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

# LEGAL NOTICE

**Notice of Public Hearing for Planning Commission in the City of Marysville. The Public Hearing will be held on December 3, 2024 at 6:30 p.m., in the Council Chambers on the second floor located at 209 S. Main Street, Marysville, Ohio 43040.**

## NEW BUSINESS:

1. To hear an application for a Planned Unit Development (PUD) Sketch Plan application for a development known as Marysville North Development located at Parcels 2800090080000, 2800090120010, 2800090140020, 2800090060010, 2800090170000, 2800090180000, 2800090020000, 2800090022000, 2800090040000, 2800090030000, and 2800090021000.
2. 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, December 3, 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:**

October 29, 2024 Special Meeting Minutes (Sign Code)

November 5, 2024 Regular Meeting Minutes

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

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

**REPORT OF ADMINISTRATION:**

**NEW BUSINESS:**

1. To hear an application for a Planned Unit Development (PUD) Sketch Plan application for a development known as Marysville North Development located at Parcels 2800090080000, 2800090120010, 2800090140020, 2800090060010, 2800090170000, 2800090180000, 2800090020000, 2800090022000, 2800090040000, 2800090030000, and 2800090021000.
2. 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.

**DISCUSSION ITEMS:**

1. 2025 Planning Commission Calendar

**DESIGN REVIEW BOARD LIAISON REPORT:**

**COMMENTS OF INDIVIDUAL BOARD MEMBERS:**

Chad Wolniewicz

Lesley Verbus

Matthew Fisher

Michael Nickoson

Robert Stillion

Bret Ingle

Paige Laub

**ADJOURNMENT:**

Time Out: _____

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**SPECIAL PLANNING COMMISSION MEETING MINUTES**
**October 29, 2024 at 6:30 P.M.**
**Council Chambers – 209 S. Main Street – 2nd Floor**

The meeting was called to order by Chairman Nickoson at 6:30 p.m.

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

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

**ADDITIONAL PERSONS PRESENT:** Meg Michael, Henk Berbee and Kathy Young.

**APPROVAL OF MINUTES:** Commissioner Verbus moved to approve the October 1, 2024 Planning Commission Meeting Minutes as presented; voice vote in favor was unanimous.

**SWEARING OF CITIZENS AND APPLICANTS:** Chairman Nickoson asked anyone who thinks they may speak during the meeting to stand and raise their right hand to be sworn into the meeting. The swearing in statement was made my Chairman Nickoson.

**CITIZEN COMMENTS:** Meg Michael thanked everyone on the Planning Commission for giving their time to serve on the Commission. There is a lot of responsibility and it takes a lot of time, not only during meetings, but in preparation for the meetings.

Kathy Young said on October 14th, the Public Safety/Service Committee reviewed her zoning change request that she spoke to at a previous City Council and Planning Commission Meeting. As a result of the meeting, they did not recommend moving forward with her requested changes to allow her to rent individual rooms to foster children who have aged out of the system. While the Public Safety/Service Committee doesn't think it is a concern, Judge Rogers and others within the Juvenile Courts system do. Administrator Andrews clarified that it is not the occupants that are the concern, it is a boarding house as a land use that is the concern. Ms. Young asked what the next step is. Manager Gaver said this situation is similar to the farm animals' legislation that was presented. We can provide an update to the Committee regarding the discussion tonight and see if there are any recommended changes in direction. Chairman Nickoson said if there is a way of moving this as a conditional use in some areas, he would be in favor.

**REPORT OF ADMINISTRATION:** Manager Gaver stated that during the October 28th City Council Meeting, Council voted down banning marijuana dispensaries in the Business Regulation Code, so it will be up to the

Planning Commission to zone dispensaries. Since the legal notice has already gone out, we will be requesting the item be added to the agenda for consideration during the Planning Commission Meeting on November 4th.

**NEW BUSINESS:**

1. **To hear an application for a Zoning Code Amendment to Part Eleven - Zoning Code, Section 1129 – Signs and Appendix – Glossary of Terms:** Manager Gaver explained that they are not requesting a vote regarding the sign code tonight. The intent is to get feedback from the Commission based on the work that has been completed to this point. She explained that after the Zoning Code was updated, we began working through the Sign Code, given it would have been too much to tackle in conjunction with the Zoning Code. The steering committee has been working with the consultant ZoneCo for the project. Sean Suder, Lead Principal/Founder of ZoneCo, provided an overview and responded to questions/comments from the Commissioners. Mr. Suder provided a presentation as shown in Exhibit A. A draft version of the updated Sign Code was also provided as shown in Exhibit B.

   *Commissioner Comments:* There was considerable dialogue, feedback provided and various scenarios reviewed by the Commissioners as they evaluated the content of the Sign Code. City Staff and Mr. Suder made notes for potential changes based on feedback provided. Commissioner Stillion began the dialogue by discussing portable sidewalk signs, whether or not they should be allowed to be permanent, and if they need to be put away each night and brought back out each day. Mr. Suder said with the other municipalities they work with, they are seeing the portable sidewalk signs used every-day, which is usually coupled with another sign as well. Businesses like them because the signs can be written on and easily changed, depending on what they want to advertise. Something to consider is the materials they are allowed to be made of and their placement on the sidewalk in order to still be pedestrian friendly. What you don't want is businesses placing them ½ mile from their store front or leaving them out once they are closed. This is also hard to enforce though. Commissioner Verbus asked about the permits for these types of signs. Administrator Andrews said a permit is required. We monitor and if the business owner does not have a permit, we educate them on the process to ensure they are in compliance. Commissioner Verbus asked if the permit process for special events can be streamlined, instead of having to have one permit for regular business days and a separate permit for special events. Manger Gaver said yes, they can evaluate how to streamline. Commissioner Nickoson suggested that for projecting signs, the distinction is made that they need to be mounted to mortar, not to the brick. Manager Gaver said that is a good point, which can be discussed at Design Review Board and in the Staff Reports moving forward. There was additional dialogue regarding how the projecting signs should be measured (and whose burden it is to calculate the measurements, whether the applicant or the City), if there should be width requirements and at which stage in the process signs should be evaluated. Manager Gaver said ultimately, the desire is to encourage non-traditional signs. Such as, a sign in the shape of a pencil for a school supply store, as an example. Administrator Andrews suggested that if the sign is not rectangular in shape or is above a certain size, it is reviewed by the Board of Zoning and Appeals. Manager Gaver added that if it is a typical projecting sign, such as a circle or rectangle, but it exceeds a certain size, does the Commission still want that to go to the Board of Zoning and Appeals? Commissioner Stillion asked how much the fee is for a Board of Zoning and Appeals application and how often they are rejected. Administrator Andrews said the fee is $150 and it is uncommon for the applications to be rejected. Commissioner Stillion said overall, he would like the Design Review Board to have more of a say in the process, versus always having to rely on the Board of Zoning and Appeals. Commissioner Stillion said he would like to see only specific materials for projecting signs. He understands the potential cost burden, but he wants to make sure this is done right. Mr. Suder said at this

point, the materials haven't been regulated to allow for creativity, but regulating them is an option. Administrator Andrews said a stipulation could state that a durable weather-proof material is required. Manager Gaver said another item they wanted to be sure to discuss is if a new business goes in and the old sign is still there, can the new owner just replace the panel and be approved administratively, or should they go to the Design Review Board. Commissioner Stillion provided an example of a sign that was added to an existing sign when a new business came in. There is no landscaping around the sign and we didn't have any teeth to enforce the lack of landscaping because of the way the Code is written. Manager Gaver said she will double check that we have the landscape requirement for post and panel monument signs (the type of sign in the example provided by Commissioner Stillion). Mr. Suder said moving forward, there could be a 50% rule, a sign can be deemed legal non-conforming as long as no more than 50% has been changed. Otherwise, it will need to comply with new standards. There was also dialogue for temporary large signs, especially for grand openings of apartment complexes with deep setbacks, which is currently prohibited. It was recommended that large temporary signs be permitted temporarily. Overall, the desire is to allow the temporary signs in a way that is restrictive, while at the same time, not being unrealistic with enforceability. With the new Sign Code, there is a desire to be able to approve some items administratively in an effort to not bog down the Design Review Board, while at the same time, being able to have standards for compliance that are enforceable by the Design Review Board.

*Citizen Comments:* Meg Michael said from the perspective of her business, the new Code will work just fine. She said the speed of the roadway makes a difference for the size of the letters needed. Additionally, she spoke to a situation with the Union County Foundation, under the current sign code, their monument sign would be acceptable, but it would not be with the new Sign Code. She recommended trying to expand the ability for monument signs.

Manager Gaver said City Staff will work with Mr. Suder to make the updates according to the feedback given and will plan to present this information again in December.

**DISCUSSION ITEMS:** None.

**DESIGN REVIEW BOARD LIAISON REPORT:** None.

**COMMENTS OF INDIVIDUAL COMMISSION MEMBERS:** Chairman Nickoson thanked everyone for a good discussion.

**ADJOURN:** There being no further business to bring before the Commission, Commissioner Stillion moved to adjourn the meeting. Voice vote in favor was unanimous. The meeting adjourned at 8:08 p.m.

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**PLANNING COMMISSION MEETING MINUTES**
**November 5, 2024 at 6:30 P.M.**
**Council Chambers – 209 S. Main Street – 2nd Floor**

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

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

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

**ADDITIONAL PERSONS PRESENT:** Chris Winkle, Riley Lake, Kathy Young, Gary Smith and Amy Potter-Grimm.

**APPROVAL OF MINUTES:** N/A.

**SWEARING OF CITIZENS AND APPLICANTS:** Chairman Nickoson asked anyone who thinks they may speak during the meeting to stand and raise their right hand to be sworn into the meeting. The swearing in statement was made my Chairman Nickoson.

**CITIZEN COMMENTS:** None.

**REPORT OF ADMINISTRATION:** Planning Officer Beard stated that during the October 28th City Council Meeting, Council voted down banning marijuana dispensaries in the Business Regulation Code, so it will be up to the Planning Commission to zone dispensaries. Since the legal notice has already gone out, we will be requesting the item be added to the agenda for consideration. An updated Staff Report with an amendment was reviewed as shown in Exhibit A.

Commissioner Verbus moved to add "To hear an application for Zoning Amendments to Sections 1121, Section 1123 and Appendix - Glossary of Terms" to the agenda and the question put, stood:

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

Vote 7-0; Motion carried.

Chairman Nickoson said as it is listed in Exhibit A, dispensaries would be a Conditional Use, so anyone wishing to open a dispensary in Marysville would need to present to the Planning Commission, in addition to meeting

the requirements set by the State. There was discussion from the Commission regarding not allowing dispensaries to be within a certain distance of one another. Ultimately, the decision was made to not allow dispensaries within 2,500 feet between each dispensary. It was also reflected in Exhibit A that there only be two dispensaries permitted, which reflects a recommendation made at a City Council Meeting. The Commission decided to remove that and not have a limit on how many dispensaries could be in the City.

*Citizens:* Chris Winkle said an important consideration will also be parking. For the ones he has seen, even when it was just medical marijuana that was approved in the State, they were always short on parking.

Commissioner Laub moved to approve the application with the condition of removing a maximum of two marijuana dispensaries in the City of Marysville and replacing it with there must be a distance of 2,500 feet between each marijuana dispensary, and the question put, stood:

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

Vote 7-0; Motion carried.

**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.** Riley Lake with CESO explained the application as it was provided in the meeting packet. The final plat numbers are now consistent based on comments from Staff.

   *Commissioner Comments:* Commissioner Stillion asked that all stormwater be maintained within the development. Mr. Lake said they are willing to work with City Staff on that. Manager Gaver said that is a requirement as well. Commissioner Wolniewicz asked for a detention pond easement for the future in case the HOA and/or developer fail to maintain them. Mr. Lake said they are willing to work with the City Engineer regarding that as well.

   *Citizen Comments:* Kathy Young said there needs to be an exit onto Phillip Hare Road, if the stormwater can be adjusted, then this should be able to change too.

   Commissioner Wolniewicz moved to approve the Final Plat with the conditions of working with the City Engineer regarding the Engineering comments made by the Commissioners and the question put, stood:

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

   Vote 7-0; Motion carried.

2. **To hear an application for an Amendment to a Planned Unit Development (PUD) Development Plan for a development known as Cooks Pointe.** Chris Winkle stated that the PUD for Cooks Pointe was approved in 2008. At the time, a non-permitted use was a childcare facility. Now, we want to change that as we have an end user in mind. Given all of the housing, we see this added use as an opportunity to serve the community.

*Commissioner Comments:* Commissioner Stillion said he assumes there will not be any entrances onto Cooks Pointe, Mr. Winkle responded yes, that is correct. Commissioner Ingle said he was shocked to learn this use wasn't already permitted. It will likely be a welcome addition to the area. There was dialogue regarding removing the term Child Care Type A and B and changing it to use the term Child Day Care Center.

*Citizen Comments:* None.

Commissioner Verbus moved to approve the application with the condition that the term Child Care Type A and B be removed and the term Child Day Care Center be added, and the question put, stood:

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

Vote 7-0; Motion carried.

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.** *Commissioner Laub recused herself from the discussion and from the vote.* Gary Smith said this land has received previous applications that were not successful. He reviewed the application as it was provided in the meeting packet. He said they agree with all Staff comments. This is a proposed single-family development with 250 lots, about 2.5 units per acre. There are 29 acres of open space, or 23 acres without the retention/detention areas. It is a mixture of 55, 65 and 70 foot lots. The idea is to create connectivity between the open space areas. There is also a connection for the existing Weave Ridge area.

   *Commissioner Comments:* Commissioner Stillion asked if there is one entrance. Ms. Smith said there is one entrance onto Weaver Road and one that connects to Weaver Ridge. Commission Stillion explained why he doesn't think the open space calculations are accurate, he believes it is less than that, and Mr. Smith said he will verify. Additionally, Mr. Stillion asked if the walking trail will have lighting. Mr. Smith said that hasn't been discussed, but their preference would be that it is unlit. Commissioner Stillion also asked if different housing types are being envisioned. Mr. Smith said in terms of style, the houses will likely be fairly similar. The larger lots could have a three car garage, but otherwise, they will likely be very similar. Commissioner Stillion also asked if the homes will have a basement or be on slabs. Mr. Smith said he anticipates they will have basements. Chairman Nickoson said he understands this is just the Sketch Plan phase, but he wants to ensure there are architectural features. This development needs to be special. Commissioner Wolniewicz asked if there has been talk of donating any green space to the City. Mr. Smith said the City has not expressed any interest in that.

   *Citizen Comments:* Kathy Young said she is concerned that there is only one exit onto Weaver Road.

   Amy Potter-Grimm said she likes the 70 foot lots.

   Planner Officer Beard spoke to comments received in an email with concerns regarding the Comprehensive Plan, lot sizes, density, the impact to the Schools and lack of clarity as to who the

developer is. Officer Beard spoke to the lot size and density concerns and how this development is similar, or exceeds, the standards in Adena Pointe and Weaver Ridge.

*Response to Citizen Comment's:* Mr. Smith said regarding the entrances and exits, they are open to the Engineering comments and understand the need for a sightline study. The reason we have the entrance where it is, and why there is only one, is to allow for more open space, but we are willing to follow the recommendations we are given. Commissioner Ingle said Adena Pointe and Weaver Ridge only have one entrance as well. Commissioner Wolniewicz said wider lots would be appreciated, along with meeting with the School District. Additionally, he asked if there is a specific builder in mind. Mr. Smith said that is not confirmed at this time, but they plan to finalize soon. Commissioner Ingle said he would like to have a condition to ensure that even if the layout changes, the 55 foot lots remain inside the development. It makes sense to have the larger lots abutting the other properties. Mr. Smith said they don't intend to reorganize the layout other than to respond to engineering comments.

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

| | | | |
|---|---|---|---|
| Mr. Stillion YES; | Mr. Nickoson YES; | Ms. Verbus YES; | Mr. Wolniewicz YES; |
| Mr. Ingle YES; | Mr. Fisher YES. | | |

Vote 6-0; Motion carried.

4. **To hear an application for a Zoning Code Amendment to Part Eleven - Zoning Code, Section 1121.15 Regional Mixed-Use District (RMU).** Planning Officer Beard stated that this application is to completely remove multi-family as a use in the RMU district, which is currently a Permitted Use.

   *Commissioner Comments:* Commissioner Verbus said it appears that this request from City Council is in response to the many multi-family units that have been added. She said she would feel more comfortable making it a Conditional Use versus removing completely. Manager Gaver said unless a building is demolished, there are not a lot of vacant parcels that would be available for multi-family. Commissioner Ingle said this is a mixed-use district, removing multi-family would remove one of the main opportunities for mixed-use. He said he agrees with making it a Conditional Use.

   *Citizen Comments:* Kathy Young said all of the multi-family housing for this area that has been approved recently has been presented as a PUD, which requires review of City Council anyways. This isn't broken so there isn't a need to fix it.

   Commissioner Verbus moved to approve the Zoning Code Amendment with the condition of changing Multi-Family to a Conditional Use in the RMU District and the question put, stood:

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

   Vote 7-0; Motion carried.

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:** Planning Officer Beard reviewed the Zoning

Code Amendment as it was provided in the meeting packet. He said that since this zoning amendment for accessory structures was approved in 2023, there have been two applications. He also reviewed information as provided by Councilmen Hunter and Boerger that explains their recommended edits further as reflected in Exhibit B.

*Commissioner Comments:* Chairman Nickoson asked about the notification process. Manager Gaver said that adjacent property owners are notified for Planning Commission, Design Review Board and Board of Zoning and Appeals applications. Chairman Nickoson said he is not opposed to these being a conditional use. Additionally, if this is removed from SRD, in the vast majority of cases, they aren't permitted anyways due to HOA restrictions. There are some larger lots in the SRD district not in an HOA though, where an Accessory Dwelling Unit (ADU) does make sense. Manager Gaver said with the garage space conversion item, Staff are concerned with enforcement. It is difficult for us to tell an applicant what their primary garage space is. Planning Officer Beard said the Code for Single-Family requires two off street parking spaces. With an ADU, three are required. The Code doesn't require cars to be parked in the garage, so it is difficult to enforce that rule for ADUs. Commissioner Stillion asked how this is different than someone leasing their basement. When considering the conversion of garage space and the potential of building on top of a garage, there is much grey area. Manager Gaver said it is difficult to come up with a way to interpret and enforce. Dialogue continued speaking to various scenarios and Manager Gaver said a main concern with ADUs seems to be the potential eroding of our historical neighborhoods. Further, she said that is where the Design Review Board comes in with their requirements, which they are doing already. The Commission decided to not vote on this item to allow more time to think of ways to make potential changes clearer and to discuss further at the December Planning Commission Meeting.

*Citizen Comments:* None.

Commissioner Nickoson moved to table the application to the December 3rd Planning Commission Meeting and the question put, stood:

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

Vote 7-0; Motion carried.

**DISCUSSION ITEMS:** Manager Gaver said a Planning and Zoning Working Group has started meeting which consists of Chairman Nickoson, Commissioner Fisher, Commissioner Stillion, two Council Members and City Staff to discuss proposed updates to the Zoning Code to vet the potential changes before coming to Planning Commission and City Council.

**DESIGN REVIEW BOARD LIAISON REPORT:** Commissioner Stillion said that during the October 9, 2024 Design Review Board Meeting, three applications were reviewed and approved, all with conditions.

**COMMENTS OF INDIVIDUAL COMMISSION MEMBERS:** None.

**ADJOURN:** There being no further business to bring before the Commission, Commissioner Verbus moved to adjourn the meeting. Voice vote in favor was unanimous. The meeting adjourned at 8:00 p.m.

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December 3, 2024

To: City of Marysville
Planning Commission Members

From: Ashley Gaver
Planning and Development Manager

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

**Application:** To hear an application for a Planned Unit Development (PUD) Sketch Plan application for a development known as Marysville North Development located at Parcels 2800090080000, 2800090120010, 2800090140020, 2800090060010, 2800090170000, 2800090180000, 2800090020000, 2800090022000, 2800090040000, 2800090030000, and 2800090021000.

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

**Owners:** Daniel J Fitzgerald Trustee
18180 St. Rt. 31
Marysville, Ohio 43040

Daniel J. & Rebecca S. Fitzgerald
18168 St. Rt. 31
Marysville, Ohio 43040

Hailey's Holdings LLC
18210, 18218, 18242 St. Rt. 31
Marysville, Ohio 43040

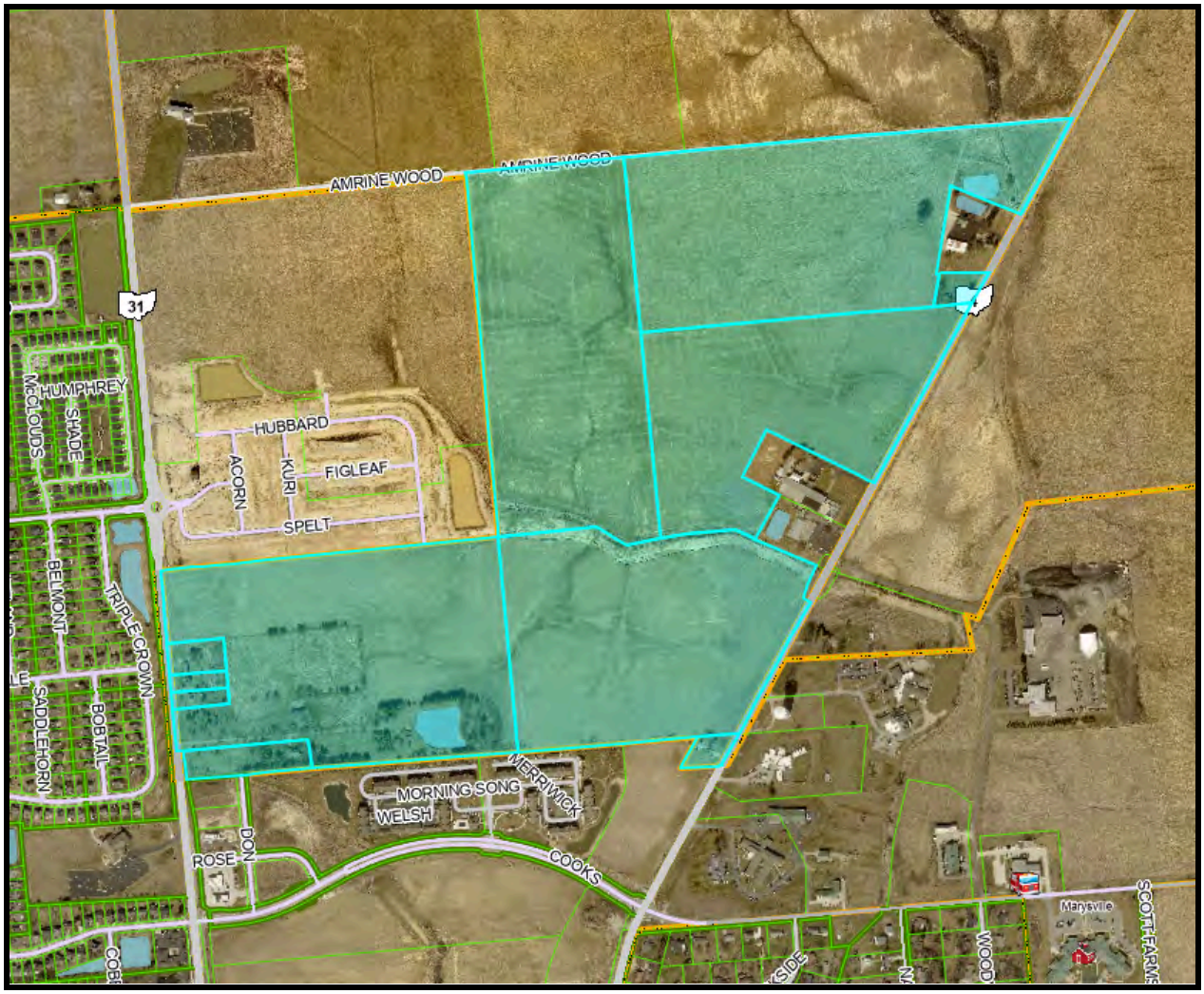
Ryan Lee & Gregory Lee Successor Trustees
18599 St. Rt. 4
Marysville, Ohio 43040

Life Partners
18105 St. Rt. 4
Marysville, Ohio 43040

**Location:** The applicant is requesting a zoning amendment to rezone +/- 242.76 acres located north of Cooks Point, between State Route 31 and State Route 4 and south of Amrine Wood Road to allow for a mixed-used Planned Unit Development (PUD). Existing property surrounding the subject property are as followed:

North: Farm / Residential District (U-1)
East: State Route 4, Government District (GOV) and Farm / Residential District (U-1)
South: Cooks Pointe Planned Unit Development (PUD)
West: State Route 31 and Suburban Residential District (SRD)

**Aerial (location is in blue)**




**Relationship to the Comprehensive Plan:**

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

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

*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.*

The Comprehensive plan also discusses population growth and potential population growth projections over the next 10-20 years. Marysville has experienced a population increase over the last several decades. Looking forward, population projections all point to a continued growth rate requiring additional and diverse housing options to accommodate the increase in population.

Allowing for a mixture of housing types ranging from traditional single family housing subdivisions, to low density multi-family duplexes and high density multi-family complexes are important for sustainable growth in the City of Marysville. The Comprehensive Plan discusses the development trends in each housing type which also focuses on quality design layouts, open spaces opportunities and high quality building materials.

**PUD Zoning Code Requirements:**

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

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

***1135.01 OBJECTIVES FOR A PLANNED UNIT DEVELOPMENT (PUD).***

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

***B. Specific Objectives.***

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

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

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

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

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

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

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

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

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

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

***1135.06 COMMON OPEN SPACE***

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

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

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

*(a) Type of development.*

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

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

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

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

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

## Engineering Comments

1. Roadway
    a. Prior to action by the City Council (contingent on Planning Commission approval), an approved Traffic Impact Study (TIS) from the City of Maryville, Union County and the Ohio Department of Transportation (ODOT), if necessary, will be required.
    b. The applicant/developer will be responsible for all costs associated with any required roadway improvements. This includes, but is not limited to, intersection improvements (i.e. roundabouts), road widening, turn lanes, etc.
        i. Per the City's updated Thoroughfare Plan, roundabouts are the preferred improvement in lieu of traffic signals. Therefore, wherever traffic signals are warranted, the applicant/developer will be required to fully fund the cost of a roundabout.
    c. Right-of-way dedication along SR 4, SR 31 and Amrine Wood Road and a utility easement flanking the proposed right-of-way will be required. Coordination of the final right-of-way and easement widths shall occur prior to the PUD Development Plan application.
    d. To improve access management along SR 31, please look into removing the right-in, right-out (RIRO) access drive shown accessing in the center of Subarea B. Engineering staff believes that access to Subarea B can occur via the drives shown to the north and south of Subarea B. One solution is to convert the access drive to the south (currently a RIRO) to a roundabout.
    e. Final road cross sections and right-of-way widths shall be coordinated with the Engineering Dept prior to the PUD Development Plan application.
    f. Intersection sight distance exhibits/drawings shall be provided during the engineering approval process for all intersections along State Route 4, State Route 31, and Amrine Wood Road.
    g. The applicant should look for ways to enhance the aesthetics of all primary roads associated with this development by incorporating greenspace and landscaping throughout the corridor.
2. Traffic Calming
    a. To improve safety and reduce speeding, traffic calming measures shall be included into the design, alignment and cross section of all roads within the development. These features can be determined during the engineering review and approval process.
3. Utilities
    a. Any required utility extensions, upgrades, etc. will be the responsibility of the developer.
    b. The final utility design and alignment for all utilities (storm, sanitary and water) will be coordinated with City staff as the engineering plans are developed.
    c. Staff recommends creating a regional stormwater management plan for the entire PUD.
4. Connectivity
    a. This community has the opportunity to be an excellent walkable community. Please continue to work with the City's Planning Dept. to ensure excellent walkability and connectivity is provided throughout the development.
    b. Engineering staff recommends including an eight (8) foot wide sidewalk on one side of every street to enhance the walkability of this development. Please work with City staff prior to the Development Plan application regarding this request.
5. Open Space

a. Stormwater management facilities (i.e. retention, detention ponds, bio swales, etc.) shall not be included in the open space percentage calculation for each subarea. This includes stormwater areas with activity enhancements such as walking trails, benches, etc.
b. Consider the use of native plants in open space design with nature education and awareness as an amenity.
c. Consider the planting of shade trees along the stream to improve aquatic habitat.

6. Street Lighting
    a. Please include a section/statement describing the street lighting within each subarea.
    b. Staff recommends neighborhood lamp post lighting for the street lighting.
7. Miscellaneous
    a. Please set up a Utility Coordination meeting with private utility providers and the City of Marysville as soon as practicable.
    b. All required Ohio EPA Permits (i.e. NOI and PTI) will be required prior to construction.

## PLANNING & ZONING ANALYSIS

### 1135.01 Objectives for a Planned Unit Development (PUD)

- The applicant has provided responses to the objectives that are applicable to the proposed development on Pages 4 through 8.

### 1135.06 Common Open Space

The applicant has provided Total Project Open Space on the Exhibit C 'Land Use Framework Plan'.

- The total open space (including retention / detention ponds and setbacks) for the development is proposed to be **+/-70.27 acres**. Sub-area H Common Open space is stated to be **+/-63.03 acres** (Does not include setbacks/right-of-way).
    - *The applicant shall provide a separate breakdown of open space calculations excluding retention/detention areas.*

### Existing Conditions Preliminary Plan

- Vicinity map is found in: Exhibit A - Vicinity Map
- Natural waterways found in: Exhibit B - Existing Conditions

### Proposed Development Plan

- The proposed sketch plan, shows seven (7) subareas on +/- 242.76 acres consisting of a single family residential area including both attached and detached units, three single family detached residential areas and three commercial areas as shown on Exhibit C 'Land Use Framework Plan'. The development text states eight (8) sub-areas which includes an additional sub-area titled common open space area. The plan includes the following acreage per sub-area:
    - Sub-Area A: Commercial: 1.20 Acres
    - Sub-Area B: Commercial: 6.20 Acres
    - Sub-Area C: Residential (Attached and Detached): 31.19 Acres
    - Sub-Area D: Residential: 34.43 Acres
    - Sub-Area E: Residential: 49.77 Acres
    - Sub-Area F: Residential: 47.69 Acres
    - Sub-Area G: Commercial: 0.75 Acres

- Sub-Area H: Common Open Space: 63.03 Acres
  - *The applicant shall update Exhibit C to show Sub-Area H which is stated in the development text.*

- The Land Use Framework Plan Exhibit C provides the following requirements
  - Boundaries of the PUD and its acreage are shown on: Exhibit C 'Land Use Framework Plan'
  - Access
    - The main access points to the proposed site will be off of State Route 31, State Route 4 and Amrine Wood Road. There are nine (9) access points from the existing roadway network.
    - Final access locations 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 exhibit.
  - A trail system is included in the Land Use Framework Plan. The trail is shown with a dotted symbol on Exhibit C.
  - Location of the existing vegetation: Exhibit B Existing Conditions Map
    - A stream runs through the site with stream easement
    - An 80' conservation easement and a 30 sewer easement exist near the stream
    - The "Ohio" pond is located on the site and will be maintained

## Open Space

Exhibit C 'Land Use Framework Plan' outlines the proposed overall site data including open space. Open Space requirements are not listed for each sub-area in the Preliminary Description of Zoning Requirements for Each Subarea. Below is a summary:

- The development plan provides **+/- 63.03 acres** of public common area as a standalone subarea.
  - *The applicant shall provide the requirements for open space within each sub-area. Residential shall require 10% open space and commercial shall require 5% open space in each sub-area.*

## General Development Comments

- The development text states that the overall density of the development is 3.04 units per acre.
  - *The applicant shall provide what they are including within this calculation. Staff recommends showing the density of only the residential acreage and open space acreage, but do not include the commercial sub-areas.*

## Sub-Areas A and B - Commercial Retail

The Applicant is proposing the following Uses:

- Permitted Uses
  - Artisan Studio
  - Bank of Financial Institution (w/drive thru)
  - Child Day-Care Center

- Congregate Care Facility, Assisted Living
  - *Staff recommends removing this use.*
- Congregate Care Facility, Nursing Home
  - *Staff recommends removing this use.*
- Emergency Care Facility
- Institution/Government Offices
  - *The applicant shall explain the intent of institution offices.*
- Medical or Dental Office or Clinic
- Meeting Facility
- Personal Services
- Professional Offices
- Restaurant (sit down)
- Restaurant (w/drive thru)
  - *Staff recommends this use to be a conditional use.*
- Retail, Sales, & Services
- Specialty Food and/or Beverage Facility
- Senior Living, Independent Living

- Conditional Uses
  - Limited multi-family (second or third floor of retail development only)
    - *The word limited shall be removed.*

The Applicant is proposing the following development standards:

- Acres
  - 1.20 acres (Sub-area A)
  - 6.20 acres (Sub-area B)
- Lot Size
  - Follow SCD code requirements
- Maximum Building Height
  - 50’

**Sub-Area C - Mixed Residential (attached residential / townhomes / single-family)**

The Applicant is proposing the following Uses:

- Permitted Uses
  - Single-Family Detached
  - Attached residential (2-, 4-, 6-, and 8-unit buildings)
    - *The applicant shall encourage the use of duplex/triplex style housing to meet the goals of the City’s Comprehensive Plan and the Marysville North Master Plan.*
  - Community Center Recreation (indoor/outdoor) – Clubhouse with pool and fitness
  - Garage Attached or Detached
    - *The applicant shall remove garage attached or detached from permitted uses as they would be accessory uses to the principal structure.*

The Applicant is proposing the following development standards:

- Acres
    - 31.19 acres
- Density
    - 8 units per acre
        - *The applicant shall use a total number of units or density but not state both. There are discrepancies with the number of units when compared to the proposed density.*
- Lot Size
    - Single Family Minimum 40’ wide and 110’ deep
    - Setbacks
        - Front 20’, Side 5’ and Rear 20’
    - Attached Residential Minimum 55’ for 2 Units with 25’ each additional unit and 110’ deep
    - Setbacks
        - Front 20’, Side 7.5’ and Rear 20’

**Sub-Area D - Single Family Detached**

The Applicant is proposing the following Uses:

- Permitted Uses
    - Single-Family Detached - 1-story, 1 ½ story, or 2-story homes

The Applicant is proposing the following development standards:

- Acres
    - 34.43 acres
- Density
    - 4.5 units per acre
        - *The applicant shall use a total number of units or density but not state both. There are discrepancies with the number of units when compared to the proposed density.*
- Lot Size
    - Minimum 52’ wide and 120’ deep
    - Setbacks
        - Front 20’, Side 5’ and Rear 20’

**Sub-Area E and F - Single Family Detached**

The Applicant is proposing the following Uses:

- Permitted Uses
    - Single-Family Detached - 1-story, 1 ½ story, or 2-story homes

The Applicant is proposing the following development standards:

- Acres
    - Sub-area E - 49.77 acres
    - Sub-area F - 47.69 acres

        - *Staff recommends sub-area E and F be combined into one sub-area as the standards for lot sizes are the same and would provide flexibility for housing locations.*
- Density
    - 4 units per acre across total lots/acreage in both subareas
        - *The applicant shall use a total number of units or density but not state both. There are discrepancies with the number of units when compared to the proposed density.*
- Lot Size
    - Minimum 55' wide and 130' deep
    - Setbacks
        - Front 25', Side 5' and Rear 20'

**Sub-Area G - Suburban Office/Limited Commercial District**

The Applicant is proposing the following Uses:

- Permitted Uses
    - Per Cooks Pointe Planned Unit Development for subarea B2

The Applicant is proposing the following development standards:

- Acres
    - 0.75 acres
- Per Cooks Pointe Planned Unit Development for subarea B2

*The applicant shall reference either Suburban Commercial District of Neighborhood Commercial District for standards in this sub-area instead of Cooks Pointe PUD. If the applicant wants different uses than in SCD or NCD then they shall provide a list of permitted uses in this sub-area.*

**Sub-Area H - Public Common Area**

The Applicant is proposing the following Uses:

- Permitted Uses
    - Park
    - Community Center with pool (outdoor) and fitness center
    - Parking
    - Community Garden
    - Commercial Recreation (outdoor)
    - Essential Public Services and Utilities
    - Necessary Roadway Crossings
        - *The applicant shall provide clarification on the intent of the use of parking.*
        - *The applicant shall remove the Necessary Roadway Crossings as that is understood for connectivity and access.*

The Applicant is proposing the following development standards:

- Acres

- 63.03 acres

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

## Planning and Zoning Sketch Plan Comments

1. The applicant shall provide a separate breakdown of open space calculations excluding retention/detention areas.
2. The applicant shall update Exhibit C to show Sub-Area H which is stated in the development text.
3. The applicant shall provide the requirements for open space within each sub-area. Residential shall require 10% open space and commercial shall require 5% open space in each sub-area.
4. The applicant shall provide what they are including within the overall density calculation. Staff recommends showing the density of only the residential acreage and open space acreage, but do not include the commercial sub-areas.
5. Staff recommends removing Congregate Care Facilities from the text.
6. The applicant shall explain the intent of institution offices within this development.
7. Staff recommends that restaurants with drive thru's be a conditional use.
8. The word limited shall be removed from limited multi-family.
9. The applicant shall remove garage attached or detached from permitted uses as they would be accessory uses to the principal structure.
10. The applicant shall use a total number of units or density but not state both for all sub-areas. There are discrepancies with the number of units stated when compared to the proposed density stated.
11. The applicant shall encourage the use of duplex/triplex style housing to meet the goals of the City's Comprehensive Plan and the Marysville North Master Plan.
12. Staff recommends sub-area E and F be combined into one sub-area as the standards for lot sizes are the same and would provide flexibility for housing locations.
13. The applicant shall reference either Suburban Commercial District of Neighborhood Commercial District for standards in this sub-area instead of Cooks Pointe PUD. If the applicant wants different uses than in SCD or NCD then they shall provide a list of permitted uses in this sub-area.
14. The applicant shall provide clarification on the intent of the use of parking.
15. The applicant shall remove the Necessary Roadway Crossings as that is understood for connectivity and access.

## Planning and Zoning Preliminary Development Plan Comments

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

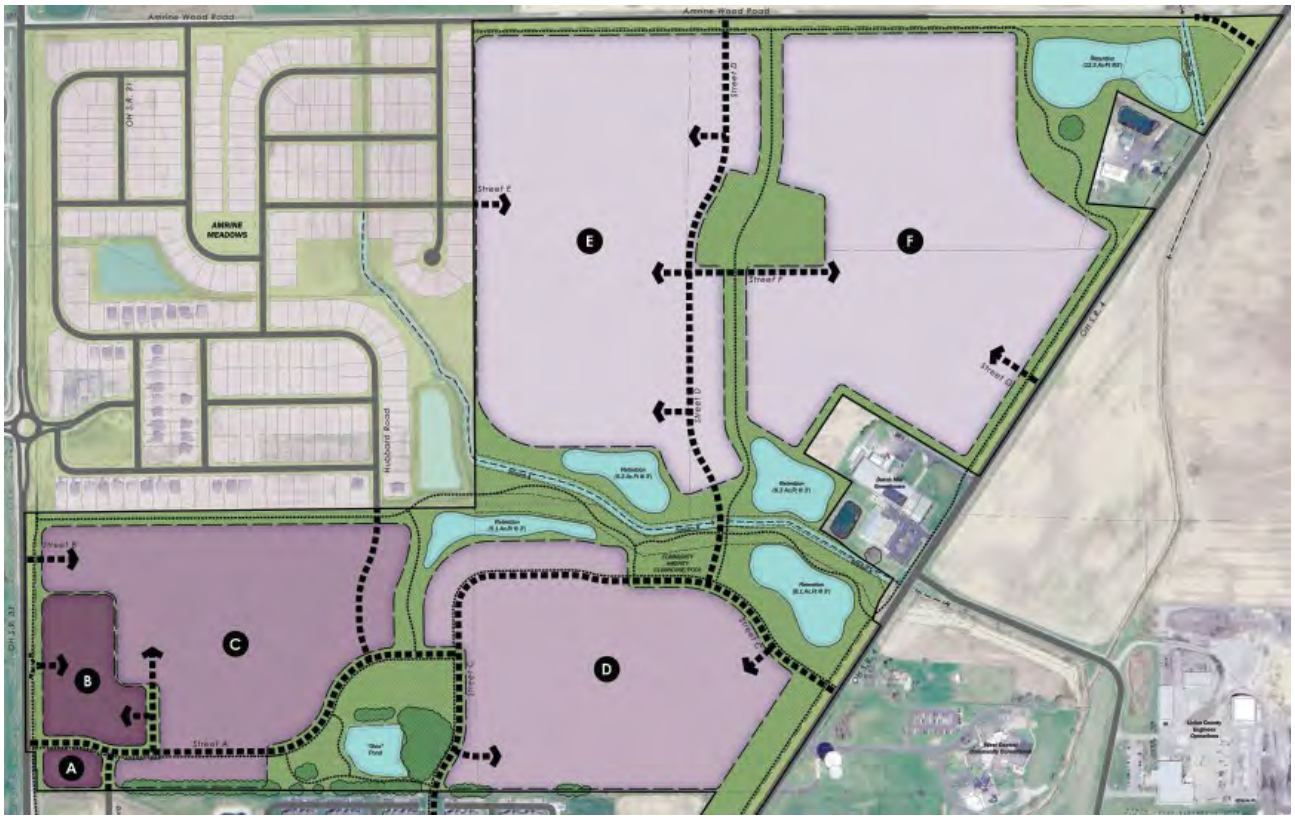
1. The applicant shall provide the proposed signage standards and provide sign details such as square footage display area, size, height, materials and illumination.

2. The applicant shall provide the proposed permitted materials for the buildings in each subarea.
3. The applicant shall provide character images of the proposed architectural styles for the development.
4. The applicant shall provide character images of the proposed ponds, stream corridor, greenways and park system.
5. Staff recommends that the applicant shall maintain as much existing vegetation between Cooks Pointe and this proposed development.

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 North

Marysville, Ohio




PUD Sketch Plan Submittal – November 12, 2024

**Rockford Development Investments (RDI)**
Contact: Bart A. Barok, Partner
999 Polaris Parkway, Suite 200
Columbus, Ohio 43240
614-286-2055

# Sketch Plan Document Index

1. PUD Sketch Plan Application

2. Rezoning Statement

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

4. General Development Standards

5. Preliminary Description of Each Subarea

6. Regional Vicinity (Context) Map – Exhibit A

7. Survey and Legal Description

8. Existing Buildings and Structures – Exhibit B

9. Existing Conditions Map – Exhibit B

10. Subarea Plan – Exhibit C

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

Received (stamp):

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

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

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

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

## Project Site Information *(Please print clearly)*

Address of land to be rezoned: Multiple parcels located between Rt 31 and Rt 4, south of Amrine Wood Road and North of Cooks Pointe - See ownership list

Present Zoning District: Paris Township Res/Ag  Present Use of the Land: Agricultural / Undeveloped / SF

Proposed Zoning District: PUD Marysville North  Proposed Use of the Land: Mixed Use Residential/Retail

Owner of Property: See Landowner Page

Owner's Address (Street): See Landowner Page

City, State and Zip Code: See Landowner Page

Owner's Telephone Number: See Landowner Page

## Applicant Information *(Please print clearly)*

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

Company: Rockford Development Investements (RDI)

Address (Street): 999 Polaris Parkway, Suite 200

City, State and Zip Code: Columbus, Ohio 43240

Telephone Number: 614-286-2055

E-mail Address: bbarok@Rockfordhomes.net

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

Signature of Applicant: _____ Date: 11-11-24

Signature of Owner: See Attached Date: _____

---

**FOR CITY USE ONLY**

**Paid (stamp):**

**Fees Due:** $500 $ _____

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

_____ 11/14/2024

City Staff Jeff Beard Date

## DECISION OF THE PLANNING COMMISSION

☐ Approved

☐ Disapproved

☐ Approved with conditions

_____

_____

_____

_____ _____

Chairperson, Planning Commission Date

CITY OF marysville
where the grass is greener
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# PLANNING COMMISSION APPLICATION FOR PLANNED UNIT DEVELOPMENT (PUD) - SKETCH PLAN

## Property Owners / Signature Page

Owner of Property: Daniel J. Fitzgerald Trustee
Owner Address: 18180 St. Rt 31, Marysville, Ohio 43040
Owner's Telephone #: Private

Signature of Owner: Daniel Fitzgerald Date: 11/11/24

Owner of Property: Daniel J. & Rebecca S. Fitzgerald
Owner Address: 18168 St. Rt 31, Marysville, Ohio 43040
Owner's Telephone #: Private

Signature of Owner: Daniel Fitzgerald Date: 11/11/24

Owner of Property: Hailey's Holdings LLC
Owner Address: 18210, 18218, 18242 St. Rt 31, Marysville, Ohio 43040
Owner's Telephone #: Private

Signature of Owner: Josh Reina Date: 11/12/24

Owner of Property: Ryan Lee & Gregory Lee Successor Trustees
Owner Address: 18599 St. Rt. 4, Marysville, Ohio 43040
Owner's Telephone #: Private

Signature of Owner: Ryan Lee Date: 11/11/24

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

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

## Property Owners / Signature Page

Owner of Property: Lite Partners
Owner Address: 18105 St. Rt. 4, Marysville, Ohio 43040
Owner's Telephone #: Private

Signature of Owner: _____ Date: 11-11-24

## *Applicant Checklist Required Documents*

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

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

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

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

| | For Applicant | For Staff Use Only | |
|---|---|---|---|

## Development Text Requirements (Preliminary)

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

## Additional Application Information

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

**REZONING STATEMENT**

Marysville North is a mixed-use master planned community that is generally bound by St Rt 31 and St Rt 4 from the east to west and by Amrine Wood Road and Cooks Pointe to the north and south. This ground is currently within Paris Township and will be annexed into Marysville, concurrently with zoning.

The collective size of this assemblage allows for the ground to be master planned on a large-scale basis. This provides real opportunities to develop truly connected communities while protecting and highlighting the existing beauty of the land. As such, this development will protect the "Ohio" pond and the majority of the mature tree stands around it as well as the 100-year-old Oak tree that stands in the corn field to the north.



The entire development will be built around a greenway corridor that will link the new and existing developments from the north, south, east and west. More than 70 acres will be defined as common area (approximately 30% of the net acreage), with roughly 93% of this open space accumulated in the park system. The park system will include multi-purpose trails connecting the subareas with the surrounding communities, a community center and other amenities. The majority of this area will be developed using natural ponds, tall grasses and native plants to maintain some of the rural characteristics.

Marysville North will consist of eight subareas including retail, attached residential/townhomes, single-family (three varieties), and public common area developments. A 7.5-acre retail development will anchor the west side of the project along St Rt 31. An extension of Don Drive (service road) will serve as a connection to the retail development at Cooks Pointe. Higher density attached and single-family residential products will surround the retail area and will buffer and transition northwards to Amrine Meadows as well as south to the apartments at Cooks Pointe. The Ohio Pond area will be a buffer between the higher density products in subarea C and the single-family homes in subarea D. Subarea D is buffered by the park system on 3 sides, which includes the main park east/west corridor to the north. This east/west corridor will feature the existing creek, a network ponds ranging in size from 2- to 3-acres and the trail system that will ultimately link together residents on both sides of St Rt 31 and St Rt 4. North of the creek is the largest areas of the single-family product in subareas E and F. These subareas are divided by a north/south park corridor that ultimately runs along Amrine Wood Road and to the eastern most park located at Amrine Wood and St Rt 4. This park will feature the 100-year-old oak tree. As an additional amenity, anchoring the center of the park system will be a community center, which will serve as a gathering spot for residents of the entire master planned community. The entire park system shown in dark green on the subarea plan is known as subarea H - Public Common Area.

Subarea G is a small 1-acre parcel that the city asked the developer to include in order to bring into Marysville. This area will be zoned as part of the Cooks Pointe PUD – subarea B2 (Suburban Office/Limited Commercial.

The total acreage of these 8 subareas is 242.76 acres. The Marysville North annexation survey shows a total of 246.27 acres, which includes a number of ROW parcels that the city and county engineers asked to be included in the annexation.

Marysville North will have upgraded common area design standards including common fencing and trees along major thoroughfares, standardized signage and other identifiers that will integrate the development within the existing community. Architectural and landscaping standards will be upgraded for the retail buildings, attached and single-family homes. More detail regarding these standards will be provided with the development plan submission.

The development of Marysville North will help facilitate and fund improvements to the existing roads and the future construction of new roads. A traffic study is currently being conducted with the assistance of the City Engineer and should be available shortly. In addition, larger master planned communities can be developed with unique financial tools that may provide additional infrastructure funding and startup expenses for service providers such as the Marysville Schools, Marysville police, and fire. The developer of Marysville North is considering a community authority. Regardless, there will be NO residential TIFs on this project.

Marysville North is being rezoned to Planned Unit Development (PUD) under Chapter 1135 of the Codified Ordinances of Marysville as in effect October 11, 2024 (the "Codified Ordinances"). All references herein to Chapter or Section numbers refer to applicable Chapter or Section numbers of the Codified Ordinances. In implementing the mixed-use PUD, Applicant is proposing a wide range of products that will rely on various sections of underlying zoning designations.

## ADDITIONAL INFORMATION REQUESTED

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

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

*1135.01 (b) Specific Objectives:*

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

The proposed PUD contains eight subareas including a mixture of uses that could not be zoned together through the standard zoning process. The Marysville comprehensive plan was used as a starting point and subareas were designed with the overall concepts in mind. For example, the major natural areas around the creek, Ohio pond, and 100-year-old Oak tree are protected and maintained. The retail area extends the existing and future commercial areas from Cooks Pointe into the Marysville North plan and Don Drive allowing for parking located behind the commercial structures that will buffer it from view from St Rt 31. Higher density residential is planned near retail area and will serve as a buffer for the single-family homes to the north and east. The single-family developments to the east and north are surrounded on multiple sides by the park system and consolidated common areas. The blending of all these uses could not be achieved under a straight zoning district.

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

Marysville North provides a park system and common area total that is almost 3x the city standards regarding open space. This park system has been carefully designed to protect the existing sensitive and natural areas by preserving these areas in a separate subarea (H - public common areas). Trails will be added to these common areas to link all the other subareas with the existing communities.

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

The development will promote the economical and efficient use of the land and infrastructure by providing a platform for the development of various mixed uses. The residential developments in Marysville North will provide areas for residents and workers to call home. Higher density developments maximize the value of the land, utilities and other infrastructure. The mix of retail and residential with the park and trail system will truly make the community walkable.

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

The protected common areas and trail system will provide for recreational activities and the ability to enjoy the natural beauty of the site. In addition, the new trails in Marysville North will provide linkage to Mill Valley and the trails that lead to the reservoir to the west as well as the athletic fields to the east. The community center will also provide a local gathering place for the residents and additional amenities to be defined in the development plan. The property values for the retail, attached residential, and single-family homes will create much higher assessed value than the farm land and will remove the current CAUV tax reduction.

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

Compatibility between proposed land uses within and around the PUD are

provided through the planned transition of high-density developments around the commercial development along St Rt 31 as well as the utilization of the consolidated common area to buffer different uses. We have added a 40' buffer around the property of a local business and have agreed to extend any fencing and the multi-purpose trail across the front of the properties along the west side of St Rt 4, if the owners so desire.

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

The common area for this project will be more than 70 acres with approximately 93% of that acreage being located within the consolidated park system. The natural features and sensitive areas of the site are being protected and enhanced with trails and ponds. Private recreation facilities will be added with the community center.

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

The integration of the mixed residential with smaller, higher density housing options near the retail area along with different single-family products to the east and north will provide residents a choice of housing type within the same project.

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

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

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

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

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

Public Services:

- The proposed PUD will be annexed into the Marysville City limits and with the annexation process, a Marysville service letter will be provided to the County that warrants that all utilities and services are available and that the city is willing to take on the responsibility of servicing this area. We will be working with all service providers, including the schools, fire, police, and City Engineer to determine what improvements to public services are needed. The project may or may not include a community authority, which could help with necessary infrastructure funding. Regardless of the required costs, this project will NOT include any residential TIFs.

Water:

- There is an existing 16" water main located along both St Rt 31 and St Rt 4 and 8" lines along Don Drive and Hubbard Road. Marysville opened a new $52m+ water treatment plant in 2023, which will provide capacity for all the growth projected for the north side of Marysville and beyond.

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

Sanitary Sewers:

- There is an 18" gravity sewer line that runs completely through the middle of the master plan area that connects to a 24" line on the east side of St Rt 4. This 24" line heads south into the city where it connects to a 36" trunk line. The construction and extension of sewer laterals to service the individual parcels included in this PUD will be worked out with the City Engineer as the projects move forward.

Other Utilities:

- Electric service for this site already exists and our engineer is working to acquire service letters from the area provider.

- Gas service for the site is available along both St Rt 31 and St Rt 4.

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

Traffic:

- A traffic study is currently underway with the assistance and direction of the City Engineer. This document will help identify the roadway infrastructure needed for the development and impact on surrounding roads and intersections.

Schools:

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

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

The proposed PUD utilized the existing Marysville Comprehensive Plan as the basis for its development. Both the PUD and Comp Plan anticipated the majority of this area being Suburban Residential with a mixture of residential products. The small retail planned along St Rt 31 complements this use. In addition, the city staff and council embarked on a Focus Area Plan of this area in the summer 2024 with the help from an outside consultant/designer (The Edge Group). The Focus Area plan objectives were defined as: 1) create a prominent, well distributed open space network, 2) 30% open space, 3)

greenway connectivity to regional amenities and neighborhoods, 4) preserve existing pond and woodlands, 5) integrate with existing developments, 6) utilize a mix of housing types, 7) neighborhood retail area, 8) gateway entrances from St Rt 31 and St Rt 4, and 9) realignment of Amrine Wood Road. The developer of Marysville North attended the working sessions and focus area presentation to better understand these objectives. The developer has now retained The Edge Group to work on this assignment to ensure alignment with the Focus Area Plan recommendations. It shouldn't be a surprise that the Marysville North master plan accomplishes all 9 of these goals in specular fashion.

## GENERAL DEVELOPMENT STANDARDS

Marysville North will be developed with 8 subareas providing for a mixed-use community. The project will be developed in accordance with the Marysville North Rezoning Statement, and the Codified Ordinances of the City of Marysville as in effect October 11, 2024 (the "Codified Ordinances"), unless noted otherwise in these PUD Development Standards to be provided. Where conflicts occur between the Codified Ordinances and these PUD Development Standards, these PUD Development Standards shall control over the Codified Ordinances.

## MARYSVILLE NORTH PUD OVERALL DESIGN GOALS

All development within Marysville North will strive to achieve the following goals:

- Overall maximum density of 3.04 units per acre. Within the residential subareas (C, D, E, and F), the developer will be able to transfer up to 10% of the density from one subarea to another subarea if needed.
- Well-balanced connection and transition of various property uses throughout the PUD, which will be achieved with a trail system, roadway network, setbacks, landscape buffers and the protection of key natural features.
- 9 access points from the existing roadway network to facilitate a wide distribution of traffic in and out of the development. Primary access to retail areas is from St Rt 31 with the majority of residential access to occur from St Rt 4 to minimize additional impact to St Rt 31. Realignment of Amrine Wood Road to a safer 90-degree angle at St Rt 4.
- The design of the common elements, which will include fencing, signage and other identifiers will help the project integrate with the existing developments at Cooks Pointe, Amrine Meadows and Mill Valley.
- Provide interconnectivity through internal vehicular and pedestrian connections, connections to adjacent neighborhoods and businesses and connections to open space, parks, and activity centers.
    - Fencing and bike trails along St Rt 4 will be offered to be extended across the front of the homes and businesses.

**PRELIMINARY DESCRIPTION OF ZONING REQUIREMENTS FOR EACH SUBAREA**

**Subarea A and B – Commercial Retail**

Subarea A (approximately 1.20 acres) and Subarea B (approximately 6.20 acres) are located along St Rt 31 and serve as a link and extension of the commercial development to the south in Cooks Pointe. These commercial subareas will provide commercial retail businesses that bring services to the residents in this area, and may include restaurants and daycare providers. With the trails/sidewalks along St Rt 31 and the internal trail connections throughout this development, the retail center will be very walkable for the all-nearby communities including Mill Valley, Amrine Meadows, and Marysville North. Primary access to this subarea will be from multiple points off of St Rt 31 with secondary access via Don Drive, which will be extended to the north.

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

List of Permitted Uses

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

List of Conditional Uses

- Limited multi-family (second or third floor of retail development only)

Lot Size, Setbacks or Coverage Ratio

- Lot sizes, setbacks and coverage ratio will adhere to the requirements of the SCD zoning district
- 50’ maximum building height

**Subarea C – Mixed Residential (attached residential / townhomes / single-family)**

Subarea C (approximately 31.19 acres) is being zoned for smaller, higher density residential units, which may consist of single-family detached homes on 40' lots, attached residential, and/or townhomes. The attached residential and townhomes may be front or rear loaded with attached 1 or 2 car garages or detached private garages. The attached residential and townhomes will provide 2- or 3-bedroom options. Access to this area will be via St Rt 31, Mill Point Road, Streets A, B, and C.

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

List of Permitted Uses

- Single-Family Detached
- Attached residential (2-, 4-, 6-, and 8-unit buildings)
- Community Center Recreation (indoor/outdoor) – Clubhouse with pool and fitness
- Garage Attached or Detached

Lot Size and Density

- Single family lot sizes will be no less than 40' wide and 110' deep.
- Single family lot setbacks: Front - 20', Side 5', Rear - 20'
- Attached residential and townhome lot sizes will be no less than 55' wide for single-family attached (2 attached units) with a minimum of 25' each additional unit. All lots will be no less than 110' deep.
- Attached residential and townhome setbacks: Front 20', Side – 7.5'; Rear – 20'
- The overall density for this subarea will be 8 units per acre.

**Subarea D – Detached Single Family**

The single-family residential in subarea D (approximately 34.43 acres) will consist of single-family detached residential units with attached 2 or 3 car garages. The majority of the lot sizes will be 52'. Primary access will be St Rt 4 with secondary access via Mill Point Drive, which will be extended to the north.

List of Permitted Uses

- Single-Family Detached
    - 1-story, 1 ½ story, or 2-story homes

Lot Size and Density

- Lot sizes will be no less than 52' wide and 120' deep
- Setbacks: Front - 20', Side - 5'; Rear - 20'
- Maximum density of 4.5 units per acre

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

**Subarea E and F – Detached Single Family**

The single-family residential in subarea E (approximately 49.77 acres) and subarea F (approximately 47.69 acres) will consist of single-family detached residential units with attached 2 or 3 car garages. The majority of the lot sizes will range from 55' to 67' with the larger lots positioned near open spaces and the greenway. Primary access will be from multiple points off of St Rt 4 with secondary access via Amrine Wood Road.

List of Permitted Uses

- Single-Family Detached
    - 1-story, 1 ½-story, or 2-story homes

Lot Size and Density

- Lot sizes will be no less than 55' wide and 130' deep
- Setbacks: Front - 25', Side - 5'; Rear - 20'
- Maximum density of 4 units per acre. Density for subarea E and F will be determined across the total lots/acreage in both subareas.

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

**Subarea G – Suburban Office/Limited Commercial District**

This Commercial Subarea (approximately 1.0 acres, 0.75 after ROW) is located along St Rt 4, in the southeast corner of this master plan. Subarea G is a small 1-acre parcel that the City/County asked to be included in this annexation and development plan in order to bring it into Marysville. Primary access will be from Cooks Boulevard. There will be no direct access to this subarea from St Rt 4 nor will there be any access into subarea D due to the difference in uses (i.e. commercial/office to residential).

In implementing this subarea, the applicant will rely completely on the underlying Cooks Pointe PUD – subarea B2 (Suburban Office/Limited Commercial) for all uses, density, and other zoning requirements.

**Subarea H - Public Common Area**

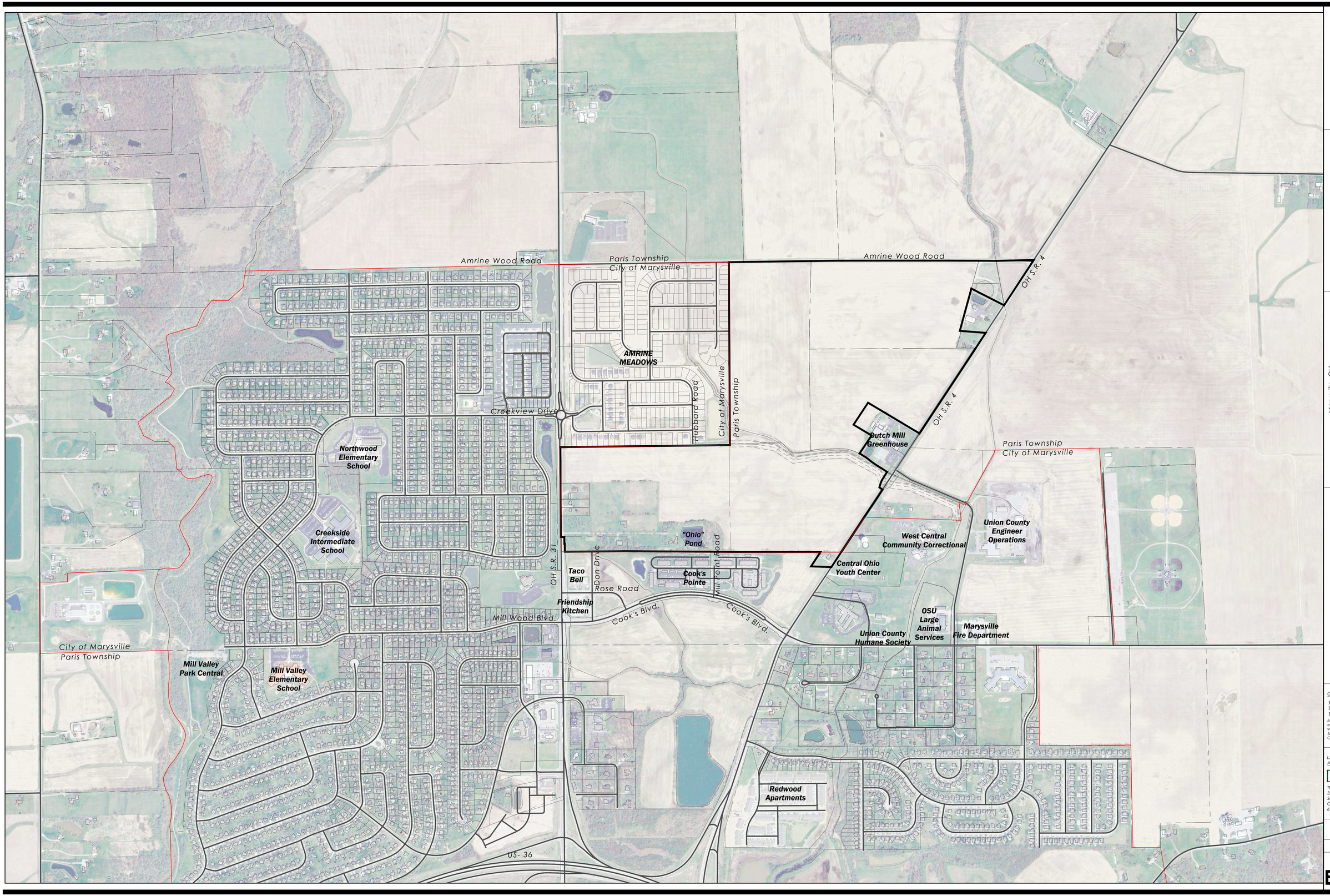
The natural features in this public common area subarea (approximately 63.03 acres) will be reserved, protected, and developed as part of the park network and trail systems that will provide recreational opportunities and promote connectivity throughout the area. The ground in this subarea, while public, will be owned, managed, and maintained by either a future community authority board or HOA.

In implementing this subarea, the applicant will rely on the underlying Open Space District (OSD) zoning designation and requirements contained in Section 1121.17, except to the extent variance

and divergences are identified below and in the upcoming Development Plan application.

List of Permitted Uses

- Park
- Community Center with pool (outdoor) and fitness center
- Parking
- Community Garden
- Commercial Recreation (outdoor)
- Essential Public Services and Utilities
- Necessary Roadway Crossings




EDGE
www.edgela.com

ROCKFORD
DEVELOPMENT
INVESTMENTS

Marysville, OH
**MARYSVILLE NORTH PLANNING**

**VICINITY MAP**


OWNER:
ROCKFORD DEVELOPMENT INVESTMENTS
*Rockford Development Investments*
*999 Polaris Parkway, Suite 200*
*Columbus, OH 43240*
*(m) 614-286-2055*

LANDSCAPE ARCHITECT:
EDGE
*The EDGE Group, Inc.*
*330 W Spring Street*
*Suite 350*
*Columbus, OH 43215*
*614-486-3343*


*Issue Date:*
*Nov 12, 2024*

*Job #00000*

SHEET
**Ex. A**

# MAP OF TERRITORY TO BE ANNEXED
# FROM: TOWNSHIP OF PARIS
# TO: CITY OF MARYSVILLE

SITUATED IN THE STATE OF OHIO, COUNTY OF UNION, TOWNSHIP OF PARIS,
VIRGINIA MILITARY SURVEY NO. 5136, 5138, & 5392

GRAPHIC SCALE (IN FEET)
200 0 200

Marysville Grace Brethren Church
O.R. 686, PG. 910
20.00 Acres

Jonathan N. Rausch and Deborah E. Rausch
O.R. 1000, Pg. 571
80.00 Acres (Remainder)

Foothills Farm, Inc.
O.R. 64, Pg. 853
200.00 Acres (Original)

Amrine-Wood Road (50' R/W)
(TR 130)

V.M.S. 5136
V.M.S. 5138
V.M.S. 5503
V.M.S. 5392

N 04° 41' 36" W
25.00'

7437

Monarch Land Company LLC
IN. 201612160010459
24.384 Acres
P.N. 28-0025003.0010
M.N. 079-00-00-019.002

S 84° 53' 10" W
2059.87'

Existing City of Marysville Corporation Line Resolution No. 21-178

MGM Community Services LLC
IN. 202207140006814
70.178 Acres
P.N. 28-0009005.0000
M.N. 079-00-00-020.000

N 84° 53' 10" E
3000.49'

Paris Twp
City of Marysville

N 85° 43' 26" E
2676.76'

Ryan J. Lee and Gregory J. Lee,
successor Co-Trustees
IN. 202402140001045
50.709 Acres
P.N. 28-0009008.0000
M.N. 079-00-00-016.000

Ryan J. Lee and Gregory J. Lee,
successor Co-Trustees
IN. 202402140001045
1.22 Acres
P.N. 28-0009012.0010
M.N. 080-00-00-048.000

Mike Gorman and
Ann Gorman
IN. 202109160012369
3.80 Acres

N 67° 02' 38" W
323.26'
N 10° 04' 56" W
N 89° 45' 33" E
308.97'
442.36'
S 29° 05' 43" W
648.40'

Ryan J. Lee and Gregory J. Lee
IN. 202402140001045
348.877 Acres

Enclave at Mill Valley
Phase 2
P.B. 6, PG. 101AB

Enclave at Mill Valley
Phase 1
P.B. 6, PG. 62AB

Existing City of Marysville Corporation Line Resolution No. 21-178

City of Marysville
Paris Twp.

2139.36'
N 04° 36' 08" W

MGM Community Services LLC
IN. 202207140006814
70.178 Acres

Reserve "D"

Reserve "F"

Reserve "E"

Reserve "B"

Reserve "A"

Hubbard Road (60' R/W)

Amrine Meadows Section 1, Phase 2
P.B. 9, PG. 198ABC

Figleaf Lane (60' R/W)

Amrine Meadows Section 1, Phase 1B
P.B. 6, PG. 164AB

Spelt Street (60' R/W)

Amrine Meadows Section 1, Phase 1A
P.B. 6, PG. 153ABCD

Acorn Lane (60' R/W)

Amrine Way (70' R/W)

State Route 31
(Variable R/W)

J. Daniel Fitzgerald, Trustee
O.R. 717, PG. 160
48.13 Acres
P.N. 28-0009006.0010
M.N. 079-00-00-015.000

J. Daniel Fitzgerald, Trustee
O.R. 717, PG. 160
58.47 Acres & 79.12 Acres (Original)
35.15 Acres (Deed)
P.N. 28-0009014.0020
M.N. 079-00-00-017.001

1419.62'
S 29° 05' 43" W
State Route 4
(Variable R/W)

S 38° 54' 45" W
310.00'
N 62° 46' 50" W
703.09'
S 62° 46' 50" E
749.23'

Leo Bulb Berbee
Bulb Company, Inc
D.V. 278, PG 341
5.00 Acres

Leo Bulb Berbee
Bulb Company, Inc
O.R. 304, PG 80
3.000 Acres

S 39° 06' 09" W
257.70'
S 65° 04' 01" E
383.69'

Parcel 12WD
State of Ohio,
Department of Transportation
O.R. 749, PG. 914
0.135 Acres

Parcel 10WD
State of Ohio,
Department of Transportation
O.R. 753, PG. 893
0.295 Acres

S 26° 43' 10" W
120.49'
S 14° 31' 16" W
51.66'
S 10° 10' 15" W
37.00'
S 60° 54' 17" E
40.00'

246.27 +/- Acres

J. Daniel Fitzgerald, Trustee
O.R. 717, PG. 160
59 Acres (Original)
52.8060 Acres (Deed)
P.N. 28-0009002.0000
M.N. 089-00-00-038.000

J. Daniel Fitzgerald, Trustee
O.R. 717, PG. 160
46.31 Acres (Original)
P.N. 28-0009017.0000
M.N. 089-00-00-001.000

St. Rt. 4, LLC
IN. 201710400000107
8.095 Acres

S 29° 05' 43" W
389.21'
N 87° 33' 43" E
46.93'

Paris Twp.
City of Marysville

Existing City of Marysville Corporation Line Resolution No. 337-03

744.86'

Union County
Board of Commisioners
O.R. 13, PG. 35
107.32 Acres
P.N. 29-0009020.0010
M.N. 090-00-00-006.000

City of Marysville, Ohio
O.R. 35, PG. 394
2.046 Acres
P.N. 29-0009020.1030
M.N. 090-00-00-006.002

Champaign County, Ohio; Delaware County, Ohio;
Madison County, Ohio;
and Union County, Ohio
IN. 201503170001933
7.50 Acres
P.N. 29-0009021.0000
M.N. 090-00-00-007.000

N 60° 54' 17" W
40.00'

Lite Partners
IN. 201710170008649
1.00 Acres
P.N. 28-0009018.0000
M.N. 089-00-00-002.000

S 85° 39' 54" W
251.74'
N 29° 04' 56" E
208.10'

Three D Properties LLC
IN. 201704100002857
146.57 Acres

Existing City of Marysville Corporation Line Resolution No. 210-07

Dominion Homes, Inc.
82.00 Acres
O.R. 184, PG. 793
P.N. 29-0009005.0010
M.N. 079-00-00-019.602

P.O.B.

N 84° 53' 47" E
2056.56'

Existing City of Marysville Corporation Line Resolution No. 21-178

Existing City of Marysville Corporation Line Ordinance No. 24-96 Resolution No. 681-96 O.R. 42, PG. 12

40.0'

Woods at Mill Valley North
Phase 1, Part 1
P.B. 5, Page 45

Woods at Mill Valley North
Phase 1, Part 5
P.C. 5, SL. 100-101

1252.58'
N 04° 40' 53" W

A
B
C

City of Marysville Ohio
Parcel 3 WDV
IN. 201712110010188
0.1716 Acres
P.N. 28-0009002.1010
M.N. 089-00-00-035.602

J. Daniel Fitzgerald &
Rebecca Fitzgerald
D.V. 307, PG. 91
3.154 Acres (Original)
P.N. 28-0009002.1000
M.N. 089-00-00-035.000

Dominion Homes, Inc.
55.132 Acres
O.R. 259, PG. 75
P.N. 28-0008012.1000
M.N. 089-00-00-030.001

S 85° 19' 07" W
40.00'

398.83'
S 85° 12' 38" W

Cook's Pointe,
Section 1
P.B. 6, PG. 107AB
Tract 3

Don Drive North (60')

Existing City of Marysville Corporation Line Resolution No. 210-07

The Residence at Cooks Pointe, LLC.
IN. 201907220005543
15.656 Acres

S 85° 49' 06" W
1383.13'

Paris Twp.
City of Marysville

S 85° 40' 54" W
1301.33'

The Residence at Cooks Pointe LLC
IN. 202105200006913
10.609 Acres

Hailey's Holdings, LLC
IN. 201706140004895
1.478 Acres
P.N. 28-0009002.2000
M.N. 089-00-00-038.001

Hailey's Holdings, LLC
IN. 201706140004895
0.781 Acres
P.N. 28-0009004.0000
M.N. 089-00-00-037.000

Hailey's Holdings, LLC
IN. 201706140004895
0.781 Acres
P.N. 28-0009003.0000
M.N. 089-00-00-036.000

NOTE:
THIS PETITION IS FILED AS AN EXPEDITED II ANNEXATION PROCEEDING UNDER SECTION 709.021 & 703.023 O.R.C.

CONTIGUITY NOTE:
TOTAL PERIMETER OF ANNEXATION AREA IS 23530.21± FT, OF WHICH 11856.46± FEET IS CONTIGUOUS WITH THE CITY OF MARYSVILLE BY RESOLUTION NUMBER 681-96, 210-07, 21-178 AND GIVING 50.39% CONTIGUITY WITH THE EXISTING CITY OF MARYSVILLE CORPORATION LINE.

LENGTH OF ROADWAY AFFECTED BY ANNEXATION:

- 5637.22 LINEAL FEET OF TOWNSHIP ROADS
- 0 LINEAL FEET OF COUNTY ROADS
- 3182.08 LINEAL FEET OF STATE ROUTE 4
- 2177.58 LINEAL FEET OF STATE ROUTE 31

THIS ANNEXATION DOES CREATE UNINCORPORATED ISLANDS.

THIS EXHIBIT WAS PREPARED FROM RECORD INFORMATION FROM THE UNION COUNTY ENGINEER, RECORDER, AND AUDITOR'S OFFICE, AND IS NOT INTENDED FOR THE TRANSFER OF REAL PROPERTY

LEGEND

- PROPOSED CITY OF MARYSVILLE CORPORATION LINE
- EXIST. PARCEL LINE
- EXIST. ROAD CENTER LINE
- EXIST. RIGHT-OF-WAY
- EXISTING CORPORATION LINE
- PROP. AREA TO BE ANNEXED FROM PARIS TOWNSHIP

MATTHEW J. ACKROYD, OHIO PS NO 8897 DATE
matt.ackroyd@cesoinc.com


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


## Annexation
State of Ohio, County of Union, Township of Paris,
Virginia Military Survey No. 5136, 5138, & 5392

Revisions / Submissions

| ID | Description | Date |
|---|---|---|

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| | |
|---|---|
| Project Number: | 764457 |
| Scale: | 1"=200' |
| Drawn By: | OPG |
| Checked By: | MJA |
| Date: | 10/28/2024 |
| Issue: | N/A |

Drawing Title:



\\cesoinc.local\root\data\PROJECTS\ROCKFORD DEVELOPMENT INVESTMENTS\764457_Lee_Fitzgerald Tracts - Marysville OH\05-SURVEY\Dwg\764457_RDI_LeeFitzgeraldTracts_Annexation .dwg - 10/28/2024 - Matt Ackroyd

# LEGAL DESCRIPTION

## Description of 246.27 ACRES +/- TO BE ANNEXED FROM PARIS TOWNSHIP TO CITY OF MARYSVILLE

Situated in the State of Ohio, County of Union, Township of Paris, Virginia Military Survey Numbers 5136, 5138, 5392 and being all of that 48.13 acre tract, 35.15 acre tract, 46.31 acre tract and that 52.8060 acre tract, as conveyed to J. Daniel Fitzgerald, Trustee, of record in Official Record 717, Page 160, being all of that 50.709 acre tract and that 1.22 acre tract of land as conveyed to Ryan J. Lee and Gregory J. Lee, successor Co-Trustees, of record in Instrument Number 202402140001045, being all of a 0.1716 acre tract of land as conveyed to City of Marysville Ohio, of record in Instrument Number 201712110010188, being all of that 3.154 acre tract of land as conveyed to J. Daniel Fitzgerald and Rebecca Fitzgerald, of record in Deed Volume 307, Page 91, being all of the 0.781, 0.781 and 1.478 acre tracts of land as conveyed to Hailey's Holdings, LLC, of record in Instrument Number 201706140004895, being all of the 1.00 acre tract of land as conveyed to Lite Partners, of record in Instrument Number 201710170008649, being part of a 70.178 acre tract of land as conveyed to MGM Community Services LLC, of record in Instrument Number 202207140006814, being part of a 24.384 acre tract of land as conveyed to Monarch Land Company LLC, of record in Instrument Number 201612160010459, being part of a 82.00 acre tract of land as conveyed to Dominion Homes, Inc., of record in Official Record 184, Page 793, being part of a 55.132 acre tract of land as conveyed to Dominion Homes, Inc., of record in Official Record 259, Page 75, being part of a 7.50 acre tract of land as conveyed to Champaign County, Ohio; Delaware County, Ohio; Madison County, Ohio; and Union County, Ohio, of record in Instrument Number 201503170001933, being part of a 2.046 acre tract of land as conveyed to City of Marysville, Ohio, of record in Official Record 35, Page 394, being part of a 107.32 acre tract of land as conveyed to Union County Board of Commissioners, of record in Official Record 13, Page 35, all deed reference refer to the records of the Recorder's Office Union County, Ohio, and described as follows:

**BEGINNING** at the southeasterly corner of Reserve "E" of a plat entitled "Amrine Meadows Section 1, Phase 1B", of record in Plat Book 6, Page 164AB, and being a southeasterly corner of the existing City of Marysville corporation line, of record in Resolution Number 21-178;

Thence North 4°36'08" West, with the easterly line of said "Amrine Meadows Section 1, Phase 1B", with the easterly line of a plat entitled "Amrine Meadows Section 1, Phase 2", of record in Plat Book 9, Page 198ABC, with the easterly line of a 70.178 acre tract of land as conveyed to MGM Community Services LLC, and with said existing City of Marysville corporation line, a distance of 2139.36 feet to a point in the southerly right of way line of Amrine-Wood Road (TR-130)(50 foot public right-of-way) and the southerly line of said 70.178 acre tract;

Thence South 84°53'10" West, with the southerly right of way line of said Amrine-Wood Road and aforesaid existing City of Marysville corporation line, and through said 70.178 acre tract, through said 24.384 acre tract, and being the existing City of Marysville corporation line, of record in Resolution Number 21-178, a distance of 2059.87 feet to a point in the westerly right of way line of State Route 31 (Variable width right-of-way) and the easterly line of Lot 7437 of a plat entitled "Enclave at Mill Valley, Phase 2", of record in Plat Book 6, Page 101AB;

Thence North 4°41'36" West, with said westerly right of way line, a distance of 25.00 feet to northeasterly corner of said Lot 7437;

Thence North 84°53'10" East, with the northerly line of said Lot 7437, with the centerline of Amrine Woods Blvd, and with the southerly line of a 80.00 acre (remainder) tract of land as conveyed to Jonathan N. Rausch and Deborah E. Rausch, of record in Official Record 1000, Page 571, a distance of 3000.49 feet to the northeasterly corner of said 48.13 acre tract and an angle point in said centerline;

Thence North 85°43'26" East, continuing with said centerline and being the northerly line of said 50.709 acre tract, a distance of 2676.76 feet to a point in the centerline intersection of State Route 4 and Amrine-Wood Road and the westerly line of a 348.877 acre tract of land as conveyed to Ryan J. Lee and Gregory J. Lee, of record in Instrument Number 202402140001045;

Thence South 29°05'43" West, continuing with the centerline of State Route 4 and said westerly line, a distance of 648.40 feet to the northeasterly corner of a 3.80 acre tract of land as conveyed to Mike Gorman and Ann Gorman, of record in Instrument Number 202109160012369;

Thence with the perimeter of said 3.80 acre tract the following courses:

North 67°02'38" West, a distance of 442.36 feet to a corner thereof;

South 10°04'56" West, a distance of 523.26 feet to a corner thereof;

North 89°45'33" East, a distance of 308.97 feet to a corner thereof in the centerline of said State Route 4;

Thence South 29°05'43" West, with said centerline, a distance of 1419.52 feet to the southeasterly corner of a 5.00 acre tract of land as conveyed to Leo Bulb Berbee Bulb Company, Inc., of record in Deed Volume 278, Page 341;

Thence with the perimeter of said 5.00 acre tract the following courses:

North 62°46'50" West, a distance of 703.09 feet to a corner thereof;

South 28°54'43" West, a distance of 310.00 feet to a corner thereof;

South 62°46'50" East, a distance of 249.22 feet to the northerly corner of a 3.000 acre tract of land as conveyed to Leo Bulb Berbee Bulb Company, Inc., of record in Official Record 304, Page 80;

Thence with the perimeter of said 3.00 acre tract the following courses:

South 29°06'09" West, a distance of 297.70 feet to a corner thereof;

South 65°04'01" East, a distance of 383.69 feet to a northerly corner of a 0.295 acre tract of land as conveyed to State of Ohio, Department of Transportation, of record in Official Record 753, Page 893;

Thence with the perimeter of said 0.295 acre tract the following courses:

South 26°43'10" West, a distance of 120.49 feet to a corner thereof;

South 14°31'16" West, a distance of 51.66 feet to a corner thereof;

South 10°10'15" West, a distance of 37.00 feet to a corner thereof;

South 60°54'17" East, a distance of 40.00 feet to a corner thereof and in the centerline of said State Route 4 and being a point in the westerly line of a 8.095 acre tract of land as conveyed to St. Rt. 4, LLC, of record in Instrument Number 201701040000107;

Thence South 29°05'43" West, with said centerline and said westerly line, a distance of 389.21 feet to the southwesterly corner of said 8.095 acre tract and being the northwesterly corner of a said 107.32 acre tract of land;

Thence North 87°33'43" East, with the northerly line of said 107.32 acre tract of land, a distance of 46.93 feet to a point in the easterly right of way line of State Route 4;

Thence South 29°05'43" West, with the easterly right of way line and with the existing City of Marysville corporation line, of record in Resolution Number 337-03, through said 107.32 acre tract of land, through said 2.046 acre tract of land, through said 7.50 acre tract of land, a distance of 724.96 feet to a point being a corner of said existing corporation line;

Thence North 60°54'17" West, with the existing City of Marysville corporation line, of record in Resolution Number 210-07, 40.00 feet to a point in the centerline of said State Route 4 and being the southeasterly corner of said 1.00 acre tract;

Thence with the perimeter said 1.00 acre tract and continuing with said existing City of Marysville corporation line the following courses:

South 85°39'54" West, a distance of 251.74 feet to a corner thereof;

North 29°04'56" East, a distance of 208.10 feet to a corner thereof and being the northeasterly corner of 146.57 acre tract of land as conveyed to Three D Properties LLC, of record in Instrument Number 201704100002857;

Thence South 85°40'54" West, with the northerly line of said 146.57 acre tract, with the northerly line of a 10.609 acre tract of land as conveyed to The Residence at Cooks Pointe LLC, of record in Instrument Number 202105200006913 and continuing with said existing City of Marysville corporation line, a distance of 1301.33 feet to the northeasterly corner of a 15.656 acre tract of land as conveyed to The Residence at Cooks Pointe, LLC., of record in Instrument Number 201907220005543;

Thence South 85°49'06" West, continuing with said existing City of Marysville corporation line and with the northerly line of said 15.656 acre tract, a distance of 1383.13 feet to the northeasterly corner of a plat entitled “Cooks’s Pointe, Section 1”, of record in Plat Book 6, Page 107AB;

Thence South 85°12'38" West, continuing with said existing City of Marysville corporation line and with the northerly line of said “Cooks Pointe Section 1”, a distance of 398.83 feet to a point in the centerline of State Route 31, being the southwesterly corner of said 0.1716 acre tract;

Thence South 85°19'07" West, continuing with said existing City of Marysville corporation line and with the northerly line of said “Cooks Pointe Section 1”, and through the right of way of State Route 31, a distance of 40.00 feet to a point in the easterly line of a plat entitled “Woods at Mill Valley North Phase 1, Part 5, of record in Plat Cabinet 5, Slide 100-101, and being in the westerly right of way line of State Route 31;

Thence North 4°40'53" West, with the existing City of Marysville corporation line, of record in Resolution Number 681-96, Ordinance Number 24-96, Official Record 42, Page 12 and said westerly right of way line, and through said 55.132 acre tract and said 82.00 acre tract, a distance of 1252.58 feet to a point;

Thence North 84°53'47" East with said existing corporation line (Resolution No. 21-178), through the right of way of said State Route 31 and in part with the southerly line of Amrine Meadows Section 1, Phase 1A of record in Plat Book 6, Page 153ABCD, and in part with the southerly line of said Amrine Meadows Section 1, Phase 1B, a distance of 2056.56 feet to the **POINT OF BEGINNING** and containing 246.27 acres of land, more or less.

This annexation description of the location of the property to be annexed and is not a boundary survey as defined in O.A.C. Chapter 4733.37. The above annexation contains a distance of 11846.46 feet contiguous with the existing City of Marysville Corporation line and a total perimeter of 23530.21 feet to be annexed. 50.39% of the perimeter length is contiguous to the City of Marysville Corporation line.

CESO, Inc.

_____

Matthew J. Ackroyd, PS Date:
Registered Surveyor No. 8897

# Existing Conditions Map

## PLANNING INFORMATION

Included Parcels:

| Union County ID | Ac. | Owner |
|---|---|---|
| 2800090020000 | 52.80 | Fitzgerald, Daniel Trustee |
| 2800090022000 | 1.47 | Hailey's Holdings LLC |
| 2800090040000 | 0.71 | Hailey's Holdings LLC |
| 2800090030000 | 0.71 | Hailey's Holidngs LLC |
| 2800090021000 | 2.98 | Fitzgerald, Daniel and Rebecca |
| 2800090170000 | 46.01 | Fitzgerald, Daniel Trustee |
| 2800090060010 | 48.13 | Fitzgerald, Daniel Trustee |
| 2800090080000 | 53.78 | Lee Ryan and Gregory Lee Successor Trustees |
| 2800090120010 | 1.22 | Lee Ryan and Gregory Lee Successor Trustees |
| 2800090140020 | 35.15 | Fitzgerald, Daniel Trustee |

PARCEL TOTAL 242.96 Ac.

Planning Documents: City of Marysville
FEMA.gov
Union County Auditor GIS
National Wetlands Inventory

Flood Hazard Area: Zone X - minimal hazard

Existing Trees

50' Stream Easement

80' Conservation Easement

30' Sewer Easement

0' 150' 300' 600' NORTH

EDGE
www.edgela.com

ROCKFORD DEVELOPMENT INVESTMENTS

Marysville, OH
**MARYSVILLE NORTH PLANNING**

**EXISTING CONDITIONS**

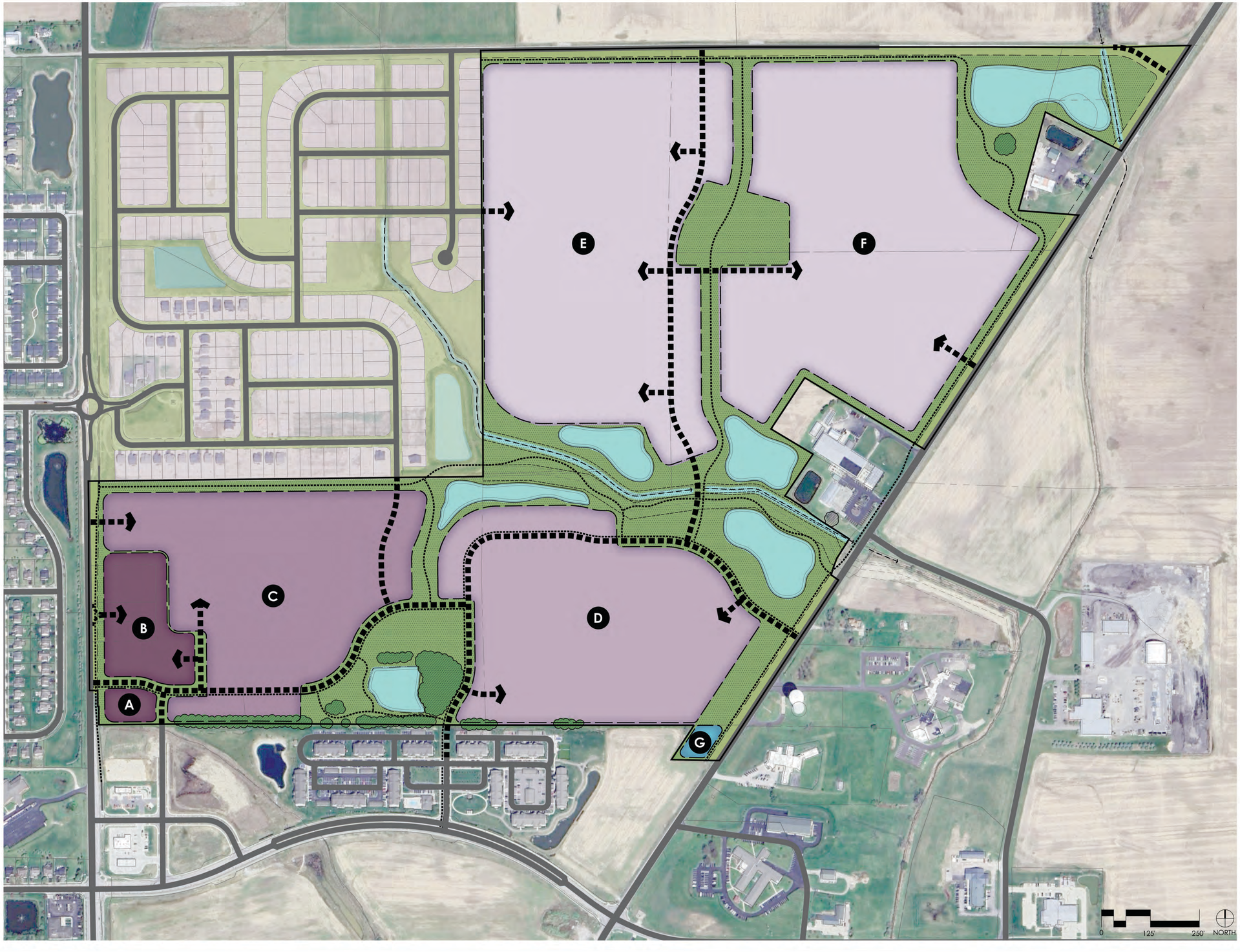

OWNER:
ROCKFORD DEVELOPMENT INVESTMENTS
Rockford Development Investments
999 Polaris Parkway,
Suite 200
Columbus, OH 43240
(m) 614-286-2055

LANDSCAPE ARCHITECT:
EDGE
The EDGE Group, Inc.
330 W Spring Street
Suite 350
Columbus, OH 43215
614-486-3343


Issue Date:
Nov 12, 2024

Job #00000

SHEET
**Ex. B**




# Exhibit C: Land Use Framework Plan

## DEVELOPMENT DATA

| | | |
|---|---|---|
| Gross Area: | +/-242.76 Ac. | |
| R/W Expansion: | +/-8.50 Ac. | |
| *OH State Route 4:* | *+/-3.62 Ac.* | |
| *OH State Route 31:* | *+/-1.10 Ac.* | |
| *Amrine Wood Road:* | *+/-3.78 Ac.* | |
| Net Developable Area: | +/-234.26 Ac. | |
| Commercial: | +/-8.15 AC. | |
| Residential: | +/-156.59 AC. | 738 Units |
| *TH* | | *140 Units* |
| *SF-40'* | | *70 Units* |
| *SF-52'* | | *150 Units* |
| *SF-55'* | | *298 Units* |
| *SF-67'* | | *80 Units* |
| Open Space: | +/-70.27 Ac. (30.0% Net) | |
| *Community Facility:* | *+/-0.85 Ac.* | |
| *Retention Ponds (Surface):* | *+/-14.13 Ac.* | |
| *"Ohio Pond" (Surface):* | *+/-1.25 Ac.* | |
| *Parks, Greenways, Setbacks:* | *+/-46.80 Ac.* | |
| *Neighborhood Parks:* | *+/-7.24 Ac.* | |

## LAND USE KEY

**A** **COMMERCIAL**
+/-1.20 Ac.

**B** **COMMERCIAL**
+/-6.20 Ac.

**C** **MIXED-RESIDENTIAL** - Attached and Detached SF (40')
+/-31.19 Ac. (Includes Neighborhood Parks)

| | |
|---|---|
| 40' Lots | 70 |
| TH | 140 |
| Total Units | 210 |

**D** **RESIDENTIAL** - Detached Single-Family (52')
+/-34.43 Ac. (Includes Neighborhood Parks)

| | |
|---|---|
| 52' Lots | 150 |
| Total Units | 150 |

**E** **RESIDENTIAL** - Detached Single-Family (55' & 67')
+/-49.77 Ac. (Includes Neighborhood Parks)

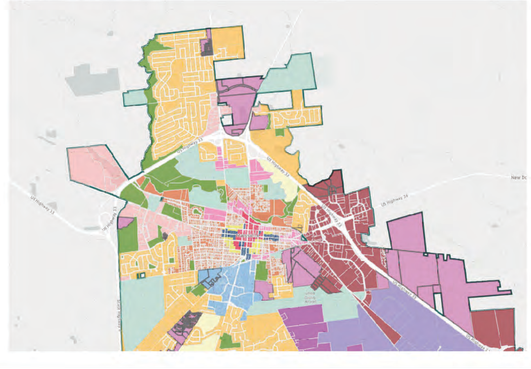
| | |
|---|---|
| 55' Lots | 150 |
| 67' Lots | 40 |
| Total Units | 190 |

**F** **RESIDENTIAL** - Detached Single-Family (55' & 67')
+/-47.69 Ac. (Includes Neighborhood Parks)

| | |
|---|---|
| 55' Lots | 148 |
| 67' Lots | 40 |
| Total Units | 188 |

**G** **COMMERCIAL**
+/-0.75 Ac.
Suburban Office/Limited Commercial Uses

## LOCATION MAP



ROCKFORD
DEVELOPMENT
INVESTMENTS

*Sketch Plan*

**NORTH AREA DEVELOPMENT**

Marysville, OH

November 12, 2024

EDGE
www.EDGELA.com

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

December 3, 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.

Initial discussion regarding the proposed amendments from Council with the Planning Commission was held on November 5, 2024. The Planning Commission recommended some ideas relating to the proposed amendments and wanted staff along with the Planning Commission to consider language relating to the garage conversion amendment proposed by the City Council.

**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.
    - The Planning Commission recommended that (SRD) remain as a district that ADU's would be allowed to be placed with an approved conditional use.

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.
    - The Planning Commission had discussion regarding the conditional use requirement and the consensus was in support of requiring a conditional use.

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.
    - The Planning Commission recommended that additional clarification or requirements shall be examined and thought about between the November meeting and the December meeting. Ideas and discussion shall take place at the December meeting to determine a recommendation for this proposed amendment.

4. ADUs shall be included within Planned Unit Development (PUD) texts to be an allowed accessory use prior to following our zoning code.
    - Staff recommends adding language to the zoning code to incorporate any possible ADU use within a PUD.

**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 and 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. **Planned Unit Developments (PUDs).** No Accessory Dwelling Units shall be located within a Planned Unit Development unless the use is listed as an accessory use within the PUD. Any amendments to modify the permitted accessory uses to an existing PUD shall follow the City's PUD amendment process.

iii. **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.

iv. **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.

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

vi. **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.

vii. **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.

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

ix. **Review Process**. **Following approval from the Planning Commission for a conditional use permit, applicants shall apply to the Design Review Board for approval.**

**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 SRD, VRD, ARD, UT and 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. **Planned Unit Developments (PUDs).** No Accessory Dwelling Units shall be located within a Planned Unit Development unless the use is listed as an accessory use within the PUD. Any amendments to modify the permitted accessory uses to an existing PUD shall follow the City's PUD amendment process.

iii. **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.

iv. **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.

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

vi. **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.

vii. **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.

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

ix. **Review Process**. Following approval from the Planning Commission for a conditional use permit, applicants shall apply to the Design Review Board for approval.