rd
ARD
736
PUD
ARD

Site Data: October 15, 2024

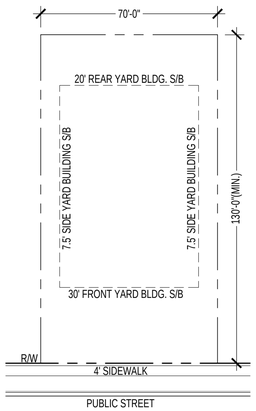
Total Site: ± 101.76 Acres

Total Lots: 250

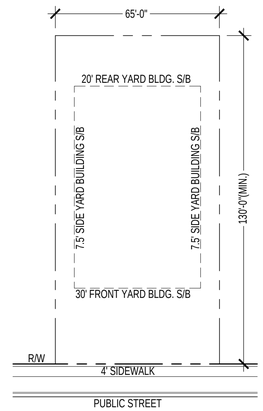
- Min Lot Width (Mix of 55', 66', & 70')
- Minimum Lot Depth - 130'
- 150 lots (60%) are 66' wide or larger

Gross Density: ± 2.45 du/acre
Open Space: ± 29.16 Ac. (28.6 %)

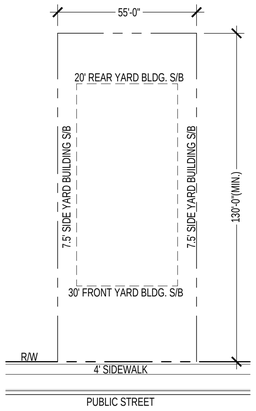
Total Roadway: ± 13,186 L.F. (± 49.38 lf/ new Lot)
Total Pathway: ± 7,264 L.F.



Typical 70' Lot
SCALE: 1" = 30'



Typical 65' Lot
SCALE: 1" = 30'



Typical 55' Lot
SCALE: 1" = 30'

Site Data: October 15, 2024

Total Site: ± 101.76 Acres

Total Lots: 250

- Min Lot Width (Mix of 55', 66', & 70')
- Minimum Lot Depth - 130'
- 150 lots (60%) are 66' wide or larger

Gross Density: ± 2.45 du/acre
Open Space: ± 29.16 Ac. (28.6 %)

Total Roadway: ± 13,186 L.F. (± 49.38 lf/ new Lot)
Total Pathway: ± 7,264 L.F.

Lot Key:

- 55' x 130' Minimum (7,150 s.f.)
- 66' x 130' Minimum (8,580 s.f.)
- 70' x 130' Minimum (9,100 s.f.)

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

November 5, 2024

To: City of Marysville
Planning Commission Members

From: Ashley Gaver
Planning and Development Manager

RE: Part Eleven - Zoning Code - 1121.15 Regional Mixed-Use District

To hear an application for a Zoning Code Amendment to Part Eleven - Zoning Code, Section 1121.15 Regional Mixed-Use District (RMU).

Project History:.
City Council requested for staff to consider the removal of Multi-family as a permitted use within the City's Regional Mixed-Use District (RMU) due to the quantity of recent applications.

Planning Staff Analysis - Section 1121.13:
Multi-family is currently a permitted use within the City's Regional Mixed-Use District (RMU). The proposed amendment will remove Multi-family from the City's Regional Mixed-Use District (RMU).

Proposed Text Amendments:
The amendment would be outlined in *Section 1121.15 District Uses* as specified in "Exhibit A", whereas below is the current zoning code text with redlines for the proposed changes for *Section 1121.15.*

SECTION 1121.15 DISTRICT USES

V. PERMITTED USES:

- Bank or Financial Services (drive-thru - see supplemental regulations under 1123.28)
- Building Materials and Hardware Sales

- Commercial Recreation, Indoor (excluding Adult Entertainment)
- Data Processing/Call Center
- Extended Stay Hotel
- General Retail (50+ Employees)
- Grocery Store or Supermarket
- Hotel or Motel
- Medical and Dental Office/Clinic
- Meeting Facility
- ~~**Multi-Family**~~
- Professional Offices
- Public Safety Facility
- Residential Care Facility, 6-16 Unrelated Persons
- Restaurant (drive-thru) (see supplemental regulations under 1123.28)
- Retail, Sales & Services
- Senior Living, Independent Living
- Vehicle Body Shop
- Vehicle Sales
- Vehicle Service and Repair Facility
- Wireless Communication Tower

VI. CONDITIONAL USES:

- Automotive Components Processing
- Child-Care Day Care Center
- Congregate Care Facility, Assisted Living
- Residential Care Facility, 9-16 Unrelated Persons
- Warehousing, Personal Storage/Mini

Staff Comments

City Staff recommends amending the Zoning Code *Part Eleven - Section 1121.15 Regional Mixed-Use District Permitted Use.* Refer to 'Exhibit A' 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 1121.15 DISTRICT USES

V. PERMITTED USES:

- Bank or Financial Services (drive-thru - see supplemental regulations under 1123.28)
- Building Materials and Hardware Sales
- Commercial Recreation, Indoor (excluding Adult Entertainment)
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- Medical and Dental Office/Clinic
- Meeting Facility
- Professional Offices
- Public Safety Facility
- Residential Care Facility, 6-16 Unrelated Persons
- Restaurant (drive-thru) (see supplemental regulations under 1123.28)
- Retail, Sales & Services
- Senior Living, Independent Living
- Vehicle Body Shop
- Vehicle Sales
- Vehicle Service and Repair Facility
- Wireless Communication Tower

VI. CONDITIONAL USES:

- Automotive Components Processing
- Child-Care Day Care Center
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- Residential Care Facility, 9-16 Unrelated Persons
- Warehousing, Personal Storage/Mini

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November 5, 2024

To: City of Marysville
Planning Commission Members

From: Ashley Gaver
Planning and Development Manager

RE: Part Eleven - Zoning Code - 1123.19 Enclosed Accessory Structures in SRD, VRD, NCD, and ARD

To hear an application for a Zoning Code Amendment to Part Eleven - Zoning Code, Section 1123.19 – Enclosed Accessory Structures in SRD, VRD, NCD and ARD.

Project History:.
The Planning Commission made a recommendation of approval to the City Council to amend Section 1123.19 Enclosed Accessory Structures in SRD, VRD, NCD and ARD at the November 1, 2022 Planning Commission meeting to add Accessory Dwelling Units (ADUs) as permitted accessory structures in SRD, VRD, ARD, UT and USF districts. The Planning Commission recommended zoning and design standards relating to the ADUs such as Design Standards, Location, Maximum Number Permitted, Size, Height, Parking Requirements and Review Process.

These recommendations were Approved by the City Council on February 13, 2023 and became effective March 16, 2023 within the City's Zoning Code. Since the Zoning Code Section has been effective the City has received two ADU applications that have been heard and approved by the Design Review Board with one being a detached new construction and the other being a partial detached garage conversion.

During the September 9, 2024 City Council meeting a resolution sponsored by Councilman Boerger and Councilman Hunter was heard and approved to propose amendments to Section 1123.19 of the City's Zoning Code. Upon the approval of the resolution, the proposed amendments shall be presented to the Planning Commission for review, discussion and recommendation of possible amendments to Section 1123.19 of the City's Zoning Code.

Planning Staff Analysis - Section 1121.13:

Below are the three areas that were addressed with the proposed amendments from the City Council's resolution.

1. Removal of the potential use of ADUs within the Suburban Residential District (SRD). See the redline version below and also Exhibit A.
    - Staff would be in support of this proposed amendment.

2. Require all ADUs to obtain a Conditional Use Permit through an application to the Planning Commission which shall be approved prior to the ADUs being heard by the Design Review Board. See the redline version below and also Exhibit A.
    - Staff would be in support of this proposed amendment.

3. All ADUs shall not involve the conversion of any space originally constructed to serve as the home's primary garage space, whether the ADU is considered to be attached or detached. See the redline version below and also Exhibit A.
    - Staff recommends that the board members have discussion regarding this proposed amendment. Additional clarification or requirements may be necessary to provide a clear zoning code requirement for applicants and zoning staff to interpret and enforce.

Proposed Text Amendments:

The amendments would be outlined in *Section 1123.19 d) Accessory Dwelling Units (ADUs) in SRD, VRD, ARD, UT, USF* as specified in "Exhibit A", whereas below is the current zoning code text with redlines proposed changes for *Section 1123.19 d.).*

SECTION 1123.19 ENCLOSED ACCESSORY STRUCTURES IN SRD, VRD, NCD AND ARD

d.) **Accessory Dwelling Units (ADUs) in ~~SRD~~, VRD, ARD, UT, USF.** Accessory dwelling units must be located, developed and operated in compliance with the following development standards:

i. **All ADU's shall require a Conditional Use Permit through an application to the Planning Commission.**

ii. **Design Standards**. An accessory dwelling unit shall have an exterior which meets these standards and is compatible in appearance to the principal residential building on the parcel. Compatibility shall be determined based upon the following criteria: exterior building materials, color, architecture, roof style, and siding.

iii. **Location**. Accessory Dwelling Units shall be located in compliance with the following standards:

1. Attached. Constructed as an addition to either the side or rear of the principal residential building with a separate egress. **All ADUs shall not involve the conversation of any space originally constructed to serve as the home's primary garage space.**
2. Detached. Constructed as an entirely separate structure than the principal residential building located on the side or rear of the principal residential building. **All ADUs shall not involve the conversation of any space originally constructed to serve as the home's primary garage space.**

   Setbacks: Refer to the principal structure regulations in the typology chart of the corresponding zoning district.

iv. **Maximum Number of Accessory Dwelling Units per Parcel.** Not more than one (1) Accessory Dwelling Unit shall be constructed per parcel.

v. **Size**.

1. Attached. Shall not exceed more than eight hundred fifty (850) square feet of living space.
2. Detached. Shall not exceed more than nine hundred fifty (950) square feet of living space or not to exceed the principal structure floor area, whichever is less.

vi. **Height**. Accessory Dwelling Units shall comply with the following height requirements:

1. Attached. Shall be subject to the principal structure height requirements under the typology chart of the corresponding zoning district, or the height of the principal structure, whichever is less.
2. Detached. Shall not exceed thirty (30) feet in height, or the height of the principal structure, whichever is less.

vii. **Parking Requirements**. A minimum of one (1) additional off-street parking space is required for each accessory dwelling structure on a parcel.

viii. **Review Process**. Applications **accepted by the Planning Commission for Conditional Use shall be submitted to the** ~~**will be reviewed by the**~~ Design Review Board **for review**.

Staff Comments

City Staff recommends the Planning Commission to review the proposed changes suggested by City Council and to have discussions regarding the proposed changes and whether or not these proposed changes shall have edits or amendments to the language 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.

EXHIBIT A

SECTION 1123.19 ENCLOSED ACCESSORY STRUCTURES IN SRD, VRD, NCD AND ARD

d.) **Accessory Dwelling Units (ADUs) in VRD, ARD, UT, USF.** Accessory dwelling units must be located, developed and operated in compliance with the following development standards:

i. All ADU's shall require a Conditional Use Permit through an application to the Planning Commission.

ii. **Design Standards**. An accessory dwelling unit shall have an exterior which meets these standards and is compatible in appearance to the principal residential building on the parcel. Compatibility shall be determined based upon the following criteria: exterior building materials, color, architecture, roof style, and siding.

iii. **Location**. Accessory Dwelling Units shall be located in compliance with the following standards:

1. Attached. Constructed as an addition to either the side or rear of the principal residential building with a separate egress. All ADUs shall not involve the conversation of any space originally constructed to serve as the home's primary garage space.
2. Detached. Constructed as an entirely separate structure than the principal residential building located on the side or rear of the principal residential building. All ADUs shall not involve the conversation of any space originally constructed to serve as the home's primary garage space.

   Setbacks: Refer to the principal structure regulations in the typology chart of the corresponding zoning district.

iv. **Maximum Number of Accessory Dwelling Units per Parcel.** Not more than one (1) Accessory Dwelling Unit shall be constructed per parcel.

v. **Size**.

1. Attached. Shall not exceed more than eight hundred fifty (850) square feet of living space.
2. Detached. Shall not exceed more than nine hundred fifty (950) square feet of living space or not to exceed the principal structure floor area, whichever is less.

vi. **Height**. Accessory Dwelling Units shall comply with the following height requirements:

1. Attached. Shall be subject to the principal structure height requirements under the typology chart of the corresponding zoning district, or the height of the principal structure, whichever is less.
2. Detached. Shall not exceed thirty (30) feet in height, or the height of the principal structure, whichever is less.

vii. **Parking Requirements**. A minimum of one (1) additional off-street parking space is required for each accessory dwelling structure on a parcel.

viii. **Review Process**. Applications accepted by the Planning Commission for Conditional Use shall be submitted to the Design Review Board for review.