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MARYSVILLE CITY COUNCIL AGENDA
December 16, 2024 at 7:00 P.M.
Council Chambers – 209 S. Main Street – 2nd Floor

This meeting is available to watch live or archived by clicking here

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

INVOCATION:

ROLL CALL:

APPROVAL OF MINUTES: November 25, 2024 City Council Meeting Minutes.
December 2, 2024 City Council Meeting Minutes.

ADMINISTRATIVE REPORT:

REPORT OF CLERK OF COUNCIL:

PLANNING COMMISSION REPORT:

DESIGN REVIEW BOARD REPORT:

HEARING OF CITIZENS:

RESOLUTION:
Res. A was presented to the Finance Committee on 11/25/24. The Reading was also tabled to 12/16/24 on 12/02/24.

Res. A	One Reading Only	TO AUTHORIZE THE CITY OF MARYSVILLE ADMINISTRATION TO APPLY FOR THE STAFFING FOR ADEQUATE FIRE AND EMERGENCY RESPONSE (SAFER) GRANT

Administration:

Citizens:

Council:

ORDINANCES:

Ord. A 1st Reading Public Hearing

TO DECLARE THE MARYSVILLE SOUTHEAST NEW COMMUNITY AUTHORITY TO BE ORGANIZED AND A BODY POLITIC AND CORPORATE; TO DEFINE THE BOUNDARY OF THE AUTHORITY'S NEW COMMUNITY DISTRICT; TO PROVIDE THE METHOD OF SELECTING THE BOARD OF TRUSTEES OF THE AUTHORITY AND FIX THE SURETY FOR THEIR BONDS; AND TO APPOINT CERTAIN MEMBERS TO THE BOARD OF TRUSTEES

Administration:

Citizens:

Council:

Ord. B 1st Reading Title Only

TO AUTHORIZE THE ISSUANCE OF NOTES IN THE AMOUNT OF NOT TO EXCEED $3,335,000 IN ANTICIPATION OF THE ISSUANCE OF BONDS FOR THE PURPOSE OF (I) ACQUIRING, DESIGNING, IMPROVING AND CONSTRUCTING VARIOUS PUBLIC SERVICE RELATED PROJECTS, (II) CONSTRUCTING AND INSTALLING ROAD AND TRAFFIC SIGNALIZATION IMPROVEMENTS, WITH RELATED SITE IMPROVEMENTS AND APPURTENANCES THERETO, (III) CONSTRUCTING, RECONSTRUCTING, WIDENING, OPENING, IMPROVING, RESURFACING, AND PAVING VARIOUS STREETS, ROADS, CURBS AND SIDEWALKS, WITH RELATED SITE IMPROVEMENTS AND APPURTENANCES THERETO, AND (IV) CONSTRUCTING AND RECONSTRUCTING VARIOUS CAPITAL PROJECTS IN INNOVATION PARK, INCLUDING ELECTRICAL, LANDSCAPING AND STREETSCAPING IMPROVEMENTS, WITH RELATED SITE IMPROVEMENTS AND APPURTENANCES THERETO; AND RETIRING NOTES PREVIOUSLY ISSUED FOR SUCH PURPOSE; AND AUTHORIZING AND APPROVING RELATED MATTERS

Administration:

Council:

Ord. C 2nd Reading Public Hearing

TO AUTHORIZE END OF YEAR SUPPLEMENTAL APPROPRIATIONS FOR MULTIPLE FUNDS AND MODIFY THE 2024 ANNUAL BUDGET, AND TO DECLARE AN EMERGENCY

Administration:

Citizens:

Council:

Ord. D 3rd Reading Title Only

TO DIRECT THE BOARD OF ELECTIONS TO SUBMIT TO THE ELECTORATE AT THE NEXT REGULAR MUNICIPAL ELECTION A PROPOSED AMENDMENT TO THE CITY OF MARYSVILLE'S CHARTER, TO WIT: TO AMEND ARTICLE IV, LEGISLATION, SECTION 4.02. INITIATIVE, REFERENDUM, AND RECALL OF THE CHARTER FOR THE CITY OF MARYSVILLE TO ALLOW A REFERENDUM PETITION ON ANY ZONING OR ANNEXATION ORDINANCE TO

BE FILED WITHIN SIXTY (60) DAYS AFTER PASSAGE AND ANY SUCH ORDINANCE MAY NOT BE PASSED BY EMERGENCY

Administration:

Council:

Ord. E 3rd Reading Title Only — TO DIRECT THE BOARD OF ELECTIONS TO SUBMIT TO THE ELECTORATE AT THE NEXT REGULAR MUNICIPAL ELECTION A PROPOSED AMENDMENT TO THE CITY OF MARYSVILLE'S CHARTER, TO WIT: TO ENACT ARTICLE XII, GENERAL PROVISIONS, SECTION 12.10 TO PROHIBIT THE CREATION OF TAX INCREMENT FINANCING INCENTIVE DISTRICTS FOR DWELLING UNIT IMPROVEMENTS AND PROHIBIT DWELLING UNIT IMPROVEMENTS TO BE A PUBLIC PURPOSE WITHOUT APPROVAL OF THE BOARD OF EDUCATION OF EACH CITY, LOCAL, OR EXEMPTED VILLAGE SCHOOL DISTRICT WITHIN THE TERRITORY

Administration:

Council:

COMMENTS OF THE CITY MANAGER AND COUNCIL PERSONS AND GENERAL DISCUSSION:

THE POTENTIAL TO ADJOURN TO EXECUTIVE SESSION FOR THE FOLLOWING: TO CONSIDER CONFIDENTIAL INFORMATION RELATED TO THE SPECIFIC BUSINESS STRATEGY OF AN APPLICANT FOR ECONOMIC DEVELOPMENT ASSISTANCE, TO CONSIDER THE PURCHASE OF PROPERTY AND TO CONSIDER NEGOTIATIONS WITH OTHER POLITICAL SUBDIVISIONS RESPECTING REQUESTS FOR ECONOMIC DEVELOPMENT ASSISTANCE**:**

ADJOURN:

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MARYSVILLE CITY COUNCIL MEETING MINUTES
November 25, 2024 at 7:00 P.M.
Council Chambers – 209 S. Main Street – 2nd Floor

This meeting is available to watch live or archived by clicking here

The meeting was called to order by President Boerger at 7:00 p.m.

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was led by Eagle Scout Cadence Pauk of Boy Scout Troop 7332.

INVOCATION: The invocation was given by President Boerger.

CITY COUNCIL MEMBERS PRESENT: Donald Boerger, Henk Berbee, J.R. Rausch, Steven Wolfe and Mark Reams. Scott Hunter and Zack Bordner excused.

CITY ADMINISTRATION PRESENT: *City Manager* Terry Emery, *Law Director* Tim Aslaner, *Finance Director* Brad Lutz, *Police Chief* Tony Brooks, *Fire Chief* Nate Burns, *Public Service Director* Jeremy Hoyt, *City Engineer* Kyle Hoyng, *Planning and Development Manager* Ashley Gaver, *Director of Economic Development* Eric Phillips and *Clerk of Council* McKenzie Proudfoot.

ADDITIONAL PERSONS PRESENT: *Marysville Journal Tribune* Mike Williamson, Barb Phillips, Bob Bailey, Karen Pazidor, John Pazidor, Margaret Mullen, Shawn Parker II, Richard McAllister, Cadence Pauk, John Pauk, Darlene Callahan, Larry Miller, Jenn Dickerson, Donna Nicol, Bob Lamb, Chris Winkle, Kathy Young, Doug Jenkins, Heather Montgomery, Kelsey Takitch, Holly Hoak, Amy Potter-Grimm, Breanna Holland, Tim L., Melissa Barton, Jessica Barton, Toby Holton, Kailee Selfinger, Sherley McBrayer and Jermaine Ferguson.

APPROVAL OF MINUTES: Councilman Rausch moved to approve the October 28, 2024 Budget Public Hearing Meeting Minutes as presented; voice vote in favor was unanimous. Councilman Berbee moved to approve the October 28, 2024 City Council Meeting Minutes as presented; voice vote in favor was unanimous. Councilman Wolfe moved to approve the November 4, 2024 City Council Work Session Meeting Minutes as presented; voice vote in favor was unanimous.

COMMENDATION: President Boerger presented the following Commendation:

WHEREAS: It is one of the responsibilities and honors of the City of Marysville City Council to recognize individuals of outstanding significance if our community; and

WHEREAS: Cadence Chloe Pauk, a Marysville High School student, attained the rank of Eagle Scout on May 13, 2024; and

WHEREAS: The rank of Eagle Scout is the highest advancement rank in Scouting; an accomplishment that requires discipline, hard work and good citizenship; and

WHEREAS: Ms. Pauk began her journey with the female program of Boy Scouts of America in 2019, with Troop 7332 in Columbus, Ohio; and

WHEREAS: To date, Ms. Pauk has logged 130 nights of camping, 178.25 service hours and many National Outdoor Achievement Awards in the following categories: Camping, Hiking, Riding, Conservation, Adventure and Aquatics; and

WHEREAS: Ms. Pauk has earned 48 merit badges and has attended and staffed summer camp at Seven Ranges for five years, where she has received many awards; and

WHEREAS: As a part of her Eagle Scout Project, Ms. Pauk completed conservation and beautification projects at three City of Marysville Parks; and

WHEREAS: In addition to Scouting, Ms. Pauk is a Marysville High School Varsity Cheerleader where she has received nine awards including the Leadership Award, the Monarch Award, Most Encouraging and Most Dedicated;

NOW, THEREFORE, I, Donald Boerger, President of City Council, hereby commend, **Cadence Chloe Pauk for earning her Eagle Scout** and for the exemplary service she provides to our community. Please join me in congratulating Ms. Pauk and wishing her continued success!

Councilman Rausch moved for the Commendation to be added into the minutes, voice vote in favor was unanimous.

PROCLAMATION: President Boerger read the following Proclamation:

WHEREAS: Advocacy groups, as well as public and private organizations, across the country have endorsed the Saturday after Thanksgiving as Small Business Saturday - a day to celebrate and support small businesses and all they do for their communities; and

WHEREAS: When you support small businesses in your community, $68 of every $100 goes back to the community; and

WHEREAS: If 43% of adults in Marysville spent $50 Uptown, it would generate almost half a million dollars in revenue for the Uptown Small Businesses; and

WHEREAS: In 2018, Plumm Home was the first to sign Uptown Marysville up for the Neighborhood Champion program, and the program has continued Uptown every year since then. The Neighborhood Champion Program is a partnership between Main Street America and American Express; and

WHEREAS: Since then, $5,000 in prizes has been awarded to shoppers on Small Business Saturday in the Uptown. Small Business Saturday has been celebrated with hundreds of families, friends and small business supporters; and

WHEREAS: To continue the effort, it has taken over 200 volunteer hours. 96% of the volunteers have been small business owners and their team members; and

WHEREAS: Citizens are encouraged to support local by participating in Small Business Saturday on November 30, 2024, as well by shopping local throughout the holiday season and all year long;

NOW, THEREFORE, I, Donald Boerger, President of City Council of the City of Marysville, Ohio, do hereby proclaim November 30, 2024 as **Small Business Saturday** in the City of Marysville and urge the residents of our community, and communities across the country, to support small businesses and merchants on Small Business Saturday and throughout the year.

Councilman Rausch moved for the Proclamation to be added into the minutes; voice vote in favor was unanimous.

Maggie Mullen, owner of Plumm Home, stated that when you support small businesses, you support big dreams. She spoke to how much of a difference can be made in the local community when choosing to shop small versus at big box stores. Holly Hoak and Kelsey Takitch, owners of Iron Threads in Marysville, said they opened their shop to bring a greater selection of clothing to the Uptown.

ADMINISTRATIVE REPORT: Manager Emery provided the following updates:

- City Offices will be closed on Thursday, November 28th and on Friday, November 29th in observance of the Thanksgiving Holiday.
- The 14th Annual Honda Federal Credit Union Pumpkin Dash 5k will take place on Thanksgiving Day morning, Thursday, November 28th at 9:05 a.m.
- Small Business Saturday will occur on November 30th from 12:00 noon – 7:00 p.m.
- The annual Marysville Elks Christmas Parade will be held on Sunday, December 1st at 2:00 p.m. in Uptown Marysville.
- The annual Christmas Walk and Tree Lighting will occur on Monday, December 2nd from 5:00 p.m. – 8:00 p.m. in the Uptown.
- Visits with Santa at Partners Park will begin soon! Information regarding hours can be found on the City website and on social media.
- Merry on Main Iceless Ice Skating at Partners Park runs from December 12th – January 5th! Information regarding hours can be found on the City website and on social media.

Director Hoyt provided the following updates from Maintenance and Operations:

- Streets: City Crews have been collecting leaves City-wide and cleanup has started at the Marysville Steel site.
- Parks: City Crews are assessing vandalism at Partners Park including broken windows at Santa's shed, electric to the Splash Pad, minor damage to the Christmas tree and to the fire alarm that was pulled. The

Urban Forestry Master Plan is 99% complete and tree plantings are being coordinated in the new developments.

- Water: City Crews addressed a water main break on Kimberly Drive (across from the Jerome Township Hall) and they continue to work on the Park Avenue Waterline Replacement project.
- Wastewater: City Collection Crews cleaned multiple pump stations and there is a Pre-Bid Meeting for the Carriage Acres pump station abandonment project.
- Mill Creek Log Jam: Work is scheduled to begin on December 9th. The County plans to begin the project in Marysville at Square Drive and work their way through Scott Family Park. There will be a better idea of the project schedule once the work begins.

Engineer Hoyng provided the following updates regarding Capital Improvement Projects. All construction activities and project schedules are weather dependent.

- State Route 31 Phase 3 Improvements: Landscaping and seeding is scheduled to take place on December 2nd, and the contractor is continuing to work on traffic signal installation.
- Barrhaven Stormwater Improvements: Seeding and fence installation will take place this week.

Next, Manager Emery introduced Alexis Hill, the City's next Recreation and Events Manager, who will start on December 2nd. He said that she is coming to Marysville from Stanley Steemer, where she did social media and marketing for four years. City Council welcomed Ms. Hill to the City.

Lastly, Manager Emery said that unfortunately, the School Levy was not successful November 5th. The City and Schools subcommittee has continued to meet. From the City, the representatives are Councilman Reams, Councilman Hunter, President Boerger, Director Lutz and himself. The representatives from the Schools are Board of Education Members Bill Keck and Dick Smith, along with Superintendent Diane Allen and Treasurer Todd Johnson. He read a joint message from Superintendent Allen and himself as shown in Exhibit A. Chief Brooks added that the Community Services team has been working directly with the individual school buildings to make the transition as smooth as possible.

REPORT OF CLERK OF COUNCIL: None.

PLANNING COMMISSION REPORT: Manager Gaver provided the following summary from the November 5th Planning Commission Meeting:

- To hear an application for a Final Plat for Skybrook Section 3 Part 1 located along State Route 4 - U.S. Route 36 and Philip Herre Road. Approved with Conditions, 7 – Yes, 0 – No.
- To hear an application for an Amendment to a Planned Unit Development (PUD) Development Plan for a development known as Cooks Pointe. Approved with Conditions, 7 – Yes, 0 – No.
- 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. Approved 6 – Yes, 0 – No (one recused).
- To hear an application for a Zoning Code Amendment to Part Eleven - Zoning Code, Section 1121.15 Regional Mixed-Use District (RMU). Approved with Conditions, 7 – Yes, 0 – No.
- 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. Tabled to December 3rd, 7 – Yes, 0 – No.

DESIGN REVIEW BOARD REPORT: Manager Gaver provided the following summary from the November 13th Design Review Board Meeting:

- Certificate of Appropriateness in the Historic Design Review District: An application for a projecting sign located at 230 S. Main Street in the Uptown Commercial (UC) zoning district. Approved with Conditions, 5 – Yes and 0 – No.
- Certificate of Appropriateness in the Historic Design Review District: An application for exterior modifications located at 260 W. 4th Street in the Uptown Single Family Residential (USF) zoning district. Tabled 5 – Yes and 0 – No.
- Exterior Plan/Landscape Plan: An application for exterior modifications and site improvements located at 509 N. Main Street in the Neighborhood Commercial (NCD) zoning district. Tabled 5 – Yes and 0 – No.

Councilman Berbee said interviews were conducted earlier in the day for an upcoming opening on the Design Review Board. The candidates were very qualified and there is more engagement in the process of filling open Board and Commission seats than there used to be. Manager Gaver agreed and said there is great community participation.

HEARING OF CITIZENS: Barb Phillips said she wanted to compliment Manager Emery and Director Hoyt for facilitating the City's purchase of the old Marysville Steel property. Living behind that property has been terrible and she is excited to see it cleaned up. Additionally, she said she wanted to thank the City for the Iceless Ice Skating. It is so nice to be able to have a family event that is free. She said her grandkids always have a great time and it is nice to have in our community.

RESOLUTION:

Res. A One Reading Only — TO ACCEPT THE CITY OF MARYSVILLE STRATEGIC PLAN 2024

Administration: Manager Emery explained that there have been meetings with City Council and City Staff regarding the next City of Marysville Strategic Plan. This allows us to ensure everyone is on the same page when it comes to the goals to achieve moving forward. This Resolution formally adopts the Strategic Plan. City Staff will work on the objectives necessary to achieve the goals. Updates will be provided to Council, likely sometime in the first quarter of 2025.

Citizens: None.

Council: Councilman Berbee said he is a proponent of this type of work, the City has engaged in the Strategic Planning process a number of times. This allows everyone to be on the same page regarding the goals we are working to achieve. Having a firm grasp of what Council would like to see moving forward is valuable. President Boerger said the priorities are based on survey responses from residents and interactions Council Members have had with residents.

Councilman Rausch moved to pass the legislation and the question put, stood:

Mr. Berbee YES; Mr. Boerger YES; Mr. Reams YES; Mr. Rausch YES; Mr. Wolfe YES.

Vote 5-0; Motion carried for the passage of Resolution 022-2024.

ORDINANCES:

President Boerger said there is a request to move Ordinance G, regarding the Water and Light project, to the first of the Ordinances.

Councilman Rausch moved to hear Ordinance G and the question put, stood:

Mr. Boerger YES; Mr. Reams YES; Mr. Rausch YES; Mr. Wolfe YES; Mr. Berbee YES.

Vote 5-0; Motion carried.

Ord. G was amended on 11/12/24

Ord. G 3rd Reading — TO APPROVE PLANNING COMMISSION'S RECOMMENDATION FOR THE PLANNED UNIT DEVELOPMENT ZONING FOR THE SILO AT WATER AND LIGHT PLANNED UNIT DEVELOPMENT (PUD)

Administration: Manager Emery said there was an interest to have the final reading of this legislation tonight, however, there are amendments to be made and since there are only five Council Members present, and amending Planning Commission recommendations requires six votes, there will be a request to table the Third Reading of this legislation until December 2nd. Mr. Lamb explained that the PUD reflects the desire of Connect to not adhere to the tree replacement policy. However, after speaking with City Staff and hearing from City Council, we will be happy to meet that obligation.

Citizens: None.

Council: Councilman Reams said he is happy to see the change regarding participation in the tree replacement program.

Councilman Reams moved to table the Third Reading, Title Only, to December 2, 2024 and the question put, stood:

Mr. Reams YES; Mr. Rausch YES; Mr. Wolfe YES; Mr. Berbee YES; Mr. Boerger YES.

Vote 5-0; Motion carried.

To be back for Third Reading, Title Only, on December 2, 2024.

Ord. A 1st Reading Title Only — TO DIRECT THE BOARD OF ELECTIONS TO SUBMIT TO THE ELECTORATE AT THE NEXT REGULAR MUNICIPAL ELECTION A PROPOSED AMENDMENT TO THE CITY OF MARYSVILLE'S CHARTER, TO WIT: TO AMEND ARTICLE IV, LEGISLATION, SECTION 4.02. INITIATIVE, REFERENDUM, AND RECALL OF THE CHARTER FOR THE CITY OF MARYSVILLE TO ALLOW A REFERENDUM PETITION ON ANY ZONING OR ANNEXATION ORDINANCE TO

BE FILED WITHIN SIXTY (60) DAYS AFTER PASSAGE AND ANY SUCH ORDINANCE MAY NOT BE PASSED BY EMERGENCY

Administration: Director Aslaner explained that this legislation follows the requirements set forth by the Ohio Constitution and the Secretary of State regarding citizen initiated Charter amendments. This is an administrative piece of legislation that procedurally, Council must pass. Once the Ordinance is effective, the Clerk of Council will forward the legislation to the Union County Board of Elections before the February 2025 filing deadline for the May 2025 primary.

Council: Councilman Rausch said that City Council has no authority to change anything in this legislation or to decline it. When City Council votes on this legislation, it does not mean that they approve of the proposed amendments. Director Aslaner added that this legislation validates what was submitted to be able to be placed on the ballot. There will be two separate ballot initiatives, which is why there are two separate pieces of legislation, Ordinance A and Ordinance B. Councilman Rausch said the Charter Review will occur in 2025 and asked if they would be able to make changes if these initiatives pass in May. Director Aslaner said technically, yes. If the initiatives pass in May and then the Charter Review Board votes to make changes to what was passed in May, those recommendations could be on the ballot again in November of 2025. Whatever the Charter Review Board recommends ultimately needs to go before the voters. The difference in the process is that Ordinance A and Ordinance B were citizen initiated, versus Charter Review Board initiated.

To be back for Second Reading, Public Hearing, on December 2, 2024.

Ord. B 1st Reading Title Only

TO DIRECT THE BOARD OF ELECTIONS TO SUBMIT TO THE ELECTORATE AT THE NEXT REGULAR MUNICIPAL ELECTION A PROPOSED AMENDMENT TO THE CITY OF MARYSVILLE'S CHARTER, TO WIT: TO ENACT ARTICLE XII, GENERAL PROVISIONS, SECTION 12.10 TO PROHIBIT THE CREATION OF TAX INCREMENT FINANCING INCENTIVE DISTRICTS FOR DWELLING UNIT IMPROVEMENTS AND PROHIBIT DWELLING UNIT IMPROVEMENTS TO BE A PUBLIC PURPOSE WITHOUT APPROVAL OF THE BOARD OF EDUCATION OF EACH CITY, LOCAL, OR EXEMPTED VILLAGE SCHOOL DISTRICT WITHIN THE TERRITORY

Administration: Director Aslaner said his comments for Ordinance B are the same as Ordinance A.

Council: None.

To be back for Second Reading, Public Hearing, on December 2, 2024.

Ord. C 2nd Reading Public Hearing

TO APPROVE PLANNING COMMISSION'S RECOMMENDATION FOR A ZONING CODE AMENDMENT TO REVISE THE PLANNED UNIT DEVELOPMENT FOR THE COOKS POINTE PLANNED UNIT DEVELOPMENT

Administration: None.

Citizens: None.

Council: Councilman Berbee said that about a year and a half ago, there was a sign that said future location of a car wash for the land being proposed in this legislation. Manager Gaver said that is no longer the case.

To be back for Third Reading, Title Only, on December 2, 2024.

Ord. D 2nd Reading Public Hearing — TO APPROVE PLANNING COMMISSION'S RECOMMENDATION FOR A ZONING CODE AMENDMENT TO PART ELEVEN – ZONING CODE, SECTION 1121.15 REGIONAL MIXED USE (RMU) DISTRICT

Administration: None.

Citizens: None.

Council: Councilman Reams said he appreciates that Planning Commission took the time to review this and bring forward this recommendation. President Boerger said since January 1, 2024, this Council has been working to bring concerns forward. This is a reflection of one of those concerns.

To be back for Third Reading, Title Only, on December 2, 2024.

Retail dispensing of marijuana is not permitted in the City of Marysville according to Ordinance 048-2024.

Ord. E 2nd Reading Public Hearing — TO APPROVE PLANNING COMMISSION'S RECOMMENDATION FOR A ZONING CODE AMENDMENT TO PART ELEVEN – ZONING CODE, SECTION 1121.08 – SUBURBAN COMMERCIAL (SCD) DISTRICT, 1121.13 – MANUFACTURING/INNOVATION (M/I) DISTRICT, SECTION 1121.14 – LIGHT MANUFACTURING (LMD) DISTRICT, SECTION 1121.15 REGIONAL MIXED-USE (RMU) DISTRICT, SECTION 1123 GENERALLY APPLICABLE DISTRICT REGULATIONS AND THE APPENDIX – GLOSSARY OF TERMS, REGARDING THE USES OF MARIJUANA CULTIVATION, PROCESSING AND/OR RETAIL DISPENSING

Administration: Director Aslaner said this legislation is in response to Council's initial decision to allow retail dispensing, which is now prohibited according to Ordinance 048-2024. This legislation is still on the agenda, however, because City Council is required to have a public hearing for Planning Commission recommendations. Additionally, given there aren't the required six members present to waive the Third Reading tonight and vote this legislation down, it will be heard again on December 2nd and will need to be voted down.

Citizens: None.

Council: None.

To be back for Third Reading, Title Only, on December 2, 2024.

Ord. F 3rd Reading TO APPROVE PLANNING COMMISSION'S RECOMMENDATION FOR A ZONING CODE AMENDMENT TO PART ELEVEN – ZONING CODE, SECTION 1121.13 – MANUFACTURING/INNOVATION (M/I) DISTRICT, SECTION 1121.14 – LIGHT MANUFACTURING (LMD) DISTRICT, SECTION 1123 GENERALLY APPLICABLE DISTRICT REGULATIONS AND THE APPENDIX – GLOSSARY OF TERMS, TO ALLOW FOR THE USE OF CULTIVATION AND/OR PROCESSING OF MARIJUANA

Administration: Director Aslaner said this legislation complies with the Code and only zones marijuana cultivation and processing.

Citizens: None.

Council: None.

Councilman Wolfe moved to pass the legislation and the question put, stood:

Mr. Rausch YES; Mr. Wolfe YES; Mr. Berbee YES; Mr. Boerger YES; Mr. Reams YES.

Vote 5-0; Motion carried for the passage of Ordinance 052-2024.

Ordinance G was heard as the first Ordinance.

Ord. H 3rd Reading Title Only TO ADOPT A CAPITAL BUDGET FOR 2025

Administration: None.

Council: Councilman Wolfe said he desires to continue the School Resource Officer (SRO) program through the end of the year through funding by the City. He said he thinks more can be done by City Council as we work through this issue. Additionally, he said he realizes the program cannot be funded 100% by the City indefinitely, but it makes sense to do one-time through the end of the school year. He has seen the impact the SRO program has on students and teachers. The program is worth more than the cost. He said he has gone through the Capital Budget and has recommended cuts of about 16 items prepared. In doing so, he has come up with about $705,000 of the $750,000 needed. Manager Emery said that the City received notification in August that if the levy was not successful, that the SRO program would be discontinued. Chief Brooks said once the Police Division was made aware, we instituted a hiring freeze. There were concerns of possible layoffs, especially among our younger officers with families. There will be no layoffs in the Police Division. If Council decides to institute changes, the staff on the street will be short by three or four officers. While the SRO program is one of the best collaborations we have done with the Schools, making changes again cannot just happen in an instant. We are talking about real people with real lives and families. There would be many logistical things to work through if this is

the desire of Council. President Boerger thanked Councilman Wolfe for his passion and dedication regarding this issue. He said that Marysville was unique by offering one SRO in every school building. Most schools, except smaller ones, cannot say that is something that they offer. We cannot forget how privileged we are in this community. Councilman Berbee said a change would be logistically challenging. The budget reflects eight officers; however, we have adjusted that to four, given we don't have the funding from the Schools. Chief Brooks said the four positions are the ones that will be rotating in the Schools. Manager Emery said at this point, the Schools haven't stated if they are bringing a levy back in May or not. They have meetings in the next couple of weeks that will likely help them make a decision. Councilman Reams said if a Memorandum of Understanding (MOU) with the Schools for the SRO program is presented again, it will be presented to Council and there will be three readings. There is a process to enact the program. Further, the City cannot just transfer funds from one political entity to another, we cannot pay the expenses of the Schools. Councilman Berbee said there is money in place for four officers to go to the Schools on a part-time basis and to do other community outreach programs. On a different topic, President Boerger said he would like to form a group to understand how the money that Karen Page donated to the City was used in the past and how should be used in the future. Director Aslaner said if memory serves him correctly, that money is to be directed to the Uptown for beautification efforts. Councilman Reams recommended creating a new line item at the start of the year so it would be easier to see where the funds are.

Councilman Reams moved to pass the legislation and the question put, stood:

Mr. Wolfe YES; Mr. Berbee YES; Mr. Boerger YES; Mr. Reams YES; Mr. Rausch YES.

Vote 5-0; Motion carried for the passage of Ordinance 053-2024.

Ord. I 3rd Reading Title Only

TO ADOPT AN ANNUAL OPERATING BUDGET FOR 2025

Administration: None

Council: None.

Councilman Rausch moved to pass the legislation and the question put, stood:

Mr. Berbee YES; Mr. Boerger YES; Mr. Reams YES; Mr. Rausch YES; Mr. Wolfe YES.

Vote 5-0; Motion carried for the passage of Ordinance 054-2024.

Ord. J 3rd Reading Title Only

TO ADOPT ANNUAL APPROPRIATIONS FOR 2025

Administration: None.

Council: None.

Councilman Berbee moved to pass the legislation and the question put, stood:

Mr. Boerger YES; Mr. Reams YES; Mr. Rausch YES; Mr. Wolfe YES; Mr. Berbee YES.

Vote 5-0; Motion carried for the passage of Ordinance 055-2024.

Ord. K was amended on 11/12/2024

Ord. K 3rd Reading Title Only — TO AMEND ORDINANCE ANNUAL COMPENSATION FOR ALL CITY EMPLOYEES 2025

Administration: None.

Council: None.

Councilman Rausch moved to pass the legislation and the question put, stood:

Mr. Reams YES; Mr. Rausch YES; Mr. Wolfe YES; Mr. Berbee YES; Mr. Boerger YES.

Vote 5-0; Motion carried for the passage of Ordinance 056-2024.

Ord. L 3rd Reading Title Only — TO PROVIDE FOR THE ISSUANCE AND SALE OF NOT TO EXCEED $40,000,000 OF WASTEWATER TREATMENT SYSTEM REVENUE REFUNDING BONDS, SERIES 2025, OF THE CITY OF MARYSVILLE, OHIO, UNDER SECTION 3, ARTICLE XVIII OF THE CONSTITUTION OF OHIO, FOR THE PURPOSE OF CURRENTLY REFUNDING A PORTION OF ITS $46,505,000 WASTEWATER TREATMENT SYSTEM REVENUE REFUNDING BONDS, SERIES 2015, DATED APRIL 22, 2015; AUTHORIZING THE EXECUTION OF A FIFTH SUPPLEMENTAL TRUST INDENTURE TO SECURE SUCH BONDS, WHICH INDENTURE SHALL PLEDGE THE REVENUES OF SAID SYSTEM; AND APPROVING RELATED MATTERS IN CONNECTION WITH THE ISSUANCE OF THE BONDS

Administration: Director Lutz said he was asked right before the meeting if this is related to current construction, it is not. Unlike mortgages where you have the option to refinance at any time, the refinancing for this has to be done in five to seven year periods. This was initially issued in 2015 and is up for the option to refinance. It has been discussed during the previous readings that we are not required to refinance, and this opens the door to have the option to do so, if it makes sense based on market conditions. Councilman Berbee explained the process with the bonds and said that in the last three to four years, the City's sewer capacity has expanded considerably. We have been able to do so because of tap-in fees. This is not a new issuance, it is an old issuance and is separate from construction today. A yes vote from Council allows the time to review and see what is best for Marysville. This legislation is for the building, not for expansions. Director Lutz said that is correct, expansions are being paid for with

money from tap ins and other fees. Councilman Reams said it is likely that the decision will be made to not refinance, as doing so would require increasing rates.

Council: None.

Councilman Berbee moved to pass the legislation and the question put, stood:

Mr. Rausch YES; Mr. Wolfe YES; Mr. Berbee YES; Mr. Boerger YES; Mr. Reams YES.

Vote 5-0; Motion carried for the passage of Ordinance 057-2024.

COMMENTS OF THE CITY MANAGER AND COUNCIL PERSONS AND GENERAL DISCUSSION:

Manager Emery wished everyone a Happy Thanksgiving and encouraged participation in Uptown events and visiting Uptown merchants.

Councilman Rausch said Thanksgiving is one of his favorite holidays. There is time with family, he eats too much, football is on and there isn't the pressure of Christmas. He said he is looking forward to having family in the house starting tomorrow night. He also said, Go Bucks!

Councilman Reams said he is excited for the next Strategic Plan. This is a process that began about 20 years ago and we are in the position we are today because of that. The plan was set and City Staff put forth the details of how to get there. He said he is also looking forward to Thanksgiving and to the turkey trot.

Councilman Wolfe wished everyone a Happy Thanksgiving and said he is excited for the many events going on during the holidays. While he enjoyed his time when he lived in the south, he likes Ohio for its cold winter days.

Councilman Berbee said the 2025 Budget is now set, which went well this year. Every year the budget seems to improve and allows us to do many projects. We have also seen an increase in public engagement, which is great. People are not being passive anymore. Next year there will be more decisions to be made and more questions to the public. Three years ago, we asked citizens what they would like to see, including a potential new pool facility. We will need to decide at some point if it is something that the taxpayers are willing to pay for. This is a great Thanksgiving to be thankful for work of this Council, Administration and the general public as we continue to make our community better.

President Boerger said not a lot of communities have Strategic Planning in place. We can all pinpoint areas of improvement needed in Marysville. Our community is vibrant and people want to live here. He said he is grateful for residents because they vote for good people, he has good colleagues. We may have disagreements, but we still fight to make this community a little better than it was before. He also wished everyone a Happy Thanksgiving and said he hopes it can be spent with people that are important to you, whether your table is large or small, or if you eat turkey, Chinese food or pizza.

THE POTENTIAL TO ADJOURN TO EXECUTIVE SESSION TO CONSIDER CONFIDENTIAL INFORMATION RELATED TO THE SPECIFIC BUSINESS STRATEGY OF AN APPLICANT FOR ECONOMIC DEVELOPMENT ASSISTANCE: At

8:29 p.m., Councilman Reams moved to adjourn to Executive Session to consider confidential information related to the specific business strategy of an applicant for economic development assistance, Councilman Wolfe seconded, and the question put, stood:

Mr. Wolfe YES; Mr. Berbee YES; Mr. Boerger YES; Mr. Reams YES; Mr. Rausch YES.

Vote 5-0; Motion carried.

At 9:13 p.m., Council adjourned to Open Session.

ADJOURN: There being no further business to bring before Council, Councilman Rausch moved to adjourn the meeting. Affirmative voice vote in favor was unanimous. The meeting adjourned at 9:13 p.m.

EXHIBIT A

November 26, 2024

Dear community members,

On November 5th, the operating levy for the school district was not approved. As a result, the school district implemented its contingency plan which includes the elimination of School Resource Officers within the City limits.

Marysville Exempted Village School District and the City of Marysville have been collaborating on ways to maintain a level of support to the schools without the day-to-day interaction of School Resource Officers. The City has four open police officer positions that will be filled by reassigning officers from the School Resource Officer Program. The remaining four officers will fill community services officer positions who will assist the larger community through youth engagement and service.

These officers will continue to support the schools by responding to calls from the local schools and to follow-up as needed, by screening all juvenile related reports generated by the Division of Police, and by investigating and researching special youth problems in the community (drug and alcohol abuse, youth mental health, etc). This will involve close collaboration with community partners whose mission is to address youth needs and issues. Additionally, they will serve as liaisons for school safety needs including threat assessments, safety training, building walkthroughs, cadets program, Drug Abuse Resistance Education (DARE), and other engagement programs focused on youth. Additionally, the Therapy Dog Program will continue to be available for students and staff when needs arise. While the level of support provided will not be as concentrated in the schools as it was during the existence of the School Resource Officer Program, we are firmly committed to moving forward together to provide a safe experience for our families and students in the Marysville community.

Sincerely,

Diane Allen
Superintendent

Terry Emery
City Manager

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MARYSVILLE CITY COUNCIL MEETING MINUTES
December 2, 2024 at 7:00 P.M.
Council Chambers – 209 S. Main Street – 2nd Floor

This meeting is available to watch live or archived by clicking here

CALL TO ORDER: The meeting was called to order by President Boerger at 7:00 p.m.

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was led by President Boerger.

INVOCATION: The invocation was given by President Boerger.

CITY COUNCIL MEMBERS PRESENT: Donald Boerger, Henk Berbee, J.R. Rausch, Zack Bordner, Scott Hunter, Steven Wolfe and Mark Reams.

CITY ADMINISTRATION PRESENT: *City Manager* Terry Emery, *Law Director* Tim Aslaner, *Finance Director* Brad Lutz, *Police Chief* Tony Brooks, *Fire Chief* Nate Burns, *Public Service Director* Jeremy Hoyt, *Planning and Development Manager* Ashley Gaver, *Director of Economic Development* Eric Phillips, and *Clerk of Council* McKenzie Proudfoot.

ADDITIONAL PERSONS PRESENT: *Marysville Journal Tribune* Mike Williamson, Nieca Nowels, Mac Cordell, Richard McAllister, Rick Smith, Scott Bennett, Max Block, Allison Koch, Kathy Young, Scott Ross, Bob Lamb, Julie Kramer, Bob Bailey, Ann Aquillo and Matt McQuade.

APPROVAL OF MINUTES: Councilman Berbee moved to approve the November 12, 2024 Special City Council Meeting Minutes as presented; voice vote in favor was unanimous. Councilman Wolfe moved to approve the November 12, 2024 City Council Meeting Minutes as presented; voice vote in favor was unanimous.

APPOINTMENTS: President Boerger announced the following appointments:

City Manager Appointment: (no vote was required).
- Reappoint Michael Nickoson to the Design Review Board 01/01/25 - 12/31/28.

President of Council Appointment: (no vote was required).
- Reappoint Julie Kramer to the Cemetery Advisory Board 01/01/25 - 12/31/26.
- Reappoint Anthony Will to the Cemetery Advisory Board 01/01/25 - 12/31/26.
- Reappoint Woody Wilson to the Cemetery Advisory Board 01/01/25 - 12/31/27.

President of Council Appointment with approval of City Council:

- Reappoint Todd Disbennett to the Utility Claims Board of Appeals 01/01/25 - 12/31/26.
- Reappoint Adam Parker to the Board of Zoning Appeals 01/01/25 - 12/31/29.

Councilman Rausch moved to approve the approve the appointments, voice vote in favor was unanimous.

City Council Appointment:

- Appoint Scott Ross to the Design Review Board 01/01/25 - 12/31/29.
- Reappoint Paige Laub to the Planning Commission 01/01/25 - 12/31/28.
- Reappoint Michael Nickoson to the Planning Commission 01/01/25 - 12/31/28.
- Reappoint Andrea Weaver to the Local Board of Tax Review 01/01/25 - 12/31/26.

Councilman Reams moved to approve the appointments, voice vote in favor was unanimous.

ADMINISTRATIVE REPORT: Manager Emery said he would like to recognize Mac Cordell who started a new position and is no longer with the Marysville Journal Tribune. He said that Mr. Cordell covered the City from 2014 – 2024. He was always very professional to work with and Manager Emery said he always appreciated how Mr. Cordell interacted with City Staff. We appreciate the professionalism he displayed and his thoroughness in covering the stories. Manager Emery and President Boerger thanked Mr. Cordell for his contributions to the City of Marysville through journalism. President Boerger said journalism is more important now than it has ever been, and knowing the facts benefits everyone. Mr. Cordell, his wife and children, were presented with a City of Marysville flag.

Next, Manger Emery provided the following updates:

- Shop with a Hero Saturday, December 14th: Marysville Police and Fire will be participating in Shop with a Hero from 8:00 a.m. – 11:00 a.m. There will be a procession of emergency vehicles from the Marysville High School beginning at 9:00 a.m. to stores on Coleman's Crossing. Each first responder will be taking a local child shopping at Meijer or Walmart.
- Merrysville Winter Wonderland Sunday, December 29th from 2:00 p.m. – 9:00 p.m. Experience iceless skating on the Merry on Main rink, bounce houses, and a magical train ride. Visitors can also explore the Uptown Merchants for unique gifts and goodies while indulging in delicious food at the Uptown eateries.
- Visits with Santa at Partners Park will begin soon! Information regarding hours can be found on the City website and on social media.
- Merry on Main Iceless Ice Skating at Partners Park runs from December 12th – January 5th! Information regarding hours can be found on the City website and on social media. Skating is free to residents and visitors of all ages.

Manager Emery also acknowledged the tree lighting event that took place earlier in the evening. He said it was great to see all of the activity in the Uptown. A lot of work goes into shutting down the streets and he thanked City Staff for their coordination efforts.

Director Hoyt provided the following updates from Maintenance and Operations:

- Streets: City Crews continue with City-wide leaf removal and minor cleanup has started at the Marysville Steel site.
- Parks: City Crews have completed young tree trimming and have started the new tree care program.
- Water: City Crews continue installing the Park Avenue waterline replacement project.

Manager Gaver provided the following updates from the Engineering Department regarding Capital Improvement Projects. All construction activities and project schedules are weather dependent.

- State Route 31, Phase 3 Improvements: Work on the new traffic signals continues.
- Reservoir Connector Trail, Phase 2: Bid opening to begin on Friday, December 20th.
- Colemans Crossing and Industrial Parkway Roundabout: Advertising for bids and bid opening to begin in January.
- US 42 and Industrial Pkwy Waterline: Advertising for bids and bid opening to begin in January.

Councilman Hunter asked how kids become involved in the Shop with a Hero event. Chief Brooks said the Marysville Schools provide a list of names to them.

REPORT OF CLERK OF COUNCIL: Clerk Proudfoot reminded Council, and anyone using a microphone, to remember to turn on their microphones while speaking and to also speak into their microphones.

REPORT OF ECONOMIC DEVELOPMENT: Director Phillips introduced Rick Smith, Superintendent of the Ohio-Hi Point Career Center and Scott Bennett, Principal of the Early College High School at Marysville Schools. Mr. Smith and Mr. Bennett provided a presentation as shown in Exhibit A. Councilman Berbee said there are two generations of workers that were told if you do not get a college degree, you will not go far. Data shows that for every five craftsman retiring, there is one entering the workforce. It is amazing to see the work being done as provided in the presentation. There are different pathways to get where you want to go. There are success stories of people graduating high school with certificates that allow them to enter the workforce and then go to college or get advanced certificates, while their employer pays for their continued education. Director Phillips said we are blessed to have these educational offerings in the area for our students.

Next, Director Phillips provided a presentation as shown in Exhibit B regarding the Uber incentive program. Councilman Berbee asked if there is a way to know how many Uber drivers are in the area today, versus prior to the program. Director Phillips said that Uber does not share that information. He said he assumes there is more demand now than there was prior to the program, meaning more drivers in the area. Now, when he gets on the app, there are generally one to three drivers available whereas before, there likely weren't any.

PARKS AND RECREATION COMMISSION REPORT: Councilman Wolfe stated that there was not a November Parks and Recreation Commission Meeting. The next meeting is scheduled for December 17th at 6:00 p.m.

HEARING OF CITIZENS: None.

RESOLUTIONS:

Res. A One Reading Only — TO DETERMINE THAT THE PETITION FOR THE CREATION OF THE MARYSVILLE SOUTHEAST NEW COMMUNITY AUTHORITY COMPLIES WITH THE REQUIREMENTS OF OHIO REVISED CODE SECTION 349.03 AND TO FIX THE TIME AND PLACE FOR A PUBLIC HEARING ON THE ESTABLISHMENT OF THE MARYSVILLE SOUTHEAST NEW COMMUNITY AUTHORITY

Administration: Director Aslaner stated it is a statutory requirement that the petition for the New Community Authority was filed with the Clerk of Council and now, Council is to authorize that it complies with the Ohio Revised Code. Between 30 and 45 days we have to have a public hearing, which is set for December 16th as outlined in the Resolution.

Citizens: None.

Council: None.

Councilman Rausch moved to pass the legislation and the question put, stood:

Mr. Wolfe YES;	Mr. Berbee YES;	Mr. Boerger YES;	Mr. Hunter YES;
Mr. Reams YES;	Mr. Rausch YES;	Mr. Bordner YES.	

Vote 7-0; Motion carried for the passage of Resolution 023-2024.

Res. B was presented to the Finance Committee on 11/25/24.

Res. B One Reading Only — TO AUTHORIZE THE CITY OF MARYSVILLE ADMINISTRATION TO APPLY FOR THE STAFFING FOR ADEQUATE FIRE AND EMERGENCY RESPONSE (SAFER) GRANT

Administration: Manager Emery said over the last couple of years, the City has had the opportunity to apply for the Staffing for Adequate Fire and Emergency Response (SAFER) grant, and unfortunately, we were not successful. There is an interest again and we would like to seek Council approval to apply. This was presented to the Finance Committee on November 25th and it was recommended to bring a Resolution to Council. If approved, the City would apply for six full-time fire fighter positions. The grant would fund the positions for three years and after that, it would be up to the City to pay for the positions. Chief Burns said the 2024 Strategic Workforce Planning document recommended a total of three new full-time firefighter positions, which we haven't been able to hire. Having the additional positions would allow us to staff two ALS units at the Station at City Hall instead of just one. With only having one ALS unit at the Station at City Hall, it often requires us to pull from the Decker Fire Station, which not only increases response times, but takes away a unit from Decker as well.

Citizens: None.

Council: Councilman Berbee said if the City is successful in being awarded the Grant, they would likely need to accept. He also asked if we could apply for less than six positions. Chief Burns said by applying for six, we are more likely to be awarded the Grant, because doing so will get us to the staffing levels recommended by National standards for the types of apparatuses we have, which is a major component of the evaluation in determining which departments to award the Grant. Councilman Berbee said another consideration is the potential increase to the Police pension at the State level to align the contributions with the Fire pension. Overall, that will have an impact on our safety services budget. He said he is concerned about the City's ability to cover costs. He also spoke to the additional dwelling units, both single-family and multi-family, planned in the City over the next two to three years. When is the right time to add the additional staff is the question. He said Council may need more time to consider this decision and tabling the legislation until December 16th is an option. Manager Emery said that is exactly right, this is a tough call right now. Regardless of the Grant, Council will continue to get additional requests for additional personnel in the Fire Department. It is a difficult decision right now because we are in the midst of a lot of things

happening. Chief Burns said the application process will begin around the first of the year and it will close in the spring. They will start awarding in the summer through the fall in waves. Once awarded, positions need to be filled within 180 days. He said he assumes funding would begin January 1, 2026. Councilman Reams mentioned the potential need for a 3rd Fire Station. We haven't received an update on that in a while and it would be helpful to have that information as we evaluate this information further. Councilman Reams said taking an additional two weeks to decide makes sense. Councilman Hunter asked if the six additional staff would be required to be maintained at the end of the three years. Manager Emery said part of the commitment is to be in a position to maintain the personnel upon the expiration of the grant. Councilman Reams said a dollar amount regarding the potential pension impacts would be helpful to know. Councilman Bordner said it comes down to a want versus a need right now. It would be nice to have the additional firefighters for three years, but after that it will be up to taxpayer dollars to pay for the positions. As of right now, he doesn't see the revenues coming in to offset the costs.

Councilman Reams moved to table the Resolution until December 16, 2024 and the question put, stood:

Mr. Berbee YES;	Mr. Boerger YES;	Mr. Hunter YES;	Mr. Reams YES;
Mr. Rausch YES;	Mr. Bordner YES;	Mr. Wolfe YES.	

Vote 7-0; Motion carried.

ORDINANCES:

Ord. A 2nd Reading Public Hearing — TO DIRECT THE BOARD OF ELECTIONS TO SUBMIT TO THE ELECTORATE AT THE NEXT REGULAR MUNICIPAL ELECTION A PROPOSED AMENDMENT TO THE CITY OF MARYSVILLE'S CHARTER, TO WIT: TO AMEND ARTICLE IV, LEGISLATION, SECTION 4.02. INITIATIVE, REFERENDUM, AND RECALL OF THE CHARTER FOR THE CITY OF MARYSVILLE TO ALLOW A REFERENDUM PETITION ON ANY ZONING OR ANNEXATION ORDINANCE TO BE FILED WITHIN SIXTY (60) DAYS AFTER PASSAGE AND ANY SUCH ORDINANCE MAY NOT BE PASSED BY EMERGENCY

Administration: None.

Citizens: Bob Bailey said at the last meeting, it was pointed out that Council doesn't have the option to not accept this legislation. Further, he said he does not think these changes to the Charter are a good idea. The changes would result in the referendum period taking longer than in other areas, which will cause developers to go to the surrounding townships with Codes that are less strict than in the City of Marysville. Passing these changes gives the illusion that control is being gained, however, that is not the case. Once development occurs in the townships, we're stuck with it. Additionally, development could occur on land that may one day be annexed and we will be stuck with it in that case too. He has already seen this happening and is concerned with these potential changes.

Council: Councilman Hunter said he did not attend the last Council meeting, but he watched it. Based on the comments made, there may be some confusion for the public. What Council is voting on is the petition that was filed and is authorizing the validity of the process that was followed to put the potential changes to the Charter to the voters by means of a vote. Approval does not mean that Council agrees with the content of the potential Charter amendments. This will then direct the Board of Elections to put the potential changes to the Charter on the ballot for the voters to decide. Regarding the comments that the potential changes are not a good idea, those are relevant comments for citizens to consider when they go to cast their ballot. It will be important to get voices out and opinions heard when it comes to election time. What's written in the language may not always be clear as to how it applies.

To be back for Third Reading, Title Only, on December 16, 2024.

Ord. B — 2nd Reading Public Hearing

TO DIRECT THE BOARD OF ELECTIONS TO SUBMIT TO THE ELECTORATE AT THE NEXT REGULAR MUNICIPAL ELECTION A PROPOSED AMENDMENT TO THE CITY OF MARYSVILLE'S CHARTER, TO WIT: TO ENACT ARTICLE XII, GENERAL PROVISIONS, SECTION 12.10 TO PROHIBIT THE CREATION OF TAX INCREMENT FINANCING INCENTIVE DISTRICTS FOR DWELLING UNIT IMPROVEMENTS AND PROHIBIT DWELLING UNIT IMPROVEMENTS TO BE A PUBLIC PURPOSE WITHOUT APPROVAL OF THE BOARD OF EDUCATION OF EACH CITY, LOCAL, OR EXEMPTED VILLAGE SCHOOL DISTRICT WITHIN THE TERRITORY

Administration: None.

Citizens: None.

Council: Councilman Reams asked for context regarding the dwelling unit prohibition. Director Aslaner said that it is referencing the residential TIFs, like the ones from 2004. The second portion basically says that the City cannot pass any TIFs that include residential dwellings without School Board approval. President Boerger said the residential TIFs have funded the Water Reclamation Facility. That is an example of development paying for itself. People need to realize that if TIFs do not happen, future Council's will have to increase the income tax to pay for development. The changes will have impacts to the City and how multi-million-dollar projects occur. Both are a slippery slope.

To be back for Third Reading, Title Only, on December 16, 2024.

Ord. C — 3rd Reading Title Only

TO APPROVE PLANNING COMMISSION'S RECOMMENDATION FOR A ZONING CODE AMENDMENT TO REVISE THE PLANNED UNIT DEVELOPMENT FOR THE COOKS POINTE PLANNED UNIT DEVELOPMENT

Administration: None.

Council: Councilman Bordner asked if we ever received feedback as to why the childcare facility wasn't initially approved in this PUD. Manager Gaver said her understanding is that there were in-home day care options near-by that caused concern from residents. Additionally, there was less residential housing in the area at the time.

Councilman Rausch moved to pass the legislation and the question put, stood:

Mr. Boerger YES;	Mr. Hunter YES;	Mr. Reams YES;	Mr. Rausch YES;
Mr. Bordner YES;	Mr. Wolfe YES;	Mr. Berbee YES.	

Vote 7-0; Motion carried for Ordinance 058-2024.

Ord. D was amended on 11/12/24 and the Third Reading was tabled to 12/02/24 on 11/25/24.

Ord. D 3rd Reading Title Only — TO APPROVE PLANNING COMMISSION'S RECOMMENDATION FOR THE PLANNED UNIT DEVELOPMENT ZONING FOR THE SILO AT WATER AND LIGHT PLANNED UNIT DEVELOPMENT (PUD)

Administration: Manager Emery said the discussion for this legislation has been extended to tonight since there is a full Council. The developer is present and is requesting amendments to the PUD. Bob Lamb of Connect Real Estate provided a presentation as shown in Exhibit C.

Council: There was extensive dialogue from Council regarding the potential amendments to the legislation as shown in Exhibit C. All potential amendments as reflected in Exhibit C were amended slightly. The exact amendments are reflected in the motions made, as outlined in the minutes below.

For the proposed amendment #1, Director Aslaner recommended the Commercial Uses to be more clearly defined to reflect definitions as shown in the Code. Manager Gaver recommended the amendment to read, Hotel with Commercial Use (Personal Services, Restaurant and/or Bar Establishment, Retail Sales and Services, Specialty Food and/or Beverage) on the First Floor.

Councilman Rausch moved to amend the legislation to reflect Hotel, as a Conditional Use in the Water and Light District, shall have Commercial Uses on the First Floor, which could include Personal Services, Restaurant and/or Bar Establishment, Retail Sales and Services, and/or Specialty Food and/or Beverage, and the question put, stood:

Mr. Hunter YES;	Mr. Reams YES;	Mr. Rausch YES;	Mr. Bordner YES;
Mr. Wolfe YES;	Mr. Berbee YES;	Mr. Boerger YES.	

Vote 7-0; Motion carried.

Regarding the proposed amendment #2 as reflected in Exhibit C, there was extensive dialogue and multiple motions for amendments were made, some passed, some failed as reflected below. Concerns were related to the potential of vehicle wash facilities in

the historic Uptown area, which was not desired by some Council Members, as reflected in the voting below, and the number of wash bays permitted. Mr. Lamb said only allowing one wash bay may cause there to be a build up of cars. At the other vehicle wash operations they own, they do not see cars backed up due to the touchless technology that they use, which allows vehicles to move through more quickly. Additionally, he explained that the vehicle wash facility they would operate would be open to the general public. Also discussed was screening of the vehicle wash facility. President Boerger said the screening is to protect from light pollution and recommended stronger restrictions from our current Code, which only requires screening three to six months of the year because evergreens are not required. It also doesn't require screening around the entire property. Councilman Reams said he disagrees, concealing vehicles from the street is what is desired with screening and mounding or shrubbery can be used. Manager Gaver said 80% opacity is required at all times. Councilman Hunter said given car washes involve noise, he asked if a wall would be better than shrubbery. President Boerger said in affluent areas, you don't see walls, you see landscaping. Councilman Rausch said he disagrees, he has been to plenty of affluent areas in other central Ohio locations where fences are used. Councilman Reams said the discussion we are having is a function of the Design Review Board to consider and deliberate. President Boerger said only in Marysville would you find a car wash in a walkable urban historic district. There is a reason you don't see vehicle wash facilities at Bridge Park in Dublin.

Councilman Bordner moved to amend to the legislation to not allow a Vehicle Wash Facility as a Permitted or as a Conditional Use and the question put, stood:

Mr. Reams NO;	Mr. Rausch NO;	Mr. Bordner YES;	Mr. Wolfe YES;
Mr. Berbee YES;	Mr. Boerger YES;	Mr. Hunter YES.	

Vote 5-2; Motion failed. Vehicle Wash Facility is allowed as a Conditional Use.

Councilman Reams moved to amend legislation regarding screening, to require the Vehicle Wash Facility wash bays and the vehicular use areas to be screened, and the question put, stood:

Mr. Rausch YES;	Mr. Bordner YES;	Mr. Wolfe YES;	Mr. Berbee YES;
Mr. Boerger YES;	Mr. Hunter YES;	Mr. Reams YES.	

Vote 7-0; Motion carried.

Councilman Reams moved to amend the legislation to only allow two bays for a Vehicle Wash Facility and the question put, stood:

Mr. Bordner YES;	Mr. Wolfe YES;	Mr. Berbee YES;	Mr. Boerger NO;
Mr. Hunter NO;	Mr. Reams YES;	Mr. Rausch YES.	

Vote 5-2; Motion failed.

Councilman Boerger moved amend the legislation to only allow one bay for a Vehicle Wash Facility and the question put, stood:

Mr. Wolfe NO; Mr. Berbee NO; Mr. Boerger YES; Mr. Hunter YES;
Mr. Reams NO; Mr. Rausch NO; Mr. Bordner NO.

Vote 2-5; Motion failed.

Councilman Hunter moved to reconsider the amendment "to only allow for two bays for a Vehicle Wash Facility" and the question put, stood:

Mr. Berbee YES; Mr. Boerger YES; Mr. Hunter YES; Mr. Reams YES;
Mr. Rausch YES; Mr. Bordner YES; Mr. Wolfe YES.

Vote 7-0; Motion carried.

Councilman Reams moved to amend the legislation to only allow two bays for a Vehicle Wash Facility and the question put, stood:

Mr. Boerger YES; Mr. Hunter YES; Mr. Reams YES; Mr. Rausch YES;
Mr. Bordner YES; Mr. Wolfe YES; Mr. Berbee YES.

Vote 7-0; Motion carried.

Councilman Rausch moved to amend the legislation to require the developer to follow the City Code regarding the Tree Replacement Policy and the question put, stood:

Mr. Hunter YES; Mr. Reams YES; Mr. Rausch YES; Mr. Bordner YES;
Mr. Wolfe YES; Mr. Berbee YES; Mr. Boerger YES.

Vote 7-0; Motion carried.

President Boerger stated the legislation, as amended, is back at Second Reading, Public Hearing, and asked for citizen comments.

Citizens: None.

Councilman Rausch moved to waive the Third Reading and the question put, stood:

Mr. Reams YES; Mr. Rausch YES; Mr. Bordner YES; Mr. Wolfe YES;
Mr. Berbee YES; Mr. Boerger YES; Mr. Hunter YES.

Vote 7-0; Motion carried.

Councilman Rausch moved to pass the legislation and the question put, stood:

Mr. Rausch YES; Mr. Bordner YES; Mr. Wolfe YES; Mr. Berbee YES;
Mr. Boerger YES; Mr. Hunter YES; Mr. Reams YES.

Vote 7-0; Motion carried for the passage of Ordinance 059-2024.

Ord. E 3rd Reading Title Only — TO APPROVE PLANNING COMMISSION'S RECOMMENDATION FOR A ZONING CODE AMENDMENT TO PART ELEVEN – ZONING CODE, SECTION 1121.15 REGIONAL MIXED USE (RMU) DISTRICT

Administration: None.

Council: None.

Councilman Wolfe moved to pass the legislation and the question put, stood:

Mr. Bordner YES; Mr. Wolfe YES; Mr. Berbee YES; Mr. Boerger YES;
Mr. Hunter YES; Mr. Reams YES; Mr. Rausch YES.

Vote 7-0; Motion carried for the passage of Ordinance 060-2024.

Retail dispensing of marijuana is not permitted in the City of Marysville according to Ordinance 048-2024.

Ord. F 3rd Reading Title Only — TO APPROVE PLANNING COMMISSION'S RECOMMENDATION FOR A ZONING CODE AMENDMENT TO PART ELEVEN – ZONING CODE, SECTION 1121.08 – SUBURBAN COMMERCIAL (SCD) DISTRICT, 1121.13 – MANUFACTURING/INNOVATION (M/I) DISTRICT, SECTION 1121.14 – LIGHT MANUFACTURING (LMD) DISTRICT, SECTION 1121.15 REGIONAL MIXED-USE (RMU) DISTRICT, SECTION 1123 GENERALLY APPLICABLE DISTRICT REGULATIONS AND THE APPENDIX – GLOSSARY OF TERMS, REGARDING THE USES OF MARIJUANA CULTIVATION, PROCESSING AND/OR RETAIL DISPENSING

Administration: Director Aslaner said after this legislation was initially presented, Council reversed a previous decision and prohibited retail dispensing of recreational marijuana in the City of Marysville under the Business Regulation Code with Ordinance 048-2024. Therefore, Council shall vote no on this legislation.

Council: None.

Councilman Reams moved to pass the legislation and the question put, stood:

Mr. Wolfe NO; Mr. Berbee NO; Mr. Boerger NO; Mr. Hunter NO;
Mr. Reams NO; Mr. Rausch NO; Mr. Bordner NO.

Vote 0-7; Motion failed, legislation failed.

COMMENTS OF THE CITY MANAGER AND COUNCIL PERSONS AND GENERAL DISCUSSION:

Manager Emery thanked Anna Krutowskis, the Commissions Director, for being in attendance. Also, he said the holidays are a great time to visit the Uptown and attend the many activities taking place.

Councilman Rausch said the Care Train starts this Saturday at 10:00 a.m. at McAuliffe's. It is a great community event and rally's for disadvantaged youth. If you can attend great, if not, you can go online for bids.

Councilman Reams agreed with Councilman Rausch, Care Train is a great event for our community. He said he is proud of community for coming together for the event every year. Additionally, he said the events in the Uptown are one of the many things that really makes Marysville, Marysville. He encouraged participation in holiday events.

Councilman Hunter said he was able to take advantage of Small Business Saturday in the Uptown. There were many people in and around the Uptown despite the frigid weather. For the tree lighting event, there were great performances. It is wonderful to see the community engaged during the holiday season. Additionally, he said he appreciated the Ohio Hi-Point and Early College High School update. He wished he would have taken advantage of those types of programs in High School, even though he still would have gone the military and college route, it would have allowed him to make more money than at a paint store while in college.

Councilman Bordner thanked everyone who attended the tree lighting ceremony, it was a good atmosphere.

Councilman Wolfe said while at the tree lighting event, someone made the comment that with the snow falling, it felt like a Hallmark movie right in our historic Uptown. Even with the changes we experience with growth, there are still ways to find small town feel in Marysville, especially during the holiday season.

Councilman Berbee said he is looking forward to attending the Chamber Christmas Party on Thursday night.

President Boerger thanked Scott Ross for being willing to serve on the Design Review Board and for attending the entire Council Meeting. He also spoke to riding in the Christmas Parade with Councilman Berbee last weekend and the fun time they had. Lastly, he said he enjoyed the tree lighting ceremony earlier in the evening. Marysville is a great place to be, which is why people want to live here.

THE POTENTIAL TO ADJOURN TO EXECUTIVE SESSION TO CONSIDER CONFIDENTIAL INFORMATION RELATED TO THE SPECIFIC BUSINESS STRATEGY OF AN APPLICANT FOR ECONOMIC DEVELOPMENT ASSISTANCE: Manager Emery said there is no longer a request to adjourn to Executive Session.

ADJOURN: There being no further business to bring before Council, Councilman Rausch moved to adjourn the meeting. Affirmative voice vote in favor was unanimous. The meeting adjourned at 9:07 p.m.

EXHIBIT A



Empowering Students, Inspiring Success

ABOUT US

Established in 1974, OHP serves 14 schools in 5 counties.

Over 700 students are on the OHP Campus in Bellefontaine and nearly 4,500 satellite students.

OHP is a school of choice and provides hands-on training in specific career pathways.

Students earn **free** industry credentials and college credits for their coursework.





OHP CAREER PROGRAMS AT MARYSVILLE

Hands-on, In-Demand Programs

BUNSOLD MIDDLE SCHOOL

Agribusiness & Production Systems
Career Connections
Medical Detectives

MARYSVILLE

Agribusiness & Production Systems
Automotive Technology (at MECHS)
Media Arts
Performing Arts
Supply Chain Management

MARYSVILLE EARLY COLLEGE HIGH SCHOOL

Allied Health and Nursing
Automotive Technology
Engineering
Information Technology



BUNSOLD MIDDLE SCHOOL

Agribusiness & Production Systems

Students Enrolled: 88

- Students develop their potential for leadership and personal growth
- Learn about agriculture, food, fiber and natural resources systems.

Medical Detectives

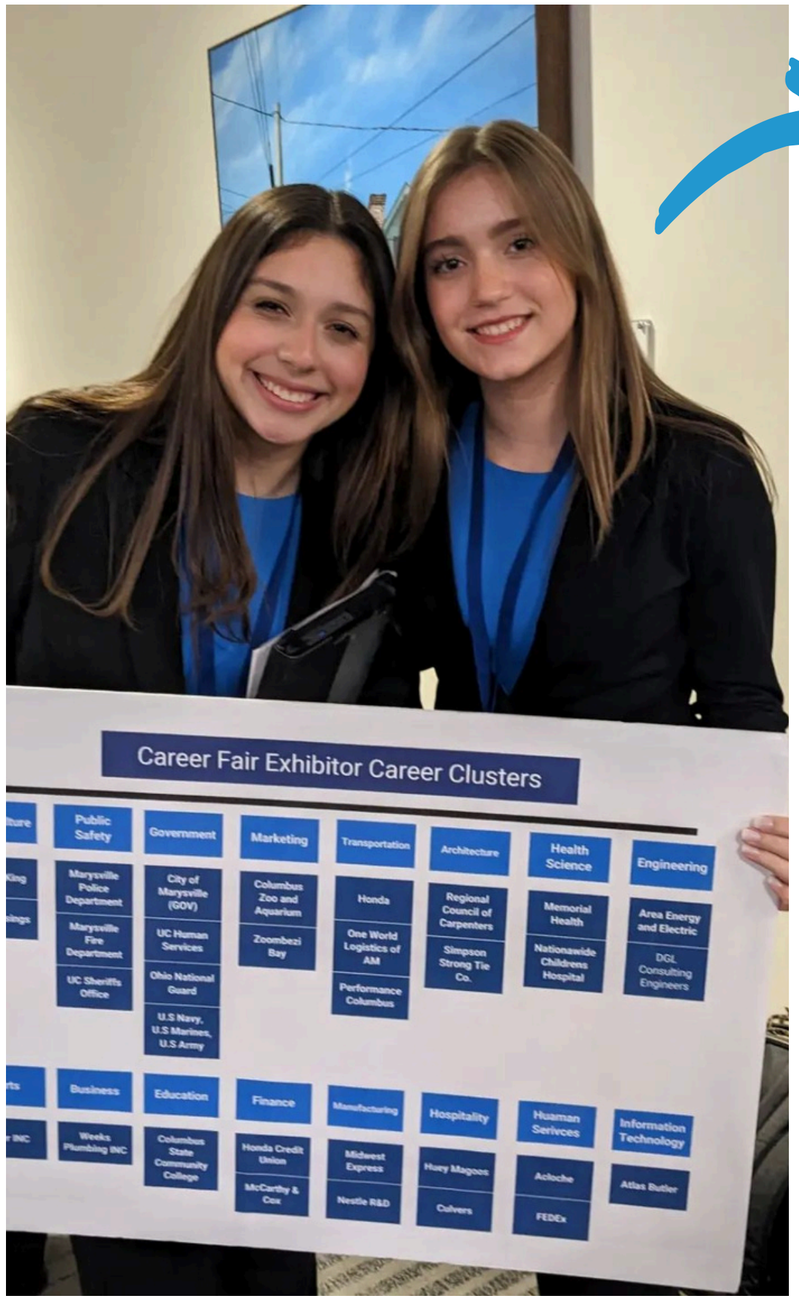
Students Enrolled: 104

- Solve medical mysteries through hands-on activities like analyzing DNA evidence, diagnosing diseases, and exploring how the human body works
- Conduct labs to understand different body systems, like the digestive and circulatory systems.

Career Connections

Students Enrolled: 31

- Explore various careers
- Assess their skills and strengths, choose a career field, and develop a career plan
- Learn professional skills, and improve their academic performance.



MARYSVILLE HIGH SCHOOL

Agribusiness & Production Systems

Students Enrolled: 112

- Students develop leadership skills
- Gain knowledge in animal science, plant and horticultural science, food science, environmental science, and business management.

Automotive Technology

***Located at MECHS**

- Perform vehicle inspection and maintenance using state-of-the-art equipment
- Run diagnostics and repair of steering and suspension, brake systems drive train, and engine performance

Media Arts

Students Enrolled: 122

- Creating graphics, videos, and other marketing pieces using multiple software applications
- Students are part of BPA and have the opportunity to strengthen their professional and leadership skills by competing throughout the year.

Performing Arts

Students Enrolled: 76

- Build production sets, read scripts, work with light design and sound, and dive into a world of theatrics
- Learn marketing, stage design, acting
- Work with new video technology to tell creative stories and document performances and events.

Supply Chain Management

Students Enrolled: 175

- Understand business foundations
- Create product services, develop deployment strategies
- Use technology to identify target markets, develop shipping & fulfillment plans, and manage logistics.
- A part of DECA, students are involved in student outreach, community service outreach, and running the school store.



MARYSVILLE EARLY COLLEGE HIGH SCHOOL

Allied Health and Nursing

Students Enrolled: 201

- Students participate in clinical experiences and Certified Nursing Assistant (CNA) training.
- Learn patient-centered care, medical terminology, and basic EKGs, CPR, and practice drawing blood

Automotive Technology

Students Enrolled: 50

- Perform vehicle inspection and maintenance using state-of-the-art equipment
- Run diagnostics and repair of steering and suspension, brake systems drive train, and engine performance

Engineering

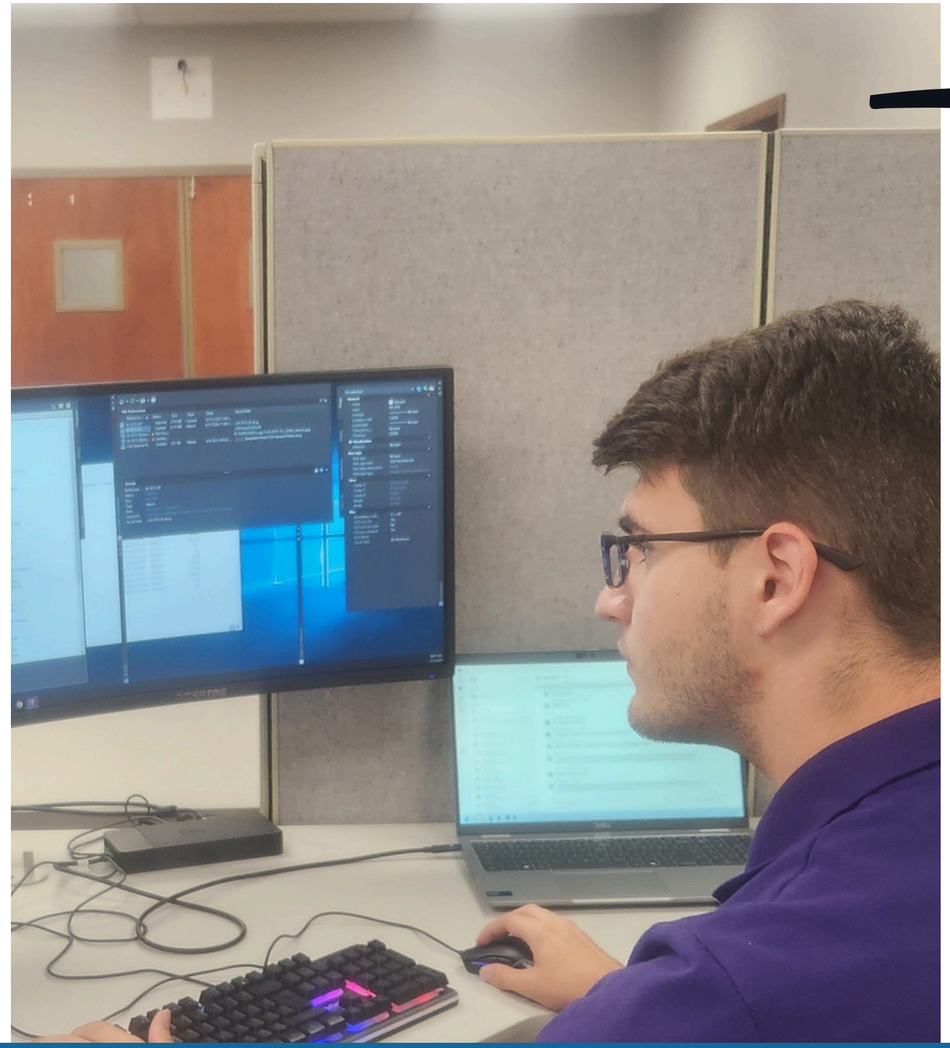
Students Enrolled: 144

- Design and create product models that meet industry needs.
- Learn to manage manufacturing processes such as equipment installation, logistics, inventory control, and quality assurance
- Work with robots and digital electronics while learning welding and fabrication

Information Technology

Students Enrolled: 89

- Create and design interactive media products, including commercials, mobile apps, websites, and video games
- Develop skills in programming, multimedia, database tools, and computer troubleshooting, preparing for a career in digital media and technology.



Ohio Hi-Point/MECHS Engineering student, Quinn, is currently interning with Civil Solutions and designing a recreational area for the City of Cincinnati. This internship is possible through Ohio Hi-Point's Work-Based Learning program and our business partners, like Civil Solutions, that allow students to gain real-world experience.

WORK-BASED LEARNING PROGRAMS

Available at Marysville and MECHS

83 Students placed for 2023-24 school year.

66 Current number of students placed for the 2024-25 school year.

PROGRAM ACTIVITIES



Develop employability and professional skills.



Work on resume writing.

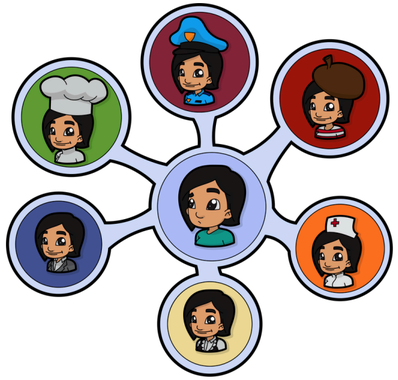


Network with industry professionals.



Attain Ohio Means Jobs Readiness Seal.

CAREER EXPLORATION



Student-Led Programs & Teacher-Facilitated kits

OHP Student-Led programs are tailor-made for elementary and middle school students.

- Kindergarten - Wild Kingdom (Animal Science)
- 1st Grade - There's a Hat For That (Education)
- 2nd & 3rd Grade - Career Fair (Health Careers, Exercise Science, Criminal Justice, EMT)
- 4th Grade - Candy Machine (Construction)
- 5th Grade - Mechanically Sound (Automotive)
- 6th Grade - Coding Robots (IT)

OHP Teacher-Facilitated kits (with lessons and supplies) can be checked out & delivered right to the classroom.

- Agriculture (K-5) & (6-8)
- Automotive (K-5) & (6-8)
- Business (6-8)
- Engineering/STEM (K-8)
- Health Science (K-5) & (6-8)/Exercise Science (6-8)
- Information Technology (K-8)
- Performing Arts (K-5) & (6-8)

54 Requests from partner districts this school year.

2,673 Total number of students reached this school year.







PREPARING OUR STUDENTS TO BE CAREER READY.

1293

Industry Credentials Earned
(2023-24 School Year)

298

Work-Based Learning/Internship Participants
(2023-24 School Year)

$859K

Wages Earned Through WBL
(2023-24 School Year)

300+

College Credits Earned
(2023-24 School Year)

$1M+

Scholarships Earned
(Campus Class of 2024)

Find us online





Facebook

@ohiohipointcc

Instagram

@ohiohipoint

Questions?

EXHIBIT B

UNION COUNTY
MARYSVILLE
ECONOMIC DEVELOPMENT

Union County – Marysville Rideshare Program Update

Uber Rideshare Program

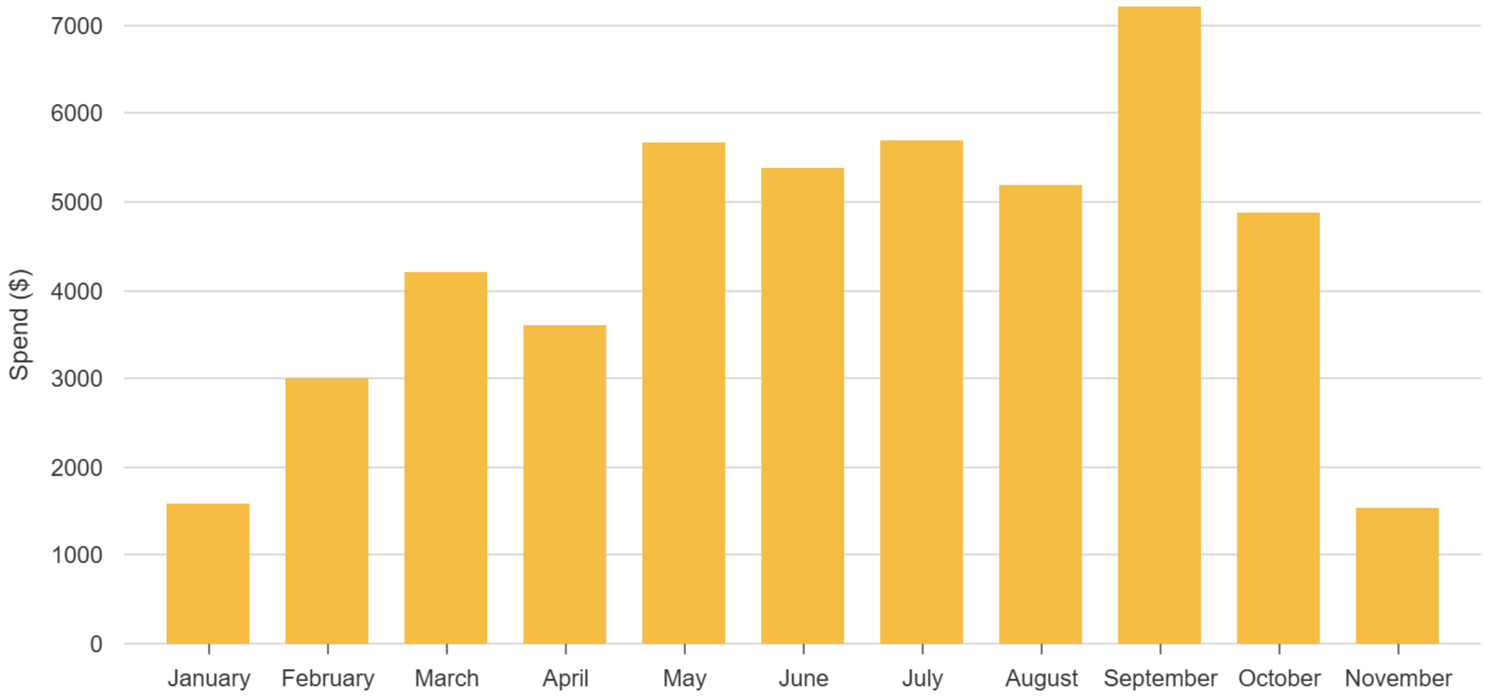
- Total Rides to date - 5728
- Unique Users - 149
- Beginning October 22, 2024, we changed the voucher from $10 off to $5 off
- The program has spent $ 48,015 since January 1, 2024

Current Stats – 11/30/2024



Total Spent per Month)

Total spend per month

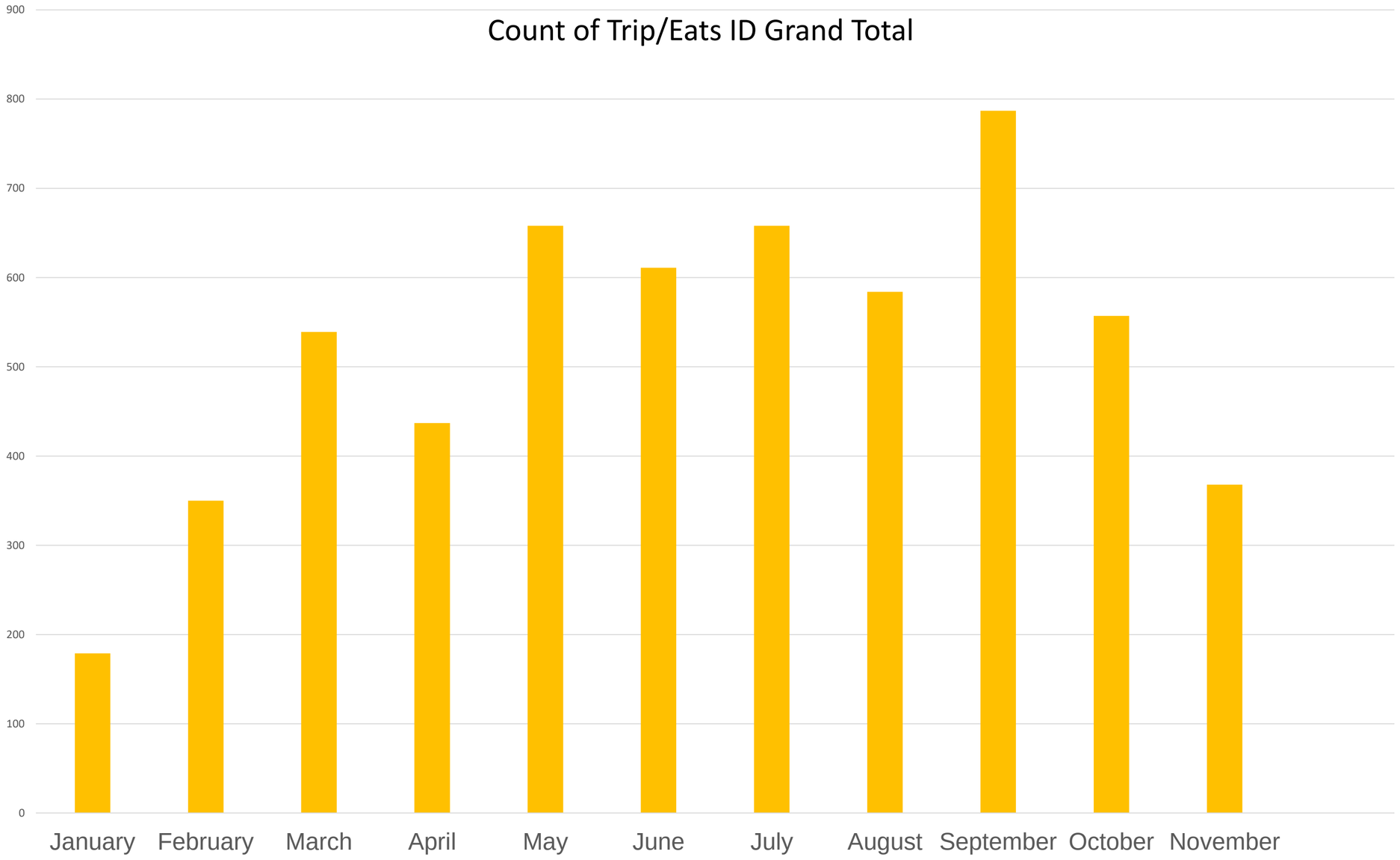


Breakdown of spend	
Total spend	$48,015
Rides	$48,015
Meals	$0

Trips – Distance / Duration / Cost (to date)

Month	Count of Trip/Eats ID	Average of Distance (mi)	Average of Duration (min)	Average of Transaction Amount in USD (incl. Taxes)
January	179	3.46	7.00	8.96
February	350	3.27	6.55	8.55
March	539	2.63	5.77	7.79
April	437	3.06	6.64	8.29
May	658	2.57	6.54	8.68
June	611	2.67	6.90	8.76
July	658	2.46	6.30	8.72
August	584	1.81	5.41	8.84
September	787	1.97	5.68	9.13
October	557	1.93	5.82	7.28
November	355	2.08	6.08	5.00
Grand Total	5728	2.42	6.15	8.18

Trips per Month (to date)



Number of Trips:

January – 179

February – 351

March – 539

April – 437

May – 658

June - 611

July - 658

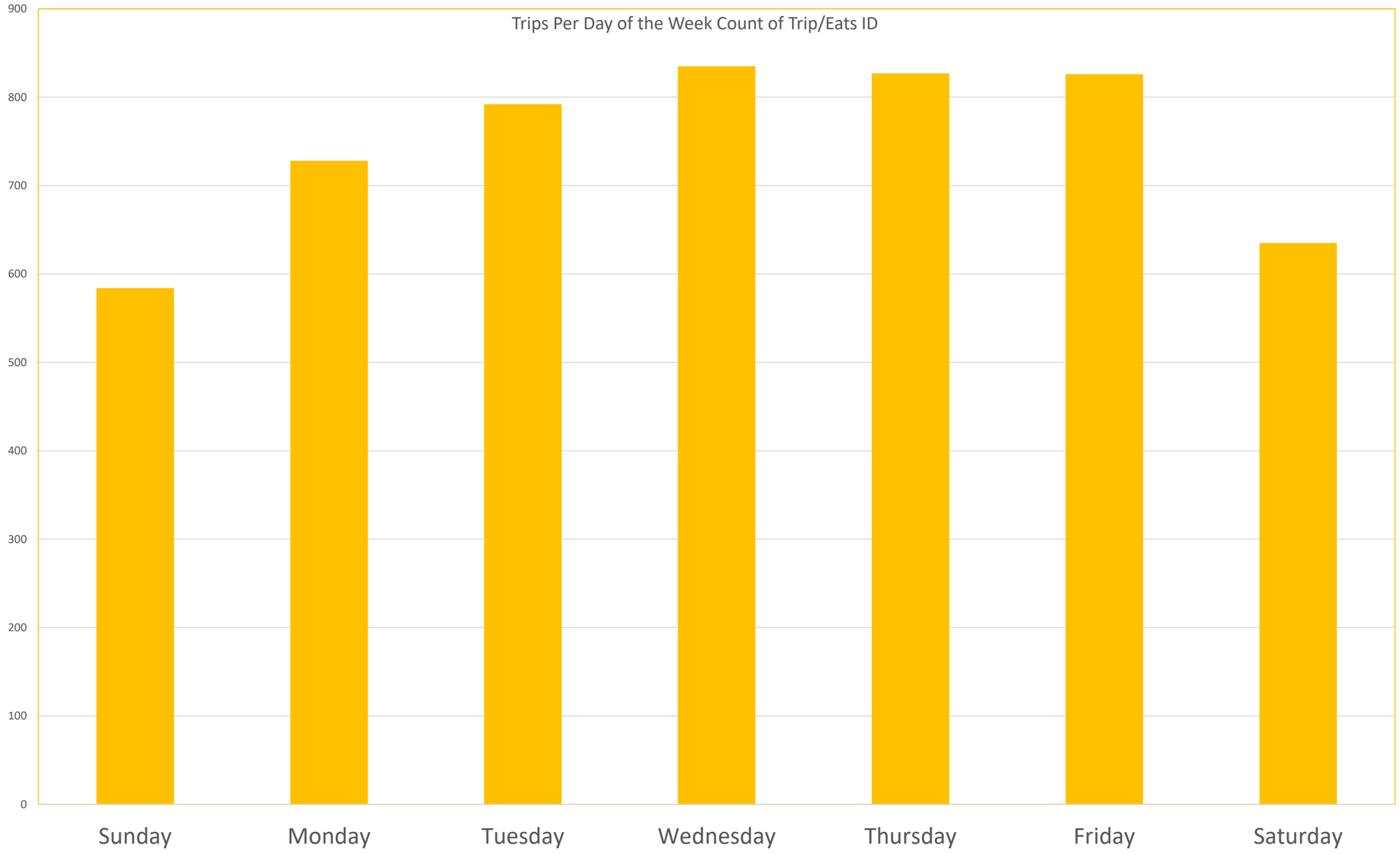
August - 584

September - 787

October – 557

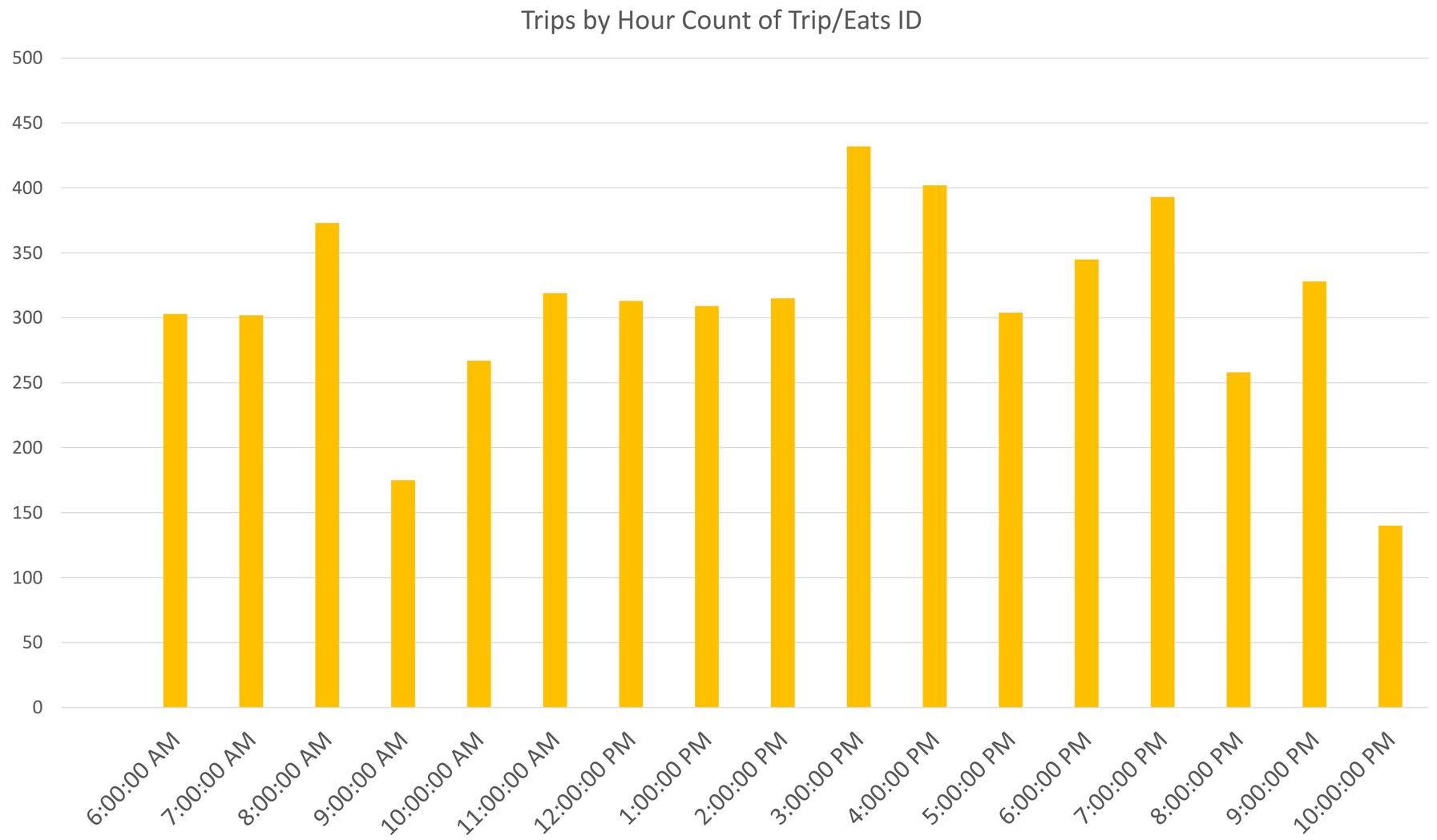
November - 355

Total Rides by Day of the Week (to date)



Sunday	584
Monday	728
Tuesday	792
Wednesday	835
Thursday	827
Friday	826
Saturday	635
Grand Total	5728

Rider Pick-Up by Hour of the Day (to date)



Hour	Count of Trip/Eats ID
6:00:00 AM	303
7:00:00 AM	302
8:00:00 AM	373
9:00:00 AM	175
10:00:00 AM	267
11:00:00 AM	319
12:00:00 PM	313
1:00:00 PM	309
2:00:00 PM	315
3:00:00 PM	432
4:00:00 PM	402
5:00:00 PM	304
6:00:00 PM	345
7:00:00 PM	393
8:00:00 PM	258
9:00:00 PM	328
10:00:00 PM	140
	5278

UNION COUNTY
MARYSVILLE
ECONOMIC DEVELOPMENT

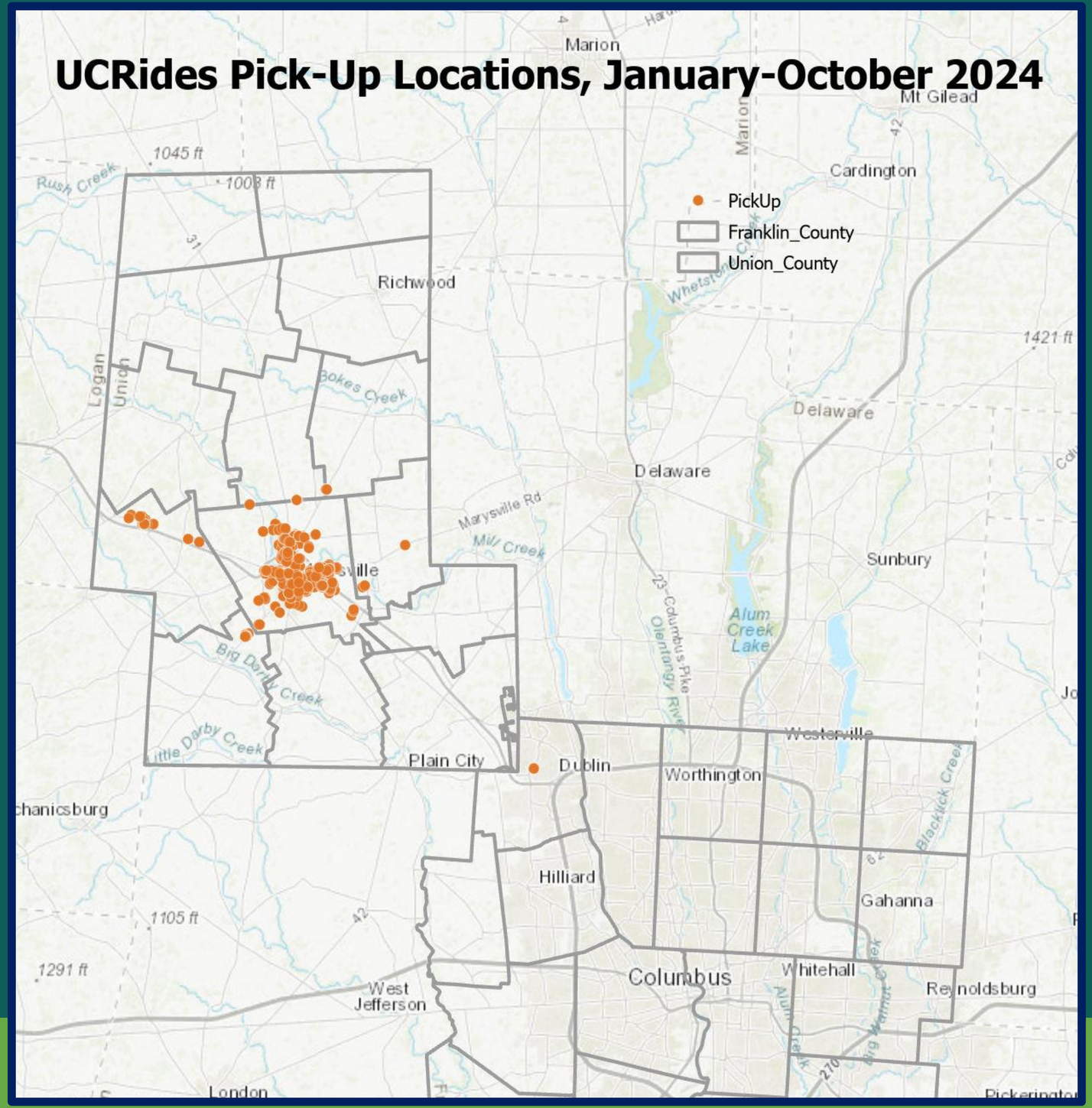


EXHIBIT C



CONNECT REAL ESTATE

WATER & LIGHT AT MARYSVILLE

PROPOSED AMENDMENT #1

**Hotels (Conditional Use)
in the Water & Light District Will
Have Commercial Uses
on the First Floor**

CONNECT REAL ESTATE

PROPOSED AMENDMENT #2

Vehicle Car Wash Facilities (Conditional Use) in the Water & Light District Will Require Screened Drive Paths

CONNECT REAL ESTATE

PROPOSED AMENDMENT #3

The "No Tree Replacement" Clause Will Be Removed From the PUD Text. Developer is Working With Staff to Finalize the Tree Replacement Policy

CONNECT REAL ESTATE

WATER & LIGHT



CONNECT REAL ESTATE

WATER & LIGHT

Henk Berbee
Mark Reams
Zack Bordner

RESOLUTION _____

TO AUTHORIZE THE CITY OF MARYSVILLE ADMINISTRATION TO APPLY FOR THE STAFFING FOR ADEQUATE FIRE AND EMERGENCY RESPONSE (SAFER) GRANT

WHEREAS, the Staffing for Adequate Fire and Emergency Response (SAFER) Grant, funded by the Federal Emergency Management Agency (FEMA), was created to provide funding directly to fire departments to help them increase or maintain the number of trained, front-line firefighters available in their communities; and

WHEREAS, the goal of the SAFER Grant is to enhance the local fire departments' abilities to comply with staffing, response and operational standards; and

WHEREAS, the Grant funds the hiring and employment of six firefighters for three years; and

WHEREAS, upon the expiration of three years, the City would be responsible for funding the employment of the firefighter positions thereafter; and

WHEREAS, the City of Marysville Fire Chief presented the SAFER Grant information to the Finance Committee on November 25, 2024; and

WHEREAS, the SAFER Grant herein as described above is considered to be a priority need for the Marysville Division of Fire and for the broader community; now, therefore

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF MARYSVILLE, OHIO, That:

SECTION I. The City Administration is hereby authorized to apply for the Staffing for Adequate Fire and Emergency Response (SAFER) Grant.

SECTION II. The City Administration is further authorized to enter into any agreements as may be necessary and appropriate for obtaining this financial assistance.

One Reading Only: _____ _____
PRESIDENT OF COUNCIL

Passed: _____

APPROVED AS TO FORM:

_____ _____
LAW DIRECTOR CLERK OF COUNCIL

Note: First Reading tabled to December 16, 2024 on December 2, 2024.

Terry Emery

ORDINANCE _____

TO DECLARE THE MARYSVILLE SOUTHEAST NEW COMMUNITY AUTHORITY TO BE ORGANIZED AND A BODY POLITIC AND CORPORATE; TO DEFINE THE BOUNDARY OF THE AUTHORITY'S NEW COMMUNITY DISTRICT; TO PROVIDE THE METHOD OF SELECTING THE BOARD OF TRUSTEES OF THE AUTHORITY AND FIX THE SURETY FOR THEIR BONDS; AND TO APPOINT CERTAIN MEMBERS TO THE BOARD OF TRUSTEES

WHEREAS, The Marysville Land Company, LLC (the "*Developer*") has submitted a Petition for the Organization of the Marysville Southeast New Community Authority (the "*Authority*") under Ohio Revised Code Chapter 349 (the "*Petition*") to this Council, which Petition relates to the proposed commercial development within the City; and

WHEREAS, the Authority's new community district (the "*District*"), as described in the Petition, is located entirely within the municipal corporate boundaries of the City, and this Council, as the legislative authority of the City, is therefore the "organizational board of commissioners," as that term is defined in Ohio Revised Code Section 349.01(F), for purposes of the Petition. Said Petition is attached and incorporated herein as Exhibit A; and

WHEREAS, this Council passed Resolution No. 023-2024 on December 2, 2024, determining that the Petition complies with the requirements of Chapter 349.03(A) of the Ohio Revised Code and fixing the time and place for a public hearing on the establishment of the Authority, and that public hearing was held on December 16, 2024, after notice of that public hearing was published as provided by law, and the date of which hearing was not less than thirty (30) nor more than forty-five (45) days after the filing date of the Petition; and

WHEREAS, this Council is to appoint three (3) citizen members to represent the interests of present and future residents of the District and one (1) member to serve as a representative of local government. The appointments shall occur within ten days of the effective date of this Ordinance; and

WHEREAS, this Council has determined that the Petition will be conducive to the public health, safety, convenience, and welfare, and is intended to result in the development of a new community; now, therefore

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MARYSVILLE, OHIO, That:

SECTION I: This Council hereby finds and determines that the Authority and the District, as defined in Ohio Revised Code Section 349.01(C), will be conducive to the public health, safety, convenience, and welfare, and is intended to result in the development of a new community, as defined in Ohio Revised Code Section 349.01(A).

SECTION II: The Petition is hereby accepted and shall be recorded, along with this Ordinance, in the minutes of this Council as the organizational board of commissioners for the purpose of Ohio Revised Code Chapter 349.

SECTION III: This Council declares that the Authority is hereby organized as a body politic and corporate.

SECTION IV: The corporate name of the Authority shall be the "Marysville Southeast New Community Authority".

SECTION V: The boundaries of the Authority's new community district are as set forth in the Petition.

SECTION VI. That the Board of Trustees of the Authority shall be comprised of seven (7) members selected and appointed as provided in the Petition, with three citizen members appointed by this Council, three developer representatives appointed by the Developer, and one local government representative appointed by this Council. The New Community Authority, at the expense of the developer, shall post for each member of the Board of Trustees a bond in the amount of $10,000 for the faithful performance of his or her duties. The bond shall be with a company authorized to conduct business within the State of Ohio as a surety.

This Council hereby adopts an alternative form of selecting successor members pursuant to Ohio Revised Code Section 349.04 by declaring that replacement trustees shall be appointed from time to time by this Council and the Developer in the same manner as the initial appointments. No elections shall be held for successor trustees.

SECTION VII: This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the adoption of this Ordinance were taken in an open meeting of this Council or any of its committees, and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law including Ohio Revised Code Section 121.22.

SECTION VIII: This ordinance shall be effective on the earliest date permitted by law.

Terry Emery

1st Reading _____

2nd Reading _____

3rd Reading _____

Passed: _____

_____
PRESIDENT OF COUNCIL

APPROVED AS TO FORM:

_____
LAW DIRECTOR

ATTEST:

_____
CLERK OF COUNCIL

EXHIBIT A

RECEIVED
NOV 15 2024
CITY OF
MARYSVILLE

TO THE CITY COUNCIL
OF THE CITY OF MARYSVILLE,
UNION COUNTY, OHIO:

**PETITION FOR THE ORGANIZATION
OF THE
MARYSVILLE SOUTHEAST COMMUNITY AUTHORITY**

November 15, 2024

In accordance with Chapter 349 of the Ohio Revised Code, as may be amended from time to time, The Marysville Land Company LLC, a Delaware limited liability company (the "Developer"), whose address is 8000 Walton Parkway, Suite 120, New Albany, Ohio 43054, hereby submits this petition (this "Petition") to the City Council of the City of Marysville ("City Council") for the organization and establishment of a community authority to be known as the Marysville Southeast Community Authority (the "Authority"). All terms set forth herein and not defined shall have the respective meanings assigned thereto in Chapter 349 of the Ohio Revised Code, unless context so requires a different meaning.

For purposes of the establishment of the Authority, the Developer is a "developer" within the meaning of Section 349.01(E) of the Ohio Revised Code, the City of Marysville (the "City") is the only "proximate community" as that term is defined in Section 349.01(M) of the Ohio Revised Code, and the City Council is the "organizational board of commissioners" as that term is defined in Section 349.01(F)(3) of the Ohio Revised Code. The Developer further states in fulfillment of Section 349.03 of the Ohio Revised Code as follows:

1. The Authority is to be named the "Marysville Southeast Community Authority".

2. The principal office of the Authority shall be located at 129 North Main Street Marysville, Ohio 43040, or such other location as may hereafter be determined by the Board of Trustees of the Authority from time to time.

3. Attached to this Petition as Exhibit A-1 is a full and accurate description and map of all the land comprising the Authority's New Community District (the "Initial Property"), which include the areas shown on Exhibit A-1 as "NCA Area South" and "NCA Area East" (the "District"). Because a majority of the land comprising the Initial Property to be included in the District is located within the corporate boundaries of the City, the City Council is the "organizational board of commissioners" as that term is defined in Section 349.01(F)(3) of the Ohio Revised Code. Legal descriptions of all the parcels comprising the Initial Property to be included in the District are attached as Exhibit A-2, including a full and accurate description of the boundaries of the District. All of the Initial Property within those boundaries will be included in the District. The total acreage to be included in the District is approximately 1,250 acres. The Developer owns or controls all such acreage comprising the Initial Property within the meaning of Section 349.01(E) of the Ohio Revised Code. The planned development of the District is a mix of limited industrial uses focused on scientific research, development, and training facilities; technology related facilities; industrial flex uses; light intensity production of goods and

manufacturing; digital infrastructure and data processing; and other similar or related issues and other such incidental or accessory uses related thereto, to be located within in the District.

This Petition seeks the establishment of the Authority and the District with respect to the Initial Property. Pursuant to Ohio Revised Code Section 349.03(B), the Developer intends that the District will from time to time add additional territory (collectively, the "Additional Property") to further the purposes of the Authority as set forth in this Petition. This Petition may be amended to include such Additional Property from time to time, subject to (a) the approval of the City Council, (b) the terms of a Declaration of Covenants, Restrictions and Agreements for the Marysville Southeast Community Authority to be filed by the Developer, together with any amendments and supplements thereto (the "Declaration"), (c) the procedures and requirements of Ohio Revised Code Chapter 349, as may be amended from time to time, and (d) all other generally applicable rules and laws.

For the avoidance of doubt, Additional Property may be added to the District that is not located within the corporate boundaries of the City. The Authority and the Developer understand and agree that the approval of the appropriate "organizational board of commissioners" and the signature of additional "proximate communities" may be required, depending on the location of the Additional Property. The Authority and the Developer shall comply with the terms of Ohio Revised Code Chapter 349 with respect to the addition of Additional Property to the territory of the District in all respects.

4. Certified copies of the zoning regulations for the Initial Property within the boundaries of the proposed District for comprehensive development as a new community are attached to this Petition as Exhibit B. Any Additional Property added to the territory of the District shall be consistent with the zoning regulations applicable to such Additional Property.

5. Attached to this Petition as Exhibit C is a current plan indicating the proposed Development Program for the District, the Land Acquisition and Land Development activities, Community Facilities, services, and Community Activities proposed to be undertaken by the Authority under such program, the proposed method of financing such Community Activities and services, including a description of the bases, timing, and manner of collecting any proposed Community Development Charges, and the projected total residential population of, and employment within, the District.

6. The Developer recommends that the Board of Trustees of the Authority be comprised of seven (7) members selected as provided in Ohio Revised Code Section 349.04 and as described below:

A. The Members of the Board shall be appointed as follows:

i. The City Council, as the organizational board of commissioners under Ohio Revised Code Section 349.01(F)(3), shall appoint three (3) citizen members of the Board to represent the interests of present and future residents and employers within the District.

ii. The City Council, as the organizational board of commissioners under Ohio Revised Code Section 349.01(F)(3), shall appoint one (1) member of the Board to serve as a representative of local government.

iii. The Developer, in its capacity as "developer" of the District within the meaning of Ohio Revised Code Section 349.01(E), shall appoint three (3) members to serve on the Board to represent the Developer.

B. The Members of the Board shall serve two-year overlapping terms, with two (2) of the initial citizen members appointed by the City Council to serve initial one-year terms and two (2) of the members appointed by the Developer to serve initial one-year terms.

C. The Developer recommends that, pursuant to Ohio Revised Code Section 349.04, the methodology for replacement of the Board be as follows:

i. The City Council, as the organizational board of commissioners under Ohio Revised Code Section 349.01(F)(3), shall continue to appoint replacement citizen members of the Board and the representative of local government upon the expiration of those members' terms or resignation by those members unless the City Council determines, by resolution of the City Council, that such citizen members of the Board and the representative of local government shall be elected in the manner prescribed by Ohio Revised Code Sections 349.04(A) and (C); and

ii. The Developer, representing the Developer in its capacity as developer of the District within the meaning of Ohio Revised Code Section 349.01(E), shall appoint replacement representatives of the developer to the Board upon the expiration of those members' terms or resignation by those members in accordance with the requirements stated in Section 6(A)(iii) hereof, unless the Developer determines that such members of the Board shall be elected in the manner prescribed by Ohio Revised Code Section 349.04(B).

7. Attached to this Petition as Exhibit D is a preliminary economic feasibility analysis, including the area development pattern and demand, location and proposed District size, present and future socio-economic conditions, public services provision, financial plan, and a statement of the Developer's management capability.

8. The development will comply with all applicable environmental laws and regulations.

9. The Authority may only be dissolved in accordance with a resolution passed by the Board of Trustees of the Authority and with the concurring approval of City Council by resolution or ordinance. Unless otherwise agreed by obligees of the Authority, however, the Authority may not be dissolved so long as any bond, note, or other legal indebtedness of the Authority remains outstanding.

Attached Exhibits A-1, A-2, B, C, and D are incorporated and made a part of this Petition.

In consideration of the foregoing, the Developer hereby requests that City Council, as the "organizational board of commissioners" under Section 349.03 of the Ohio Revised Code, determine that this Petition is sufficient and complies as to form and substance with the requirements of Section 349.03 of the Ohio Revised Code, and further requests that City Council fix the time and place of a hearing on this Petition for the establishment of the Authority. That hearing must be held not less than thirty (30) nor more than forty-five (45) days after the filing of this Petition with the Clerk of City Council.

[Remainder of page left blank]

IN WITNESS WHEREOF, the Developer has caused this Petition for Organization of the Marysville Southeast Community Authority to be executed by its duly authorized representative as of the day and year first above written.

THE MARYSVILLE LAND COMPANY LLC,
a Delaware limited liability company

By: _____
William Ebbing, President

STATE OF OHIO :
: SS
COUNTY OF FRANKLIN :

The foregoing instrument was acknowledged before me this 15th day of November, 2024, by THE MARYSVILLE LAND COMPANY LLC, by William Ebbing, President of The Marysville Land Company LLC, on behalf of the company.

Lucas Novembre
Notary Public

My Commission Expires: NONE

NOTARIAL SEAL
STATE OF OHIO

Lucas Novembre
Attorney at Law
Notary Public, State of Ohio
My Commission Has No Expiration Date
Sec 147.03 RC

Schedule of Exhibits

Exhibit A-1	District Map
Exhibit A-2	District Legal Description(s)
Exhibit B	Applicable Zoning Ordinances
Exhibit C	Proposed District Development Plan
Exhibit D	Preliminary Economic Feasibility Analysis

EXHIBIT A-1

MAP OF NEW COMMUNITY DISTRICT

[Attached]

Marysville Development NCA Areas

Date: November 15, 2024

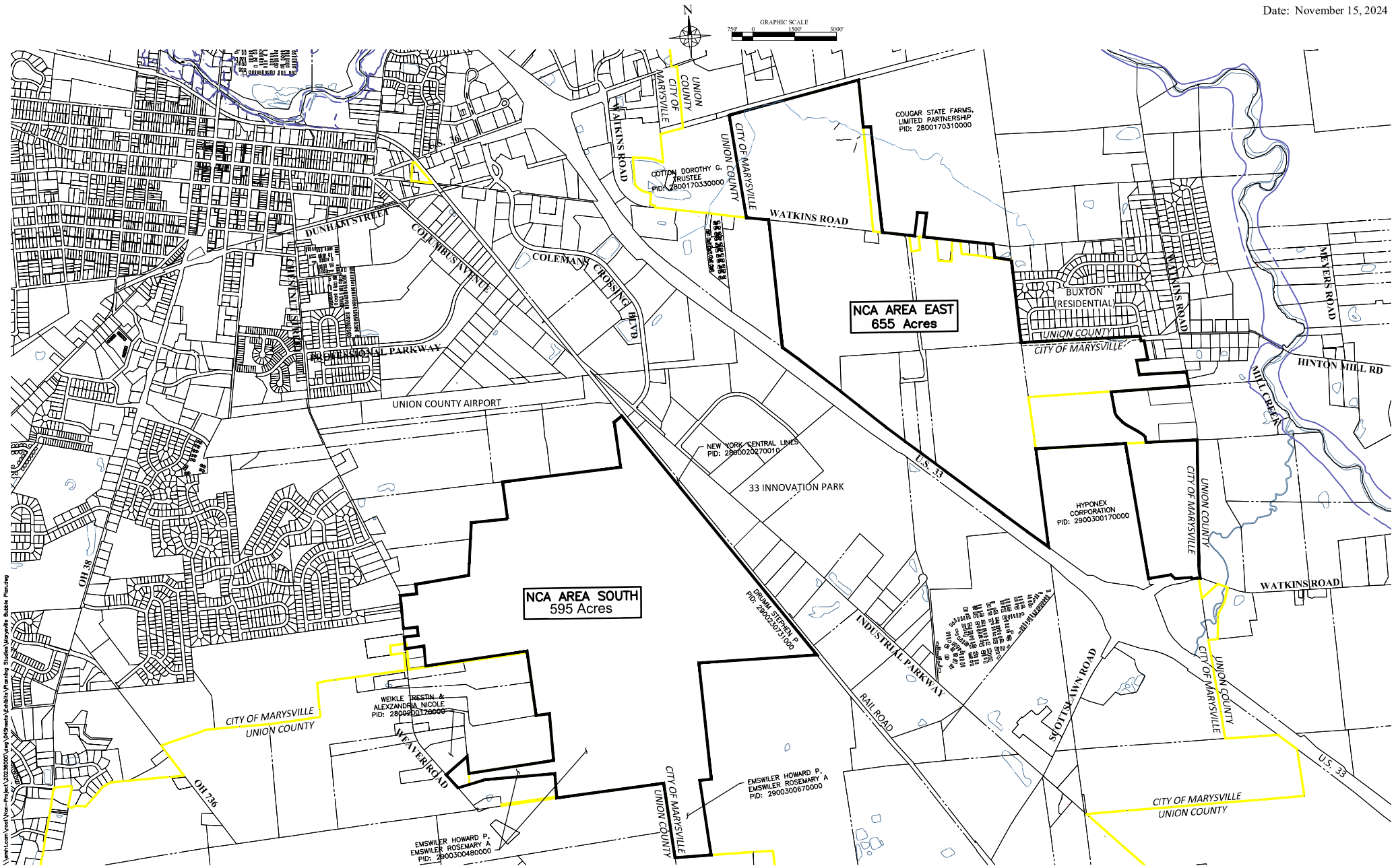


EXHIBIT A-2

LEGAL DESCRIPTION OF NEW COMMUNITY DISTRICT

[Attached]

565.883 ACRES

Situated in the State of Ohio, County of Union, City of Marysville, located in Virginia Military District Survey Numbers 2254, 9028 and 3350, being part of that 117.70 acre tract conveyed to Ryan J. Lee, Gregory J. Lee and Janibo Farms, LLC by deed of record in Instrument Number 202404190002720, that 173.635 acre tract conveyed to Ryan J. Lee and Gregory J. Lee by deeds of record in Instrument Numbers 201709270008015 and 202402140001046, that 69.725 acre tract conveyed to Janibo Farms LLC by deed of record in Instrument Number 202303080001593, that 2.084 acre tract conveyed to Paul Henning by deeds of record in Deed Book 308, Page 248, Official Record 882, Page 176 and Instrument Number 202302030000798, Lots 3 and 4 of "Marmax Subdivision" of record in Plat Book 3, Page 360, that 51.654 acre tract conveyed to Watkins Road Development Company LLC by deed of record in Instrument Number 202309130006714, that 58.833 acre tract conveyed to Steven T. Schmitter and Suzanne Schmitter by deed of record in Instrument Number 201506090004392, that 117.357 acre tract conveyed to 18530 LLC by deed of record in Instrument Number 202301200000443, that 8.222 acre tract conveyed to Frederick J. Durant by deed of record in Instrument Number 201706300005406, that 6.942 acre tract conveyed to Joshua T. Codner and Amy R. Codner by deed of record in Official Record 691, Page 51, that 6 acre tract conveyed to 1833 Farms LLC by deed of record in Instrument Number 202302060000856 and that 27.047 acre tract conveyed to 18530 LLC by deed of record in Instrument Number 202301200000444, (all references refer to the records of the Recorder's Office, Union County, Ohio) being described as follows:

BEGINNING in the centerline of Watkins Road, at the southwesterly corner of said 117.70 acre tract and the southeasterly corner of that tract conveyed to Dorothy G. Cotton, Trustee, by deed of record in Official Record 174, Page 109;

Thence North 09° 30' 07" West, with the westerly line of said 117.70 acre tract, a distance of 1864.86 feet to a point;

Thence North 74° 49' 54" East, with the northerly line of said 117.70 acre tract, a distance of 1015.22 feet to a point;

Thence across said 117.70 acre tract, with the center of an existing ditch, the following courses and distances:

South 30° 06' 41" East, a distance of 105.83 feet to a point;

South 46° 36' 03" East, a distance of 187.87 feet to a point;

South 54° 38' 28" East, a distance of 96.26 feet to a point;

South 40° 07' 00" East, a distance of 105.92 feet to a point;

North 85° 14' 13" East, a distance of 30.48 feet to a point;

North 53° 07' 47" East, a distance of 75.94 feet to a point;

South 83° 27' 09" East, a distance of 162.94 feet to a point;

North 85° 05' 50" East, a distance of 164.73 feet to a point;

South 57° 35' 11" East, a distance of 48.27 feet to a point;

South 45° 02' 21" East, a distance of 64.48 feet to a point;

South 83° 58' 48" East, a distance of 48.27 feet to a point;

North 73° 14' 51" East, a distance of 55.81 feet to a point;

South 60° 22' 52" East, a distance of 124.74 feet to a point;

South 83° 59' 44" East, a distance of 48.39 feet to a point;

South 53° 09' 42" East, a distance of 135.26 feet to a point;

South 70° 04' 49" East, a distance of 117.27 feet to a point;

South 49° 15' 53" East, a distance of 82.15 feet to a point; and

South 85° 16' 47" East, a distance of 52.85 feet to a point in the easterly line of said 117.70 acre tract;

Thence South 05° 43' 30" East, with the easterly line of said 117.70 acre tract, a distance of 1742.44 feet to a point in the centerline of said Watkins Road;

Thence North 83° 46' 01" West, with the centerline of said Watkins Road, the southerly line of said 117.70 acre tract, a distance of 146.41 feet to a point at a northeasterly corner of said 173.635 acre tract;

Thence with the northerly line of said 173.635 acre tract, the following courses and distances:

South 05° 03' 42" West, a distance of 203.85 feet to a point;

South 83° 47' 00" East, a distance of 264.69 feet to a point;

North 06° 46' 48" West, a distance of 209.10 feet to a point; and

South 83° 46' 01" East, a distance of 570.60 feet to a point;

Thence South 06° 16' 45" East, with the easterly line of said 173.635 acre tract, a distance of 284.80 feet to a point at a northwesterly corner of said 69.725 acre tract;

Thence North 83° 43' 09" East, with a northerly line of said 69.725 acre tract, a distance of 155.04 feet to a point;

Thence North 06° 16' 45" West, with a westerly line of said 69.725 acre tract, a distance of 249.94 feet to a point in the centerline of said Watkins Road;

Thence South 83° 36' 39" East, with the centerline of said Watkins Road, the northerly line of said 69.725 and 2.084 acre tract, a distance of 751.75 feet to a point at the northwesterly corner of Lot 5 of said “Marmax Subdivision”;

Thence South 07° 10' 49" East, with an easterly line of said 69.725 acre tract, the westerly line of said “Marmax Subdivision”, a distance of 230.30 feet to a point;

Thence South 83° 38' 49" East, with a northerly line of said 69.725 acre tract, a southerly line of said “Marmax Subdivision” a distance of 150.00 feet to a point at the southwesterly corner of said Lot 4 of said “Marmax Subdivision”;

Thence with the perimeter of said Lots 4 and 3 of said “Marmax Subdivision”, the following courses and distances:

North 07° 10' 49" West, a distance of 230.20 feet to a point in the centerline of said Watkins Road;

South 83° 36' 39" East, with said centerline, a distance of 300.05 feet to a point; and

South 07° 18' 25" East, a distance of 228.38 feet to a point in the northerly line of said 69.725 acre tract;

Thence with the line common to said 69.725 acre tract and said “Marmax Subdivision”, the following courses and distances:

South 82° 59' 47" East, a distance of 149.90 feet to a point;

South 07° 10' 49" East, a distance of 18.57 feet to a point; and

South 83° 38' 49" East, a distance of 301.07 feet to a point;

Thence South 06° 38' 12" East, with an easterly line of said 69.725 acre tract, partially with the westerly line of “Pleasant Ridge Subdivision Phase 3”, of record in Plat Book 4, Page 147, a distance of 707.47 feet to a point at the northwesterly corner of “Buxton Meadows Subdivision”, of record in Plat Book 4, Page 76;

Thence South 06° 09' 46" East, with the line common to said 69.725 acre tract and said “Buxton Meadows Subdivision”, a distance of 775.22 feet to a point at the northeasterly corner of said 117.357 acre tract, the northwesterly corner of said 51.654 acre tract;

Thence North 87° 04' 26" East, with the line common to said 51.654 acre tract and said “Buxton Meadows Subdivision”, a distance of 2136.47 feet to a point;

Thence with the easterly line of said 51.654 acre tract, the following courses and distances:

South 10° 50' 34" East, a distance of 81.15 feet to a point;

North 87° 05' 03" East, a distance of 56.31 feet to a point;

South 10° 54' 43" East, a distance of 342.77 feet to a point;

South 87° 00' 17" West, a distance of 202.78 feet to a point;

South 10° 54' 43" East, a distance of 260.00 feet to a point;

North 87° 00' 17" East, a distance of 845.66 feet to a point in the centerline of said Watkins Road; and

South 10° 52' 39" East, with the centerline of said Watkins Road, a distance of 258.48 feet to a point;

Thence South 86° 03' 25" West, with the southerly line of said 51.654 acre tract, partially with the northerly line of said 58.833 acre tract, a distance of 1392.94 feet to a point;

Thence across said 58.833 acre tract, with the center of an existing ditch, the following courses and distances:

South 07° 20' 23" East, a distance of 59.05 feet to a point;

South 26° 34' 18" East, a distance of 47.31 feet to a point;

South 02° 59' 39" West, a distance of 48.25 feet to a point;

South 07° 50' 27" East, a distance of 207.78 feet to a point;

South 28° 33' 18" East, a distance of 109.42 feet to a point;

South 37° 00' 16" East, a distance of 51.60 feet to a point;

South 50° 18' 25" East, a distance of 50.82 feet to a point;

South 43° 16' 42" East, a distance of 64.25 feet to a point;

South 62° 34' 00" East, a distance of 75.03 feet to a point;

South 60° 51' 27" East, a distance of 291.13 feet to a point;

South 35° 56' 15" East, a distance of 118.16 feet to a point;

South 20° 28' 25" East, a distance of 59.41 feet to a point; and

South 01° 01' 36" East, a distance of 19.70 feet to a point in the southerly line of said 58.833 acre tract;

Thence South 86° 50' 46" West, with the southerly line of said 58.833 acre tract, a distance of 1990.28 feet to a point in the easterly line of said 117.357 acre tract;

Thence South 07° 20' 53" East, with the easterly line of said 117.357 acre tract, a distance of 1778.35 feet to a point in the northeasterly limited access right-of-way line of U.S. Route 33;

Thence with said northeasterly limited access right-of-way line, the following courses and distances:

North 53° 17' 20" West, a distance of 503.21 feet to a point;

North 54° 25' 21" West, a distance of 505.47 feet to a point;

North 53° 19' 38" West, a distance of 1498.49 feet to a point;

North 53° 47' 34" West, a distance of 682.23 feet to a point;

North 53° 49' 38" West, a distance of 319.32 feet to a point;

North 51° 16' 03" West, a distance of 1133.99 feet to a point;

North 53° 17' 20" West, a distance of 967.40 feet to a point; and

North 54° 26' 07" West, a distance of 351.15 feet to a point at the southwesterly corner of the remainder of said 173.635 acre tract;

Thence North 06° 13' 44" West, with the westerly line of the remainder of said 173.635 acre tract, a distance of 2305.85 feet to a point in the centerline of said Watkins Road, the southerly line of said 117.70 acre tract;

Thence North 83° 45' 58" West, with the centerline of said Watkins Road, the southerly line of said 117.70 acre tract, a distance of 390.57 feet to the POINT OF BEGINNING, containing 565.883 acres, more or less.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

NCA Area East (continued) (Elliott)

LEGAL DESCRIPTION

TRACT 1:

Situated in the County of Union, in the State of Ohio and in the Township of Paris, and bounded and described as follows:

Being part of Survey No. 3350, and bounded and described as follows:

Beginning at a point in the center of the Watkins Road (C.H. No 104A) said point being the southeasterly corner of the 3 acre tract conveyed to Paul M. Taylor and Mary A. Taylor as recorded in Union County Deed Record Volume 197, page 507; Thence with two consecutive lines along said three acre tract North 7° 00' West (passing over an iron pin at 25.56 feet) 1306.8 feet to an iron pin, and North 85° 04' West 100 feet to an iron pin in the westerly line of the Marie Taylor premises described in Union County Deed Record Volume 170, page 577; thence with said line North 7° 00' West 585.8 feet to an iron pin; thence North 87° 35' East 147.2 feet to an iron pin; thence South 7° 00' East (passing over an iron pin at 1886.24 feet) 1911.8 feet to a point in the center of said Watkins Road; thence with the centerline of said road North 85° 04' West 50 feet to the point of beginning.

Containing 3.48 acres more or less.

TRACT 2:

Being a part of Virginia Military Lands, Survey No. 3350, Paris Township, Union County, Ohio and bounded and described as follows:

Beginning at a point in the centerline of County Road 104A (Watkins Road), said point also being the point of intersection of the East line of the land owned by Faye M. Wilson and the point of intersection of the West line of Marie Taylor's 167.87 acre tract with the centerline of County Road No. 104A (Watkins Road); thence with the centerline of County Road No. 104A (Watkins Road) South 71° 04' East, a distance of 100.00 feet to a point in the centerline of County Road No. 104A (Watkins Road); thence North 7° 00' West a distance of 1306.80 feet to an iron pin and passing an iron pin at 25.56 feet; thence North 71° 04' West, a distance of 100.00 feet to an iron pin; thence South 7° 00' East, a distance of 1306.80 feet, with Faye M. Wilson's East Line, to the place of beginning, and passing a corner post at 1281.24 feet.

Containing 3.000 acres, more or less, out of the Southwest corner of a tract of 167.87 acres.

Subject to all taxes and assessments due and payable after date hereof, easements of record, established easements, restrictions of record, and zoning ordinances.

Parcel Number: 28-0017035.0010
Map Number: 103-00-00-038.000
VMS 3350

NCA Area East (continued) (Guenther)

LEGAL DESCRIPTION

Real Estate situated in Paris Township, Union County, Ohio, being part of the Virginia Military Survey #3350, and being more particularly described as follows:

Beginning for reference at a found railroad spike in the centerline of County Road 104 (Watkins Road) at the northwesterly corner of the R. & W. Kunce 0.784 acres tract (Deed Record 257, Page 224); thence North 83 degrees 47' 00" West, 570.08 feet with the centerline of County Road 104 to a nail, being the true place of beginning; thence continuing North 83 degrees 47' 00" West 221.86 feet to a nail; thence South 5 degrees 03' 42" West 203.38 feet to an iron post stub (passing an iron post stub at 25.58 feet); thence south 83 degrees 47' 00" East 264.69 feet to an iron pipe; thence North 6 degrees 46' 48" West, 208.68 feet to the true place of beginning (passing an iron pipe at 183.48 feet).

The tract as surveyed on August 20, 1976, by Registered Surveyor James A. Page (S-6034) is said to contain 1.14 acres more or less, but subject to the legal road rights of way and all easements of record.

The tract surveyed is part of the Francis N. Erwin 1.00 acre tract (Deed Record 270, Page 112) and the Lutrelle Lee 139.54 acre tract (Deed Record 190, Page 193).

Parcel Number: 28-0017046.0000
Map Number: 102-00-00-011.000
VMS 3350

NCA Area East (continued) (Martin)

LEGAL DESCRIPTION

Real estate situate in the Township of Paris, in the County of Union, and State of Ohio, and bounded and described as follows:

Part of Survey No. 3350.

Commencing at a point in the center of the Watkins Road (C.H. No. 104-A), said point being the southeasterly corner of the three acre tract conveyed to Paul M. Taylor, Vol. 197, Page 507; Thence with the center line of said road S. 83° E. 630.3 feet to the true point of beginning; Thence N. 7° E. (passing over an iron pin at 25 feet) 431.5 feet to an iron pin; Thence S. 83° E. 160 feet to an iron pin; Thence S. 7° W. (passing over an iron pin at 406.5 feet) 431.5 feet to a point in the center of said road; Thence with the center line of said road N. 83° W. 160 feet to the beginning. Containing 1.585 acres, more or less.

Parcel Number: 28-0017037.0000
Map Number: 103-00-00-037.000
VMS 3350

NCA Area East (continued) (Ingram)

LEGAL DESCRIPTION

Real Estate situated in Paris Township, Union County, Ohio, being part of the Virginia Military Survey #3350, and being more particularly described as follows:

Beginning for reference at a found railroad spike in the centerline of County Road 104 (Watkins Road) at the northwesterly corner of the R. & W. Kunce 0.784 acres tract (Deed Record 257, Page 224); thence North 83 degrees 47' 00" West, 570.08 feet with the centerline of County Road 104 to a nail, being the true place of beginning; thence continuing North 83 degrees 47' 00" West 221.86 feet to a nail; thence South 5 degrees 03' 42" West 203.38 feet to an iron post stub (passing an iron post stub at 25.58 feet); thence south 83 degrees 47' 00" East 264.69 feet to an iron pipe; thence North 6 degrees 46' 48" West, 208.68 feet to the true place of beginning (passing an iron pipe at 183.48 feet).

The tract as surveyed on August 20, 1976, by Registered Surveyor James A. Page (S-6034) is said to contain 1.14 acres more or less, but subject to the legal road rights of way and all easements of record.

The tract surveyed is part of the Francis N. Erwin 1.00 acre tract (Deed Record 270, Page 112) and the Lutrelle Lee 139.54 acre tract (Deed Record 190, Page 193).

Parcel Number: 28-0017046.0000
Map Number: 102-00-00-011.000
VMS 3350

NCA Area East (continued) (Wilson)

LEGAL DESCRIPTION

TRACT I:

Real estate situated in the in Paris Township of Union County, Ohio, in the Virginia Military Survey No. 3350, being part of the 68.458 acre tract of Dennis E. Snodgrass (OR 261, Page 704), and being further bounded and described as follows:

Beginning for reference at the intersection of the centerline of Watkins Road (County Road 104) and the east right of way line of Wildwood Lane. Also being the northwest corner of the 0.784 acre tract of Kathi J. Ingram (OR 950, Page 985 and Survey Record 7, Page 436).

Thence S 83° 46' 54" E, 149.95 feet along said centerline of Watkins Road to a mag nail set at the northeast corner of said 0.784 acre tract, being the True Point of Beginning.

Thence S 83° 46' 54" E, 8.94 feet continuing along said centerline to a mag nail set.

Thence S 06° 25' 12" E, 249.90 feet (passing over an iron rod set at 30.74 feet) to an iron rod set.

Thence S 83° 34' 48" W, 155.04 feet to an iron rod set on said east right of way line of Wildwood Lane.

Thence N 06° 25' 12" W (assumed bearing), 51.44 feet along said east right of way line to an iron rod found at the southwest corner of said 0.784 acre tract.

Thence with two consecutive courses of said 0.784 acre tract:

1) S 83° 46' 54" E, 149.95 feet to an iron rod found.

2) N 06° 25' 12" W, 233.22 feet (passing over an iron rod found at 197.62 feet) to the True Point of Beginning.

Bearing was assumed from Survey Record 7, Page 436. The tract as described from an actual field survey performed on or about May 15, 2012, by Registered Surveyor Joseph P. Priday (S-7277), contains 0.168 acre, more or less, subject to all previous easements and rights of way of record. All iron rods set are 5/8" x 30" with plastic ID caps. The plat of survey is recorded in the office of the Union County Engineer.

TRACT II:

Real estate situated in the County of Union, in the State of Ohio, and in the Township of Paris, and bounded and described as follows:

Being part of Virginia Military Survey Number 3350, and bounded and described as follows:

(Wilson) (Cont.)

Commencing at a P.K. spike found in the center of Watkins Road (CH No. 104-A), being at the intersection of the centerline of the State of Ohio Frontage Road B, easement known as Parcel 105 for same being recorded in Union County Deed Record Volume 231, Page 297;

thence with the centerline of Watkins Road South 83° 47' East 31.76 feet to the TRUE POINT OF BEGINNING, being the Northwesterly corner of the Max J. and Martha S. Rogers 76.10 acre tract described in Union County Deed Record Volume 157, Page 509;

thence continuing with the centerline of said Watkins Road, and also being the northerly line of said 76.10 acre tract South 83° 47' East 150 feet to a point;

thence South 6° 25' 12" East (passing over an iron pin at 35.60 feet) 233.30 feet to an iron pin;

thence North 83° 47' West 150 feet to an iron pin in the westerly line of the above mentioned 76.10 acre tract;

thence with said westerly line North 6° 25' 12" West (passing over an iron pin at 197.70 feet) 233.30 feet to the POINT OF BEGINNING.

CONTAINING 0.784 OF AN ACRE, more or less, but subject to the legal road right of way and to all other easements of record. State of Ohio Highway easement known as Parcel 105-A is recorded in Union County Deed Record Volume 225, Page 115.

The above description prepared by J. Donald Hart, Registered Surveyor No. 3802, from an actual survey of the premises made May 17, 1973. Plat of survey is recorded in Union County Survey Record Volume 7, Page 436.

Being a part of the 76.10 acre tract described in Union County Deed Record Volume 159, Page 509.

Parcel Number: 28-0017044.0000
Map Number: 103-00-00-045.000
VMS 3350

NCA Area East (continued) (Robinson)

LEGAL DESCRIPTION

Situated in the County of Union, State of Ohio, Twp. of Paris, & being part of Survey #3350, bounded and described as follows:

Commencing at the point of intersection of the centerline of the Watkins Rd. (C.H. 104-A) with the Paris-Dover Twp. line; thence with said road centerline N. 82° 58' W. 300 ft. to the true point of beginning, said point being the northwesterly corner of the 1.674 acre tract described in Union County Deed Record Vol. 209, P. 213; thence along the westerly line of said tract S. 6° 30' E. (passing over an iron pin at 25.72 ft.) 231.43 ft. to an iron pin; thence N. 82° 58' W. 150 ft. to an iron pin; thence N. 6° 30' W. (passing over an iron pin at 205.71 ft.) 231.43 ft. to a point in the center of said Watkins Rd.; thence with said road centerline S. 82° 58' E. 150 ft. to the point of beginning. CONTAINING 0.775 of an acre, more or less, but subject to the legal road right of way.

Being the same property conveyed by Max J. Rogers and Martha S. Rogers, husband & wife, to Clyde C. Kunce and Imo M. Kunce, husband and wife, by Warranty Deed – Deed Book 215, P. 264, Union County Record of Deeds.

Parcel Number: 28-0017039.0000
Map Number: 103-05-01-002.000
VMS 3350

NCA Area East (continued) (Shartin Farms Family LLC)

LEGAL DESCRIPTION

Situated in the County of Union, in the State of Ohio, and in the Township of Dover and bounded and described as follows:

Part of Survey No. 9028:

Beginning at an iron pin in the center of the Marysville and Watkins Road, southwest corner to W.H. and Mary Loveless' land; thence with the center of said Road, North 76° West 53.30 poles to a stake at the intersection of said Road with an unimproved road; thence with the center of said unimproved road; South 86° West 52.70 poles to a stake, corner to the land of Elizabeth L. Gilcrest; thence with the easterly line of said land, North 10° West 155.80 poles to a stake in the southerly line of W.R. Henderson's land; thence with the southerly line of said land, North 86° 30' East 100.30 poles to a stake, corner to said W.H. and Mary Loveless' land; thence with three consecutive lines of said land, South 7° East 81.50 poles to an elm and buckeye; thence North 87° 30' East 14 poles to a stake; thence South 4° 15' East 88 poles to the place of beginning.

Containing ninety-nine and one-half (99 ½) acres, more or less.

EXCEPTING THEREFROM THE FOLLOWING: Situated in the same County, Township and State and bounded and described as follows:

Being part of the Virginia Military Survey No. 9028 and being that part of the Edgar A. and Erma A. Carlisle 99.50 acre tract lying east of the County Highway No. 104 and more particularly described as follows:

Beginning at an iron pin at the point of intersection of the center line of County Highway 104 and County Highway 105; thence N. 1° 09' W. 2477.80' with the center line of County Highway 104 to a railroad spike; thence N. 86° 30' E. 373.30' with the north line of said Edgar A. and Erma A. Carlisle 99.50 acre tract to a wood en corner post (passing a corner post at 26.0'); thence S. 8° 88' E. 1125.02' to a corner post thence S. 31° 02' E. 532.71' to a point; thence S. 4° 21' E. 1196.50' to an iron pin in the center line of said County Highway 104 (passing a wooden corner post at 1155.50'); thence N 72° 29' W. 879.20' with the center line of said County Highway 104 to the place of beginning.

Containing 37.61 acres, more or less, but subject to all legal rights of way.

ALSO EXCEPTING THE FOLLOWING: Situated in the same County, Township and State and bounded and described as follows:

Being part of V.M.S. No. 9028:

PARCEL NO. 112-B-WL

Being a parcel of land lying on the right side of the centerline of a survey, made by the Department of Highways, and recorded in Book 3, Pages 373 to 376 of the Records of Union County, and being located within the following described points in the boundary thereof.

Commencing at a point in the Grantor's southwesterly property corner; thence North 82° 08' 07" East along the Grantors southerly property line a distance of 71.62 feet to the true place of beginning, said point being 85.24 feet right of and

radially from Station 13, plus 00.64 in the centerline of the relocated County Road 105, thence North 59° 26' 29" East along a new limited access right of way line of said highway a distance of 128.22 feet to a point; thence North 82° 03' 11" East a distance of 358.06 feet to a point; thence South 07° 51' 53" East a distance of 50 feet to a point in the Grantor's southerly property line; thence South 82° 08' 07" West along said southerly property line and the centerline of existing county Road 105 a distance of 476.35 feet to the true place of beginning.

The above described parcel contains 0.48 acres, more or less, and subject to all legal highways.

LEAVING AFTER SAID EXCEPTIONS **61.41 acres**, more or less.

SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

Parcel Number 29-0030016.0000
Map Number 103-00-00-055.000
VMS 9028

NCA Area East (continued)(Janibo Farms)

LEGAL DESCRIPTION

Real estate situated in the County of Union, in the State of Ohio, and in the Township of Paris, being part of Survey No. 3350 and bounded and described as follows:

Beginning at a stake in the center of the Marysville and Watkins Gravel Road, and at the southwest corner to a tract of 62 acres of George Beecher's land; thence with the westerly line of said land N. 6 degrees 30' W. 161.88 poles to a stone in the southerly margin of the C. C. & St. L. Rail way right of way; thence with the southerly margin of said Railway right of way, S. 74 degrees 45' W. 144.95 poles to a stone; thence S. 10 degrees E. 111 poles to a stake in the center of the said Marysville and Watkins Gravel Road; thence with the center of said Road S. 84 degrees 45' E. 138.85 poles to the place of beginning.

Containing 117.70 acres, more or less.

Parcel Number 28-001732.0000
Map Number 102-00-00-010.000
VMS 3350

594.530 ACRES

Situated in the State of Ohio, County of Union, City of Marysville, located in Survey Numbers 2254, 2256, and 5140, Virginia Military District (V.M.D.), being part of that 293.89 acre tract conveyed as Parcel I, that 20.25 acre tract conveyed as Parcel II, and that 4.000 acre tract conveyed as Parcel III to Mary Ann Vickner, Trustee of the Howard P. Emswiler Revocable Trust, by deed of record in Instrument Number 202212160011448 and document of record in Instrument Number 202403210001962, and Rosemary A. Emswiler, Trustee of the Rosemary A. Emswiler Revocable Trust, by deed of record in Instrument Number 202212160011448, that 45.756 acre tract conveyed to Weaver Road Holdings LLC by deed of record in Instrument Number 202306270004401, and those 30.787 acre, 106.15 acre, 96.50 acre and 26.403 acre tracts conveyed to 14879 Industrial Parkway LLC by deed of record in Instrument Number 202310120007564, (all references refer to the records of the Recorder's Office, Union County, Ohio) being more particularly described as follows:

Beginning, for reference, at the intersection of the centerline of Weaver Road with the line common to Paris Township and Darby Township;

Thence North 41° 31' 53" West, with the centerline of said Weaver Road, a distance of 522.12 feet to the southerly corner of said 4.000 acre tract, the TRUE POINT OF BEGINNING;

Thence North 41° 31' 53" West, with the centerline of said Weaver Road, the southwesterly line of said 4.000 acre tract, a distance of 313.60 feet to a point;

Thence North 48° 29' 41" East, with the northwesterly line of said 4.000 acre tract, a distance of 503.00 feet to a point;

Thence South 05° 28' 57" East, with the easterly line of said 4.000 acre tract, a distance of 306.89 feet to a point in the northerly line of said 293.89 acre tract;

Thence with the westerly perimeter of said 293.89 acre tract, the following courses and distances:

North 81° 45' 15" East, a distance of 1523.44 feet to a point;

North 04° 43' 05" West, a distance of 858.09 feet to a point;

South 81° 51' 34" West, a distance of 236.30 feet to a point;

North 08° 28' 04" West, a distance of 1141.80 feet to a point;

South 81° 39' 39" West, a distance of 2161.41 feet to a point in the centerline of said Weaver Road;

North 05° 21' 46" West, with the centerline of said Weaver Road, a distance of 14.71 feet to a point; and

North 81° 31' 56" East, a distance of 336.26 feet to a point at a southwesterly corner of said 45.756 acre tract;

Thence with the westerly perimeter of the remainder of said 45.756 acre tract, the following courses and distances:

North 05° 31' 29" West, a distance of 175.15 feet to a point;

North 05° 24' 46" West, a distance of 188.02 feet to a point;

South 81° 35' 17" West, a distance of 336.52 feet to a point in the centerline of said Weaver Road;

North 05° 30' 13" West, with the centerline of said Weaver Road, a distance of 210.39 feet to a point;

North 82° 21' 01" East, a distance of 250.28 feet to a point;

North 05° 36' 57" West, a distance of 155.00 feet to a point; and

South 82° 20' 52" West, a distance of 249.98 feet to a point in the centerline of said Weaver Road;

Thence North 05° 30' 15" West, with the centerline of said Weaver Road, the westerly line of said 45.756 acre and 30.787 acre tracts, a distance of 584.68 feet to a point;

Thence with the northerly line of said 30.787 acre, 106.15 acre and 96.50 acre tracts, the following courses and distances:

North 84° 32' 07" East, a distance of 299.95 feet to a point;

North 05° 27' 51" West, a distance of 175.00 feet to a point;

North 81° 09' 57" East, a distance of 928.89 feet to a point;

North 02° 51' 38" East, a distance of 948.96 feet to a point;

North 83° 14' 06" East, a distance of 681.47 feet to a point;

North 08° 28' 31" West, a distance of 677.16 feet to a point;

North 83° 25' 29" East, a distance of 893.70 feet to a point;

North 82° 50' 47" East, a distance of 1246.45 feet to a point;

North 07° 27' 16" West, a distance of 817.50 feet to a point; and

North 50° 09' 09" East, a distance of 174.31 feet to a point in the westerly line of that tract conveyed to CSX Transportation, Inc. by deed of record in Official Record 207, Page 45 and merger of record in Official Record 760, Page 610;

Thence South 39° 14' 36" East, with the easterly line of said 96.50 acre and 26.403 acre tracts, the westerly line of said CSX Transportation, Inc. tract, a distance of 5528.93 feet to a point;

Thence South 85° 46' 29" West, with the southerly line of said 26.403 acre tract, a distance of 1246.52 feet to a point at a southeasterly corner of said 293.89 acre tract;

Thence with the southerly perimeter of said 293.89 acre and 20.25 acre tracts, the following courses and distances:

South 86° 01' 07" West, a distance of 870.93 feet to a point;

South 05° 46' 59" East, a distance of 2082.78 feet to a point;

South 85° 26' 56" West, a distance of 211.13 feet to a point;

South 08° 26' 53" East, a distance of 1356.93 feet to a point;

South 85° 58' 52" West, a distance of 666.98 feet to a point;

North 08° 22' 22" West, a distance of 1341.73 feet to a point;

South 81° 56' 41" West, a distance of 1924.96 feet to a point;

North 04° 43' 01" West, a distance of 448.36 feet to a point;

South 85° 03' 13" West, a distance of 1228.64 feet to a point; and

South 73° 16' 48" West, a distance of 522.54 feet to the TRUE POINT OF BEGINNING, containing 594.530 acres, more or less.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

HLK
594_530 ac 20240051-VS-ZONE-01

EXHIBIT B

ZONING REGULATIONS
APPLICABLE TO NEW COMMUNITY DISTRICT AND CERTIFIED COPY OF EXISTING ZONING REGULATIONS

The "NCA Area East" has been zoned by Ordinance No. 004-2024 adopted by City Council on January 8, 2024, Ordinance No. 007-2024 adopted by City Council on February 26, 2024, Ordinance No. 041-2024 adopted by City Council on October 14, 2024, and, with respect to tax parcel number 2900300160000, as Regional Mixed-Use under the City's codified zoning ordinance, Ordinance No. 017-2023 and Ordinance No. 055-2023. A certified copy of those zoning regulations is attached as part of this Exhibit B.

The "NCA Area South" has been zoned by Ordinance No. 036-2024 adopted by City Council on August 26, 2024. A certified copy of those zoning regulations is attached as part of this Exhibit B.

Planning Commission

ORDINANCE 004-2024

TO APPROVE PLANNING COMMISSION'S RECOMMENDATION TO REZONE EXISTING PARCEL NUMBERS: 2800170320000, 2800170450010, 2800230571000, 2800210020000, 2800170450020 FROM U-1, TOWNSHIP ZONING, TO A PLANNED UNIT DEVELOPMENT (PUD) FOR MARYSVILLE EAST SECTION I

WHEREAS, an application was submitted to the City Planning Commission by Bart Barok of Rockford Development Investments, and the Planning Commission has reviewed the application to rezone existing parcel numbers: 2800170320000, 2800170450010, 2800230571000, 2800210020000, 2800170450020 from U-1, Township Zoning (agricultural use), to a Planned Unit Development (PUD). The Planning Commission Resolution approving the rezoning, along with the PUD (attached as Appendix A to the Resolution) is attached and incorporated herein as Exhibit A; and

WHEREAS, on November 7, 2023 the City Planning Commission reviewed an application and recommended approval of the rezoning to the aforementioned Planned Unit Development (PUD) as set forth and incorporated herein as Exhibit A; and

WHEREAS, upon receiving this recommendation from the Planning Commission, the City Council shall consider Planning Commission's recommendation and hold a public hearing on the aforementioned zoning amendment with the publication of at least seven (7) days notice of said hearing; now, therefore

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MARYSVILLE, OHIO, That:

SECTION I. City Council hereby approves the recommendation from Planning Commission and hereby rezones existing parcel numbers: 2800170320000, 2800170450010, 2800230571000, 2800210020000, 2800170450020 from U-1, Township Zoning, to a Planned Unit Development, as set forth and incorporated herein as Exhibit A.

SECTION II. The Clerk of Council shall cause the City's Zoning Map to be modified consistent with this amendment.

1st Reading December 4, 2023

2nd Reading December 18, 2023

3rd Reading January 8, 2024

Passed: January 8, 2024

Henry Berbee
PRESIDENT OF COUNCIL

APPROVED AS TO FORM:

Law Director Date 12/14/23

ATTEST:

McKenzie Prowdfoot
CLERK OF COUNCIL

EXHIBIT A

RESOLUTION ZA 001-2024

TO APPROVE A PLANNED UNIT DEVELOPMENT ZONING FOR THE MARYSVILLE EAST SECTION 1 PLANNED UNIT DEVELOPMENT

WHEREAS, on November 7, 2023, the City Planning Commission reviewed an application for the Planned Unit Development (PUD) zoning for Marysville East Section 1 PUD as set forth in Appendix A, incorporated herein; and

WHEREAS, The City Planning Commission recommended APPROVAL for the PUD, which is set forth in Appendix A, attached and incorporated herein; and

WHEREAS, a recommendation from the City Planning Commission is to be transmitted to City Council pursuant to Section 1141.34 of the Planning and Zoning Code, now therefore;

BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF MARYSVILLE, OHIO, That:

SECTION I. The City Planning Commission recommends to City Council that the requested Planned Unit Development zoning of Marysville East Section 1 be **APPROVED** in accordance with this Resolution.

Passed 11-7-2023

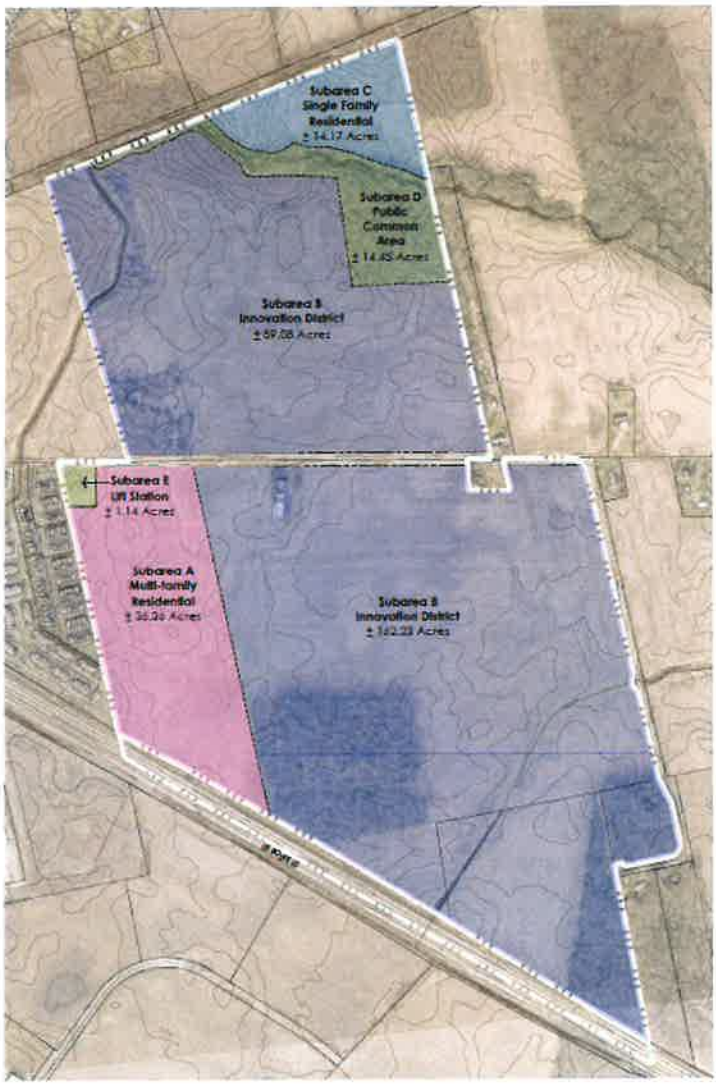
Chairman of Planning Commission

ATTEST:

Planning and Development Manager, Ashley Gaver

Marysville East Annexation #1

Marysville, Ohio



PUD Development Plan Submittal – October 17, 2023

Development Plan Document Index

1. PUD Development Plan Application
2. Adjacent Property Owner List
3. Adjacent Property Owner Mailing Labels
4. Rezoning Statement
5. Additional Information Requested
    a. Specific objectives section 1135.01
    b. Public services
    c. Comprehensive plan conformity
    d. Additional development standards
6. General Development Standards
7. Description of Each Subarea
8. Regional Vicinity (Context) Map – Exhibit A
9. Survey and Legal Description
10. Existing Conditions Map – Exhibit B
    a. Existing Soils Plan
    b. Existing Conditions – Subarea B
11. Subarea Plan – Exhibit C
12. Subarea A
    a. Exhibits D (1-3) - Development Plan, Open Space, and Illustrative
    b. Exhibit D4 – Multi-purpose path and fencing
    c. Exhibit E (1-7) - Landscape, Signage, Streetscape, Site Detail
    d. Exhibit I - Lighting
13. Subarea B – Site plans and Setbacks
14. Landscape Buffer Exhibit
15. Tree Clearing Exhibit
16. Sample Apartment and Townhome Elevations
17. Sample Building Designs – Subarea B

Received (stamp):

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

APPLICATION FOR PLANNED UNIT DEVELOPMENT (PUD) – DEVELOPMENT PLAN

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

- **Required – Submission of a complete application, including all of the items listed in the application checklist.**
- **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 the Division of Engineering for completeness. Submittals found to be incomplete will be rejected and the application will not be placed on the Commission agenda. If an application is found to be incomplete, the applicant may submit the missing materials by the application deadline date to complete the application.**
- **No late submittals or additional information will be accepted after the application deadline.**
- **Any construction and/or occupancy of the site for which the 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: 336.865 Acres on the north and south side of Watkins Road, Marysville Ohio

Present Zoning District: Paris Township Res/Default/Ag

Present Use of the Land: Agricultural / Undeveloped

Proposed Zoning District: PUD

Proposed Use of the Land: Mixed Use

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 (X) Agent ( ) Representative ( ) Other

Company: Rockford Development Investments

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

Please contact the Division of Engineering prior to making your application submittal. The Division of Engineering is available to assist you in reviewing all application requirements to ensure your application is complete.

For staff Use Yes	No	*Application Requirements*
		REQUIRED FOR ALL SUBMITTALS:
		One (1) original signed application
		Two (2) copies of the Development Plan Drawing *(see below)* for the entire area of the proposed development, drawn at a suitable scale and 24 x 36 inches in size (unless staff grants an alternative size)
		Two (2) copies of the Supplemental Map *(see below)*
		Two (2) copies of the Application Information, Lighting Plans, Landscaping & Screening/Buffering Plan, Architectural Design Standards and Sign Plans; bounded together or in a ringed binder *(see below)*
		Two (2) sets of mailing labels or a printed word template (5160 in size) containing the names and addresses of the property owner(s) contiguous to or directly across the street from the parcel(s) to be rezoned. You may also include the names and addresses of others that may have a substantial interest in the proposed rezoning. *Please refer to the County website http://www.co.union.oh.us/ to get this information and please make sure you go to the link for tax mailing address.*
		11 x 17 Sketch Plan Map for each mailing label
		DIGITAL SUBMITTAL REQUIRED:
		All applications require a digital (.pdf) submittal (applications, plans, renderings, text etc.) to be included with the completed application. Any application that does not include a digital submittal will be considered incomplete.
		DEVELOPMENT PLAN DRAWING: *(Shall include the following information)*
		The proposed name of the PUD, which shall not duplicate or closely approximate the name of any other PUD or subdivision in the City of County
		Property owner's name and address
		Location by Virginia Military Survey (VMS)
		North arrow
		Vicinity map
		Boundaries of the PUD/subdivision and its acreage
		Existing and proposed streets and right-of-ways
		Existing natural and manmade features such as soil types, vegetation, topography, including the location of the 100-year flood plain, wetlands, rivers, streams, ponds, lakes and other water courses
		Location of all wooded areas, tree lines, hedge rows, natural areas and other features and indicate if they are remain or will be removed
		Existing easements, railroad right-of-ways and service facilities
		Current zoning classification of the tract(s) of land and properties within 500 feet of the development
		The proposed location and size of each subarea and their uses
		General location of proposed bike paths and other trail systems
		Identify any existing buildings or structures to be removed or demolished

		SUPPLEMENTAL MAP:
		Map showing the design of the proposed development along with all properties that are located within 500 ft. and how all of the developments relate
		THE FOLLOWING ITEMS ON THIS CHECKLIST SHALL BE SUBMITTED BOUND OR IN RING BINDERS (please do not bound or make individual binders for each item)
		APPLICATION INFORMATION
		A reduced copy of the map to be 11 by 17 in size
		A complete description of the zoning requirements for the PUD and each subarea within the PUD, which at a minimum shall include:
		List of permitted and conditional uses
		Minimum lot size
		Minimum lot width
		Maximum percentage of lot to be occupied
		Maximum floor area
		Maximum height of principal buildings
		Minimum yard dimensions including front, rear, and side setbacks (for principal buildings, accessory buildings and off-street parking)
		Maximum height of accessory buildings
		Minimum off-street parking space requirements
		Minimum off-street loading space requirements
		Written presentation by the developer setting forth the following:
		How the development meets the proposed and specific objectives set forth in Section 1145.01 of the Planning & Zoning Code
		How the proposed development impacts public service and facilities, including but not limited to, schools, water, sewer and traffic
		How the proposed development conforms to the City's Comprehensive Plan
		LIGHTING PLAN:
		Including but not limited to, light pole heights, pedestrian lighting, minimum foot-candles and maximum foot-candles
		LANDSCAPING AND SCREENING/BUFFERING PLANS:
		Including but not limited to the type, number and location of all proposed and existing landscaping
		ARCHITECTURAL DESIGN STANDARDS:
		Indication as to the type of architectural style proposed for the development and the type and amount of materials to be used
		SIGN PLANS:
		All signs and graphics within the PUD shall be compatible in size, location, height, material, shape, color and illumination. Information on the Sign Plan shall include:
		A sign plan for the entire PUD shall set forth the design parameters for the entire project to ensure a consistent and comprehensive character throughout the project. The sign plan shall include the design, layout and dimensions of all ground, window and wall signs as well as

		distances from right-of-ways and the type and intensity of the illumination.
		Signs should contribute to the overall cohesive design, reflect simplicity and avoid visual clutter.
		The overall design and placement of buildings should take into account the general placement of signs so that all permanent signs and their associated lighting fixtures complement the appearance and architecture of the building and the PUD.
		Ground mounted signs should be designed to relate to and share common design with the building.
		All materials and colors of the sign, sign background and sign frame should be compatible with the buildings materials and colors.

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

APPLICATION FOR
PLANNED UNIT DEVELOPMENT (PUD) – DEVELOPMENT PLAN

Marysville East Annexation #1
Owner of Property Page

Property A
Owner of Property: Kevin G. Bennington Trustee & Etals
Parcel # 2800170320000
Owner's Address: PO Box 357, Williamsport, Ohio 43164

Property B
Owner of Property: Gary J. Lee (Life Estate)
Parcel #2800170450010
Owner's Address: 17421 Waldo Road, Marysville, Ohio 43040

Property C
Owner of Property: 18530 LLC
Parcel #2800230571000
Owner's Address: 17421 Waldo Road, Marysville, Ohio 43040

Property D
Owner of Property: 1833 Farms LLC
Parcel #2800210020000
Owner's Address: 17421 Waldo Road, Marysville, Ohio 43040

Property E
Owner of Property: City of Marysville
Parcel #2800170450020
Owner's Address: 209 S. Main Street, Marysville, Ohio 43040

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

Signature of Applicant _____ Date 10-16-23

Signature of Owner A _____ Date _____

Signature of Owner B _____ Date 10-17-23

Signature of Owner C _____ Date 10-17-23

Signature of Owner D _____ Date 10-17-23

Signature of Applicant: _____ Date: _____

Signature of Owner: _____ Date: 9-6-23

Successor Co-Trustee Duroc Trust 9-6-23

Signature of Owner D _____ Date _____

Signature of Owner E _____ Date 10/17/23

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

_____ _____

City Staff Date

FOR OFFICE USE ONLY

Paid (stamp)

Fees _____

PUD Development Plan Review Fee: $1,000 for 10 acres or less plus $50.00 for each additional 5 acres or portion thereof over 10 acres

PROPERTIES ADJACENT TO MARYSVILLE EAST ANNEXATION #1

Parcel Number	Owner Name	Property Address	City/State/Zip	Tax Payer Name	Tax Payer Address	City/State/Zip	Acreage	Mailing Label
2800170330000	Dorothy G Cotton Trust	15760 Watkins Road	Marysville, Ohio 43040	Dorothy G Cotton Trust	145 Colemans Crossing 112	Marysville, Ohio 43040	52.1	X
2800170530000	Dorothy G Cotton Trust	US 33	Marysville, Ohio 43040	Dorothy G Cotton Trust	145 Colemans Crossing 112	Marysville, Ohio 43040	16.39	X
2800170310000	Cougar State Farms Limited Part	Watkins Road	Marysville, Ohio 43040	HHRR	3160 Kingsmead Trace	Dublin, Ohio 43017	159.81	X
2800170350010	Steven R. Elliott	14802 Watkins Road	Marysville, Ohio 43040	Steven R Elliott	14802 Watkins Road	Marysville, Ohio 43040	6.41	X
2800170460000	Lisa Sue Guenther	14821 Watkins Road	Marysville, Ohio 43040	Lisa Sue Guenther	14821 Watkins Road	Marysville, Ohio 43040	1.14	X
2800170370000	Karl R. & Merilyn V. Martin	14872 Watkins Road	Marysville, Ohio 43040	Karl R & Merilyn V Martin	14872 Watkins Road	Marysville, Ohio 43040	1.52	X
2800170440000	Jessica L. & Kynndall A. Ingram	15660 Wildwood Lane	Marysville, Ohio 43040	Jessica L & Kynndall A Ingram	15660 Wildwood Lane	Marysville, Ohio 43040	0.95	X
2800170430000	Jambo Farms, LLC	Watkins Road	Marysville, Ohio 43040	Jambo Farms, LLC	17421 Waldo Road	Marysville, Ohio 43040	68.29	X
2800210050000	18530 LLC	Watkins Road	Marysville, Ohio 43040	18530 LLC	17421 Waldo Road	Marysville, Ohio 43040	117.36	X
2800210040000	Frederick J. Durant	15190 Wildwood Lane	Marysville, Ohio 43040	Frederick J Durant	15190 Wildwood Lane	Marysville, Ohio 43040	8.22	X
2800210030000	Joshua T. & Amy R. Codner	15150 Wildwood Lane	Marysville, Ohio 43040	Joshua T & Amy R Codner	15150 Wildwood Lane	Marysville, Ohio 43040	6.94	X
2900230510000	Watkins Glen Holdings LTD OLLC	Watkins Glen Blvd	Marysville, Ohio 43040	Watkins Glen Holdings LTD	1052 E Maple Road	Birmingham, MI 48009	23.23	X
2900230503800	Stephanie M Girton	1108 Watkins Glen Court	Marysville, Ohio 43040	Stephanie M Girton	1108 Watkins Glen Court	Marysville, Ohio 43040	0	X
29002305037790	Chad Copley	1106 Watkins Glen Court	Marysville, Ohio 43040	Chad Copley	1106 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503780	Carmen Suaverdez	1104 Watkins Glen Court	Marysville, Ohio 43040	Carmen Suaverdez	1104 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503770	Barbara J. German	1102 Watkins Glen Court	Marysville, Ohio 43040	Barbara J German	1102 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503760	Corbin Zane Costlow	1100 Watkins Glen Court	Marysville, Ohio 43040	Corbin Zane Costlow	1100 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503650	Linda S & Roger E Freeman	1098 Watkins Glen Court	Marysville, Ohio 43040	Linda S & Roger E Freeman	1098 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503640	Kimberly K Baxter	1096 Watkins Glen Court	Marysville, Ohio 43040	Kimberly K Baxter	1096 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503630	Austin B Costilow	1094 Watkins Glen Court	Marysville, Ohio 43040	Austin B Costilow	1094 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503620	Andrew S Terry	1092 Watkins Glen Court	Marysville, Ohio 43040	Andrew S Terry	1092 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503610	William Michael Jr	1090 Watkins Glen Court	Marysville, Ohio 43040	William Michael Jr	1090 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503600	Brenda J Cox	1088 Watkins Glen Court	Marysville, Ohio 43040	Brenda J Cox	1088 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503590	Sharon Carcone	1086 Watkins Glen Court	Marysville, Ohio 43040	Sharon Carcone	1086 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503580	Mathew A Post	1084 Watkins Glen Court	Marysville, Ohio 43040	Mathew A Post	1084 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503570	Jeffrey & Mary Ann Paliga	1082 Watkins Glen Court	Marysville, Ohio 43040	Jeffrey & Mary Ann Paliga	1082 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503560	Mei Y Ho & Si Y Hung	1080 Watkins Glen Court	Marysville, Ohio 43040	Mei Y Ho & Si Y Hung	2617 Nottingham Road	Columbus, Ohio 43221	0	X
2900230503550	Lyle F Herman	1078 Watkins Glen Court	Marysville, Ohio 43040	Lyle F Herman	1078 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503540	Michelle Brown	1076 Watkins Glen Court	Marysville, Ohio 43040	Michelle Brown	1076 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503530	Clarisse Cruz	1074 Watkins Glen Court	Marysville, Ohio 43040	Clarisse Cruz	1074 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503520	The Summit Housing Development Corporation	1072 Watkins Glen Court	Marysville, Ohio 43040	The Summit Housing Development Corporation	431 Broad Blvd	Cuyahoga Falls, Ohio 44221	0	X
2900230503510	Rosa Mary Cassill	1070 Watkins Glen Court	Marysville, Ohio 43040	Rose Mary Cassill	1070 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503500	Susan S & Timothy A Gerwin	1068 Watkins Glen Court	Marysville, Ohio 43040	Susan S & Timothy A Gerwin	1068 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503490	Julia Walkowicz	1066 Watkins Glen Court	Marysville, Ohio 43040	Julia Walkowicz	1066 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503480	Timothy L & Teresa L McDonnell	1064 Watkins Glen Court	Marysville, Ohio 43040	Timothy L & Teresa L McDonnell	1064 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503470	Michael Galyk III	1062 Watkins Glen Court	Marysville, Ohio 43040	Michael Galyk III	1062 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503460	John Angrus & Beverley Reid Kincaid	1060 Watkins Glen Court	Marysville, Ohio 43040	John Angrus & Beverley Reid Kincaid Trustees	3983 Isaac Cir	Williamsburg, VA 23188	0	X
2900230503400	Rodney L & Lynda L Gillman Trustee	1058 Watkins Glen Court	Marysville, Ohio 43040	Rodney L & Lynda L Gillman Trustee	1058 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503390	Jacquelyn R Ward	1056 Watkins Glen Court	Marysville, Ohio 43040	Jacquelyn R Ward	1056 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503380	Cassandra H Garman	1054 Watkins Glen Court	Marysville, Ohio 43040	Cassandra H Garman	1054 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503370	Edward D Grimm	1052 Watkins Glen Court	Marysville, Ohio 43040	Edward D Grimm	1052 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503360	The Summit Housing Development Corporation	1050 Watkins Glen Court	Marysville, Ohio 43040	The Summit Housing Development Corporation	431 Broad Blvd	Cuyahoga Falls, Ohio 44221	0	X
2900230503350	Richard L & Virginia L Sparks	1048 Watkins Glen Court	Marysville, Ohio 43040	Richard L & Virginia L Sparks	1048 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503340	Beverly C Cameron	1046 Watkins Glen Court	Marysville, Ohio 43040	Beverly C Cameron	1046 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503330	Nicholas A Resser	1044 Watkins Glen Court	Marysville, Ohio 43040	Nicholas A Resser	1044 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503320	Ryan E & Kelly R Michelson	1042 Watkins Glen Court	Marysville, Ohio 43040	Nations Lending Corporation	4 Summit Park Dr 200	Independence, Ohio 44131	0	X
2900230503310	Ruben & Corazon Sunga	1040 Watkins Glen Court	Marysville, Ohio 43040	Ruben & Corazon Sunga	1040 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503300	Angela Jo & John F Miller	1038 Watkins Glen Court	Marysville, Ohio 43040	Angela Jo & John F Miller	1038 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503290	Limbin Babu & Royce Fernandes	1036 Watkins Glen Court	Marysville, Ohio 43040	Limbin Babu & Royce Fernandes	1036 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503280	Zachary Noah Myers	1034 Watkins Glen Court	Marysville, Ohio 43040	Zachary Noah Myers	1034 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503270	Gregory Lee Clark	1032 Watkins Glen Court	Marysville, Ohio 43040	Gregory Lee Clark	1032 Watkins Glen Court	Marysville, Ohio 43040	0	X

PROPERTIES ADJACENT TO MARYSVILLE EAST ANNEXATION #1

Parcel Number	Owner Name	Property Address	City/State/Zip	Tax Payer Name	Tax Payer Address	City/State/Zip	Acreage	Mailing Label
2900230503260	William M Schoby	1030 Watkins Glen Court	Marysville, Ohio 43040	William M Schoby	1030 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503150	Carl & Karen Coe	1028 Watkins Glen Court	Marysville, Ohio 43040	Carl & Karen Coe	111 Trellingwood Drive	Morrisville, NC 27560	0	X
2900230503140	Bruce D & Mary A Cooper	1026 Watkins Glen Court	Marysville, Ohio 43040	Bruce D & Mary A Cooper	1026 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503130	Joseph Ortega Ramos	1024 Watkins Glen Court	Marysville, Ohio 43040	Joseph Ortega Ramos	1024 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503120	Wilhite M Magunda	1022 Watkins Glen Court	Marysville, Ohio 43040	Wilhite M Magunda	1022 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503110	James P Karberg	1020 Watkins Glen Court	Marysville, Ohio 43040	James P Karberg	1020 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503100	Gordon T Kunkler Sr	1018 Watkins Glen Court	Marysville, Ohio 43040	Gordon T Kunkler Sr	1018 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503090	Zachary J Norman	1016 Watkins Glen Court	Marysville, Ohio 43040	Zachary J Norman	1016 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503080	Jamie M Schwierking	1014 Watkins Glen Court	Marysville, Ohio 43040	Jamie M Schwierking	1014 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503070	Brian R Bolden	1012 Watkins Glen Court	Marysville, Ohio 43040	Brian R Bolden	1012 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503060	Camilo A Guarin & Indraylis M Huertas	1010 Watkins Glen Court	Marysville, Ohio 43040	Camilo A Guarin & Indraylis M Huertas	1010 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503050	Christel J Wilson	1008 Watkins Glen Court	Marysville, Ohio 43040	Christel J Wilson	1008 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503040	Paige M Thompson	1006 Watkins Glen Court	Marysville, Ohio 43040	Partners United Financial LLC	250 E Wilson Bridge Road 110	Worthington, Ohio 43085	0	X
2900230503030	Rocio Rodriguez Romero	1004 Watkins Glen Court	Marysville, Ohio 43040	Rocio Rodriguez Romero	1004 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503020	Steve E Neer	1002 Watkins Glen Court	Marysville, Ohio 43040	Steve E Neer	1002 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503010	Rita I Hellmann	1000 Watkins Glen Court	Marysville, Ohio 43040	The People's Savings Bank	10 Monument Sq, PO Box 589	Urbana, Ohio 43078	0	X
2900230503160	Kaylor & Kelly Jean Kenerly TTE	1011 Watkins Glen Court	Marysville, Ohio 43040	Kaylor & Kelly Jean Kenerly TTE	1011 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503170	Matthew Rentenberg	1013 Watkins Glen Court	Marysville, Ohio 43040	Matthew Rentenberg	1013 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503180	Paige M Adkins	1015 Watkins Glen Court	Marysville, Ohio 43040	Paige M Adkins	1015 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503190	Barry G Brown	1017 Watkins Glen Court	Marysville, Ohio 43040	Barry G Brown	1017 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503200	Craig Mohler	1019 Watkins Glen Court	Marysville, Ohio 43040	Craig Mohler	1019 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503750	Barbara J Evans	1099 Watkins Glen Court	Marysville, Ohio 43040	Barbara J Evans	1099 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503740	Donald Eugene & Kathleen Williams	1097 Watkins Glen Court	Marysville, Ohio 43040	Donald Eugene & Kathleen Williams	1097 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503730	Kailyn Garlinger	1095 Watkins Glen Court	Marysville, Ohio 43040	Kailyn Garlinger	1095 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503720	Samuel T Bartlett Jr	1093 Watkins Glen Court	Marysville, Ohio 43040	Samuel T Bartlett Jr	1093 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503710	Andrew M Alltop	1091 Watkins Glen Court	Marysville, Ohio 43040	Andrew M Alltop	1091 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503700	Beverly A Breece	1079 Watkins Glen Court	Marysville, Ohio 43040	Beverly A Breece	1079 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503690	Marvin & Connie Rizor	1077 Watkins Glen Court	Marysville, Ohio 43040	Marvin & Connie Rizor	1077 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503680	Abigail Porter	1075 Watkins Glen Court	Marysville, Ohio 43040	Abigail Porter	1075 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503670	Michael M & Ruth W Wekunda	1073 Watkins Glen Court	Marysville, Ohio 43040	Michael M & Ruth W Wekunda	1073 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503660	Matthew L Spicer	1071 Watkins Glen Court	Marysville, Ohio 43040	Matthew L Spicer	1071 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503450	Vicki S Keeran	1059 Watkins Glen Court	Marysville, Ohio 43040	Vicki S Keeran	1059 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503440	Richard C & Marcia J Mills	1057 Watkins Glen Court	Marysville, Ohio 43040	Richard C & Marcia J Mills	1057 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503430	Prakashbhai & Siddharth Patel	1055 Watkins Glen Court	Marysville, Ohio 43040	Prakashbhai & Siddharth Patel	1055 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503420	Donal F Wheeler Trustee	1053 Watkins Glen Court	Marysville, Ohio 43040	Donal F Wheeler Trustee	1053 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503410	Dorothy Weitzenecker	1051 Watkins Glen Court	Marysville, Ohio 43040	Dorothy Weitzenecker	1051 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503250	Timothy R Davis	1039 Watkins Glen Court	Marysville, Ohio 43040	Timothy R Davis	1039 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503240	Alyssa Allison & Marco Espinoza Nava	1037 Watkins Glen Court	Marysville, Ohio 43040	Alyssa Allison & Marco Espinoza Nava	1037 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503230	Domenico M Salvadore	1035 Watkins Glen Court	Marysville, Ohio 43040	Domenico M Salvadore	1035 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503220	Jordan A & Brianna R Long	1033 Watkins Glen Court	Marysville, Ohio 43040	Jordan A & Brianna R Long	1033 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503210	David K Diener	1031 Watkins Glen Court	Marysville, Ohio 43040	David K Diener	1031 Watkins Glen Court	Marysville, Ohio 43040	0	X

Dorothy G Cotton Trust
145 Colemans Crossing 112
Marysville, Ohio 43040

HERR
3160 Kingsmead Trace
Dublin, Ohio 43017

Steven R. Elliott
14802 Watkins Road
Marysville, Ohio 43040

Lisa Sue Guenther
14821 Watkins Road
Marysville, Ohio 43040

Karl R. & Merilyn V. Martin
14872 Watkins Road
Marysville, Ohio 43040

Jessica L. & Kynndall A. Ingram
15660 Wildwood Lane
Marysville, Ohio 43040

Janibo Farms, LLC
17421 Waldo Road
Marysville, Ohio 43040

18530 LLC
17421 Waldo Road
Marysville, Ohio 43040

Frederick J. Durant
15190 Wildwood Lane
Marysville, Ohio 43040

Joshua T. & Amy R. Codner
15150 Wildwood Lane
Marysville, Ohio 43040

Watkins Glen Holdings LTD
1052 E. Maple Road
Birmingham, MI 48009

Stephanie M Girton
1108 Watkins Glen Court
Marysville, Ohio 43040

Chad Copley
1106 Watkins Glen Court
Marysville, Ohio 43040

Carmen Suaverdez
1104 Watkins Glen Court
Marysville, Ohio 43040

Barbara J. German
1102 Watkins Glen Court
Marysville, Ohio 43040

Corbin Zane Costlow
1100 Watkins Glen Court
Marysville, Ohio 43040

Linda S & Roger E Freeman
1098 Watkins Glen Court
Marysville, Ohio 43040

Kimberly K Baxter
1096 Watkins Glen Court
Marysville, Ohio 43040

Austin B Costlow
1094 Watkins Glen Court
Marysville, Ohio 43040

Andrew S Terry
1092 Watkins Glen Court
Marysville, Ohio 43040

William Michael Jr
1090 Watkins Glen Court
Marysville, Ohio 43040

Brenda J Cox
1088 Watkins Glen Court
Marysville, Ohio 43040

Sharon Carcone
1086 Watkins Glen Court
Marysville, Ohio 43040

Mathew A Post
1084 Watkins Glen Court
Marysville, Ohio 43040

Jeffrey & Mary Ann Paliga
1082 Watkins Glen Court
Marysville, Ohio 43040

Mei Y Ho & Si Y Hung
2617 Nottingham Road
Columbus, Ohio 432211

Lyle F Herman
1078 Watkins Glen Court
Marysville, Ohio 43040

Michelle Brown
1076 Watkins Glen Court
Marysville, Ohio 43040

Clarisse Cruz
1074 Watkins Glen Court
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431 Broad Blvd
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Rose Mary Cassill
1070 Watkins Glen Court
Marysville, Ohio 43040

The Summit Housing
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Susan S & Timothy A Gerwin
1068 Watkins Glen Court
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Richard L & Virginia L Sparks
1048 Watkins Glen Court
Marysville, Ohio 43040

Carl & Karen Coe
111 Trellingwood Drive
Morrisville, NC 27560

Julia Walkowicz
1066 Watkins Glen Court
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Beverly C Cameron
1046 Watkins Glen Court
Marysville, Ohio 43040

Bruce D & Mary A Cooper
1026 Watkins Glen Court
Marysville, Ohio 43040

Timothy L & Teresa L McDonnell
1064 Watkins Glen Court
Marysville, Ohio 43040

Nicholas A Resser
1044 Watkins Glen Court
Marysville, Ohio 43040

Joseph Ortega Ramos
1024 Watkins Glen Court
Marysville, Ohio 43040

Michael Galyk III
1062 Watkins Glen Court
Marysville, Ohio 43040

Nations Lending Corporation
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Wilhite M Magunda
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John Angrus & Beverley Reid Kincaid
Trustees
3983 Isaac Cir
Williamsburg, VA 23188

Ruben & Corazon Sunga
1040 Watkins Glen Court
Marysville, Ohio 43040

James P Karberg
1020 Watkins Glen Court
Marysville, Ohio 43040

Rodney L & Lynda L Gillman Trustee
1058 Watkins Glen Court
Marysville, Ohio 43040

Angela Jo & John F Miller
1038 Watkins Glen Court
Marysville, Ohio 43040

Gordon T Kunkler Sr
1018 Watkins Glen Court
Marysville, Ohio 43040

Jacquelyn R Ward
1056 Watkins Glen Court
Marysville, Ohio 43040

Linbin Babu & Royce Fernandes
1036 Watkins Glen Court
Marysville, Ohio 43040

Zachary J Norman
1016 Watkins Glen Court
Marysville, Ohio 43040

Cassandra H Garman
1054 Watkins Glen Court
Marysville, Ohio 43040

Zachary Noah Myers
1034 Watkins Glen Court
Marysville, Ohio 43040

Jamie M Schwierking
1014 Watkins Glen Court
Marysville, Ohio 43040

Edward D Grimm
1052 Watkins Glen Court
Marysville, Ohio 43040

Gregory Lee Clark
1032 Watkins Glen Court
Marysville, Ohio 43040

Brian R Bolden
1012 Watkins Glen Court
Marysville, Ohio 43040

Camilo A Guarin &
Indraylis M Huertas
1010 Watkins Glen Court
Marysville, Ohio 43040

Christel J Wilson
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Partners United Finacial LLC
250 E Wilson Bridge Road 110
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Steve E Neer
1002 Watkins Glen Court
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Kaylor & Kelly Jean Kenerly TTE
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Matthew Rentenberg
1013 Watkins Glen Court
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Paige M Adkins
1015 Watkins Glen Court
Marysville, Ohio 43040

Barry G Brown
1017 Watkins Glen Court
Marysville, Ohio 43040

Craig Mohler
1019 Watkins Glen Court
Marysville, Ohio 43040

Barbara J Evans
1099 Watkins Glen Court
Marysville, Ohio 43040

Donald Eugene & Kathleen Williams
1097 Watkins Glen Court
Marysville, Ohio 43040

Kailyn Garlinger
1095 Watkins Glen Court
Marysville, Ohio 43040

Samuel T Bartlett Jr
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Marvin & Connie Rizor
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Abigail Porter
1075 Watkins Glen Court
Marysville, Ohio 43040

Michael M & Ruth W Wekunda
1073 Watkins Glen Court
Marysville, Ohio 43040

Matthew L Spicer
1071 Watkins Glen Court
Marysville, Ohio 43040

Vicki S Keeran
1059 Watkins Glen Court
Marysville, Ohio 43040

Richard C & Marcia J Mills
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Marysville, Ohio 43040

Prakashbhai & Siddharth Patel
1055 Watkins Glen Court
Marysville, Ohio 43040

Donal F Wheeler Trustee
1053 Watkins Glen Court
Marysville, Ohio 43040

Dorothy Weitzenecker
1051 Watkins Glen Court
Marysville, Ohio 43040

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Alyssa Allison & Marco Espinoza Nava
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Domenico M Salvadore
1035 Watkins Glen Court
Marysville, Ohio 43040

Jordan A & Brianna R Long
1033 Watkins Glen Court
Marysville, Ohio 43040

David K Diener
1031 Watkins Glen Court
Marysville, Ohio 43040

REZONING STATEMENT

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

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

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

From a design standpoint, higher-density developments will be proposed around the existing commercial core (US 33 and US 36) with the introduction of a variety of attached, multi-family, and single-family residential products as you move further away from the core. The industrial uses will be positioned to the south of the abandoned rail line and will utilize Scottslawn as a primary access point to reduce truck traffic and congestion to the north and US 36. An industrial bi-pass (Road A) which will link the northern and eastern portions of Watkins Road will be constructed prior to or in conjunction with significant industrial development in order to eliminate the trucks and vehicular traffic from utilizing the portion of Watkins Road that goes through the small residential community, known as Buxton Meadows.

Marysville East Annexation #1 is the first of 3 or 4 annexations that RDI and its partners will present to Union County and the City of Marysville over the next year or so. Each annexation will be rezoned under a Planned Unit Development (PUD) and will collectively consist of various mixed uses, which include a variety of residential, retail, commercial, industrial, and civic functions.

Marysville East Annexation #1 is approximately 351.26 acres located generally along Watkins Road on both the north and south sides. The western boundary is The Crossing at Watkin Glen Condominium and the east side is bounded by Wildwood Lane. The project's north boundary is the abandoned Cotton Family railroad track line and the southern boundary borders US 33. Marysville East Annexation #1 is being rezoned to Planned Unit Development (PUD) under Chapter 1135 of the Codified Ordinances of Marysville as they exist and are effective on the date when this zoning text is approved by Marysville City Council (the "Codified Ordinances"). All references herein to Chapter or Section numbers refer to applicable Chapter or Section numbers of the Codified Ordinances. In implementing the mixed-use PUD, Applicant is proposing a wide range of products that will rely on various sections of underlying zoning designations.

Annexation #1 will consist of 5 subareas which include multi-family, single-family, industrial, public common area, and civic (regional pump station) developments. The total acreage of these 5 subareas is 336.87 acres. The difference between this figure and the total area being annexed (351.26 acres) is the acreage included in the US 33 right-of-way.

Marysville East Annexation #1 will have upgraded design standards that include common fencing and tree lines along perimeter boundaries and major thoroughfares, standardized signage, and other identifiers that will create a unique gateway feel for the area. Over time, these design elements will be incorporated into the existing core development on the east side of US 33 and US 36.

Marysville East Annexation #1 will provide benefits to the overall Marysville community through the anticipated preservation of the natural areas, and extension of multi-purpose trails that connect the subareas to the natural areas. In addition, the development of the industrial park will add jobs and tax revenue to the schools, city, and county and the housing will provide employees and other residents the opportunity to reside in the area.

The development of Marysville East Annexation #1 will help facilitate and fund improvements to existing roads and the future construction of new roads. A traffic study and revised thoroughfare plan are currently being conducted with the assistance of the City Engineer and should be available shortly.

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 (2018), Thoroughfare Plan, and the intent of the Ordinance.*
>
> The proposed PUD contains 5 subareas that include a mixture of uses that could not be zoned together through the standard zoning process. The Marysville comprehensive plan was used as a starting point and subareas were designed with the overall concepts in mind. For example, the major natural areas are protected and maintained, the industrial/innovation uses are aligned all the US 33 corridor with access primarily planned for Scottslawn, and the higher density residential is planned near the existing higher density residential uses and will serve as a buffer to the industrial park. The single-family development is buffered by the mature tree line and creek from the industrial uses. The blending of all these uses could not be achieved under a straight zoning district.

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

Marysville East Annexation #1 provides perimeter setbacks to natural areas that are larger than required by the Codified Ordinances and will protect sensitive environmental areas on-site by preserving these areas as a separate subarea (public common areas). The large open space and tree preservation area in Annexation #1 consists of approximately 14.45 acres. This public common area will be in ADDITION to the required open space of each developed subarea and will be commonly owned and managed through a newly created New Community Authority. Trails will be added to these common areas that link to all the other subareas and this process will be expanded with the future annexation of other areas.

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

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

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

The protected public common areas and the individual pod open spaces combined will provide for recreational activities and the ability to enjoy the natural beauty of the site and surrounding areas in Marysville through the multi-purpose trails and parks. The industrial development will create much higher property values than the current CAUV ground and will help energize the region for many years.

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

Compatibility between proposed land uses within and around the PUD is provided through the planned transition of high-density developments around the existing core commercial development as well as increased setbacks and landscape buffers within the PUD Development Standards along mixed uses. The newly created multi-family subarea will help to buffer the existing multi-family development from the industrial / innovation area and the natural features and creek to the north will buffer the single-family development from the industrial/innovation area.

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

The large open space of approximately 14.45 acres will preserve existing natural features, with trails and connectivity added to and from each subarea. This preservation area will be in addition to the open spaces and trails that will be included in each subarea. Private recreation facilities (pool, fitness, dog parks) will be added to the multi-family subarea.

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

The integration of the industrial / innovation district will provide opportunities for employers to be positioned within the area and the multi-family and single-family options will provide housing options to the employees and other existing or future residents of Marysville. The unique design of the multi-family community incorporates both three-story walk-up units with a townhome product that gives future residents a choice of products within the same project. Amenities with this multi-family project will be a pool, fitness center, dog parks, and trails throughout and linked to other open spaces within the overall PUD.

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

The PUD will provide a mix of complementary residential and industrial / innovation uses and establish priorities for high-quality and innovative development and appropriate buffers and transitions between existing and proposed uses.

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

By providing the PUD Development Standards and going through the appropriate Exterior/Landscape Plan review and approval process with the Design Review Board for each contemplated development within Marysville East Annexation #1, 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 service letter was provided by Marysville which 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, which include schools, fire, police, City Engineer, traffic, parks/recreation, and City Council to put together a unique financial package that will help provide funds for these purposes.

Water:

- There is an existing 12" water main located along the north side of Watkins Road at the corner of the regional sewer pump station parcel (hydrant #1145). The initial service for the rest of the Marysville East Annexation #1 ground will be serviced by this line. In addition, Marysville just opened a new $50m+ water treatment plant in 2023, which will provide capacity for all the growth projected for the east side of Marysville and beyond.

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

Sanitary Sewers:

- A regional pump station is currently being constructed along Watkins Road by the City of Marysville and is part of this PUD. The pump station property is currently in Paris Township and it was agreed by the developer to include it as part of this first annexation and PUD filing. The regional station has capacity for the entire east side of Marysville and will include a 36" gravity lateral that will run to the north to US 36. The extension of sewer laterals to service the individual parcels included in this PUD will be worked out with the City Engineer as the projects move forward.

Other Utilities:

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

- Gas service for the site is available from URE and the line is located down the west side of the Bennington property, which is included with this submission.

- Spectrum has facilities adjacent to the project site and can provide service to the development.

Traffic:

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

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 industrial/innovation uses along the US 33 corridor with most of the access to this area coming from Scottslawn. The PUD utilizes the multi-family development to buffer the existing residents to the west and the creek and natural tree line to buffer the single-family development from the industrial/innovation uses. The Comp Plan promotes the protection of common areas and the connection of the community to these areas, which is being accomplished with the proposed trail system. The Comp Plan also promotes mixed residential housing types which are being provided and two types, apartments, and townhomes, are intermixed among themselves providing for diversification of products within the same development.

D. Additional Development Standards.

Marysville East Annexation #1 will have upgraded design standards that include common fencing, landscaping, and tree lines along perimeter boundaries and major thoroughfares, standardized signage, and other identifiers that will create a unique gateway feel for the area. Over time, these design elements will be incorporated into the existing core development on the east side of US 33 and US 36.

GENERAL DEVELOPMENT STANDARDS

Marysville East Annexation #1 will be developed with 5 subareas providing for a mixed-use community. The project will be developed in accordance with the Marysville East Annexation #1 Rezoning Statement, and the Codified Ordinances of the City of Marysville as of the date that the PUD is approved by Marysville City Council (the "Codified Ordinances"), unless noted otherwise in these PUD Development Standards below. Where conflicts occur between the Codified Ordinances and these PUD Development Standards, these PUD Development Standards shall control over the Codified Ordinances.

The following development standards will apply to all areas and subareas in the Marysville East project.

Setbacks

The perimeter and interior setbacks within a particular subarea will be governed by the detail provided in each subarea below. However, setbacks in areas that reflect a change in use from Manufacturing/Light Industrial/Office/Commercial/Retail to existing or proposed Residential will be expanded. This will provide additional setbacks when different uses are abutted. The expanded change of use setbacks for Marysville East will include:

- Manufacturing/Light Industrial/Office/Commercial/Retail to Residential
  - Minimum 25' from the property line on the Residential parcel from any roadway, parking, or building
  - Minimum 50' from the property line for parking and pavement, and 100' from the property line for the building on the Manufacturing/Light Industrial/Office/Commercial/Retail parcel.

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

Landscape buffering shall be required between any residential and commercial uses, and between any manufacturing use and residential use. When possible, the design of the setbacks and the associated landscaping along common boundaries between two subareas should be coordinated jointly between users.

Common Open Space

With the creation of the Community Authority and subarea D, the Public Common Area, sensitive and unique natural areas will be protected and managed with minimal disturbance. These areas will be enhanced with multi-purpose trails and other amenities to develop a park system that will connect the different subareas together as well as other parts of the City and Townships. By combining the Public Common Areas with the required setbacks and open space requirements within each developed subarea, it's anticipated that the overall common area/open space for Marysville East will be more than the standard requirements. Within the subareas, any trees located outside of the boundaries of the tree clearing exhibit that are removed shall be subject to the provisions of the City of Marysville Codified Ordinances regarding major tree preservation and replacement.

Access

A traffic study and regional thoroughfare plan update is currently underway for the east side of Marysville at the direction of the City Engineer. These documents will help identify the roadway infrastructure needed for the industrial/innovation park as well as improvements to Watkins Road, and the intersections of US 36/Watkins Road and Watkins Road/Scottslawn.

It's anticipated that the thoroughfare plan will include a new roadway (Road A), with a ROW no greater than 100', that will ultimately link Scottslawn to the east/west section of Watkins Road to US 36 and then across Mill Creek to Rt 4. The right-of-way width of Street "A" will be determined based on the approved thoroughfare plan. A portion of this new road will serve as a bi-pass or connector between the north/south section of Watkins Road and the east/west section of Watkins Road. This bi-pass roadway will help ensure that industrial and vehicular traffic can get to and from Scottslawn without impacting the Buxton Meadow residential development. The timing of the construction of all the roadway improvements will be defined by the developers(s), and the City and County Engineers working together.

Road A and Watkins Road will have a typology and streetscape that will include fencing, street trees, and landscaping, and may have either a ditch/swale design or curb and gutter design provided that there is a consistent and cohesive design as to each roadway. Road A and Watkins Road shall include a 10' multi-purpose trail on BOTH sides. The multi-purpose trail may be located either within or outside of the right of way. The developer shall dedicate right of way along Watkins Road to the City extending for a minimum distance of 40' on both sides of the centerline. The final distance will be determined based on the approved thoroughfare plan. The desired species of street trees will be determined by the developer and the City of Marysville Arborist.

Future roads internal to the subareas will be constructed with curb and gutter and a structured stormwater system. Internal roads will include street trees, landscaping, and pedestrian elements in either a sidewalk or multi-purpose trails to provide connections.

An example of a roadway cross-section and the standard fencing is shown in Exhibit E6. The final specification for Road A, improvements to Watkins Road, entry points from Road A and Watkins Road, and roads internal to the subareas shall be approved by the City Engineer. All roads may be constructed in phases consistent with the pace of development and as approved during the platting and/or final development approval process.

Pedestrian Connectivity and Multi-purpose Trails

Connectivity of each subarea to other subareas and to the Public Common Areas is important to make the community more walkable. The trail system within each subarea will be defined per the City's existing code but will include connections to the trails along both sides of the major thoroughfare roadways as well as the trails within the Public Common Areas, if applicable. To maintain safety and security, public sidewalks, trails, and multi-purpose paths within Subarea B will be limited to locations adjacent to public roadways.

Sustainability and Green Infrastructure

The overall development will consider and encourage a number of sustainable development techniques and infrastructure. Green Infrastructure for stormwater management will utilize the landscape or nature's ability to reduce, slow, filter, and/or absorb stormwater runoff from streets, parking lots, and buildings. In addition, the development will encourage the protection of sensitive natural areas through the inclusion of these areas in the Public Common Area subareas. Electric charging stations will be installed and available within all multi-family residential developments as well as many of the industrial buildings to promote the use of alternative fuels and transportation methods.

Community Authority

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

MARYSVILLE EAST ANNEXATION #1 PUD OVERALL DESIGN GOALS

All development within Marysville East Annexation #1 will strive to achieve the following goals:

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

DESCRIPTION OF ZONING REQUIREMENTS FOR EACH SUBAREA

Subarea A – Multi-Family and Attached Residential Development Requirements

The multi-family residential subarea A (approximately 36.36 acres) will consist of both townhomes and 3-story walk-up residential units with a shared clubhouse and pool areas. The townhomes and apartment buildings will be intermixed among each other to provide a unique community feel.

The 2-story townhomes will feature 4- and 6-unit buildings with attached 1- or 2-car garages. The townhomes will provide 2- or 3-bedroom options. The 3-story walk-up apartments will feature buildings with 24 units each which will provide 1- and 2-bedroom flats with surface parking and/or detached private garages.

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

The architectural style and design of these products will complement each other while at the same time providing a diversification of products. See the attachment for the initial designs of the apartments, townhomes, and clubhouse.

In implementing this subarea, the applicant will rely on the underlying Suburban Commercial District (SCD) zoning designation and requirements contained in Section 1121.08, as they exist and are effective on the date when this zoning text is approved by City Council, except to the extent variance and divergences are identified below. If there is a conflict between these standards and the provisions of Section 1121.08, the standards in this text shall apply.

List of Permitted Uses

- Single-Family Attached
- Multi-Family
- Community Center / Commercial Recreation (indoor) – Clubhouse with pool and fitness

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

- Lot sizes and setbacks will adhere to the requirements of the SCD zoning district unless defined below.
    - Internal setbacks between buildings within the multifamily and attached residential development shall be 20' or as determined based on the fire code, whichever is greater.
    - Perimeter setbacks to the east, west, and south of the project will be 25' from the property line for any road, pavement, or building. Setbacks along Watkins Road will be 60'.
- Height of primary structures will not exceed 45' plus architectural features such as cupolas and/or chimneys.
- Open space will be a minimum of 10%
    - Multi-purpose trails are included throughout the project and around the detention ponds. The Multi-purpose trails will also be installed along Watkins Road on BOTH sides to connect to future paths that will link this development to the other subareas and the future park system.

  - The detention ponds will include fountains and landscaping.
  - Multiple dog parks will be included in the project.
- Lot coverage ratio will be 65% including accessory structures

Density

- The combined overall density for both residential products will be 14 units per acre
- The architectural designs and features of the buildings and clubhouse comply with the requirements of Section 1123.06 – Density Bonus Program to justify that additional density above.

Access, Parking, Loading, and Pedestrian Connectivity

- The primary access to Subarea A will be via two entrances off Watkins Road. To the south of the project, two stub roads will be constructed that will connect to the future development to the east.
- The off-street parking for multi-family shall be a minimum of 2 parking spaces per unit.
- The parking areas for the single-family attached units will include private 1- and 2-car attached garages as well as driveway spaces. With the combination of the garages and driveway spaces, each unit will have a minimum of 2 spaces.
- Sidewalks will be included throughout the project on at least one side of the street.
- Multi-purpose trails will be included around the detention ponds and through the center of the project leading to the clubhouse and the trail system located along Watkins Road, which will provide pedestrian connections to the other subareas when constructed.

Landscaping

- The landscaping requirements of subarea A will be per the general landscaping standards identified in Section 1125 of the Marysville Codified Ordinances unless noted below.
- Perimeter fencing will be added to the south side along US 33 as well as the northern side of the project along Watkins Road.
- The landscape treatment along the eastern and western borders will include light mounding (2' to 3') and a new tree line within the setbacks. This tree line will also be included around the Marysville pump station and behind the fence along the southern boundary (US 33) as well. Final plant material selections and layout will be determined during the Design Review Board process.
- Landscaping will be installed along Watkins Road at both entries. Final plant material selections and layout will be determined during the Design Review Board process.
- All residential buildings (multi-family and attached-residential) shall include foundation planting along the entire front and rear of the buildings per Exhibits E2 and E3. Final plant material selections and layout will be determined during the Design Review Board process.
- The clubhouse shall include foundation plantings along all four sides of the building and between the building and the pool per Exhibit E4. Final plant material selections and layout will be determined during the Design Review Board process.
- Within the subareas, any trees located outside of the boundaries of the tree clearing exhibit that are removed shall be subject to the provisions of the City of Marysville Codified Ordinances regarding major tree preservation and replacement.

Architecture

- The architectural style and designs for Subarea A (multi-family and attached single-family) will be substantially similar to the architectural renderings shown on the illustrative elevations accompanying this Development Plan. During the development of this project, the applicant

may present to the Design Review Board as part of Exterior/Landscape Plan Applications additional architectural styles and concepts for review, consideration, and approval by the Design Review Board.

- Approved building materials can include stone, brick, wood, metal, other natural materials, vinyl siding, and board and batten products. Vinyl siding to be of high quality and architectural grade with a minimum thickness of 0.044"). Color pallet prohibits any fluorescent colors.
- The clubhouse design and materials will include high-quality vinyl board and batten siding, vinyl horizontal siding (architectural grade with a minimum thickness of 0.044") with painted brick accents, and a metal roof. An outdoor fireplace and covered patio with seating will also be included. The building will have double and triple window sets. A clubhouse elevation is included with this application and provides additional detail regarding the architectural details and design.
- The multi-family buildings will feature high-quality vinyl board and batten siding, vinyl horizontal siding (architectural grade with a minimum thickness of 0.044") with painted brick accents, and an asphalt roof. Some units will have covered balconies with metal railings and the building will feature an assortment of single and double windows. The attached elevations provide additional detail regarding the architectural details and design.
- The single-family attached buildings will feature high-quality vinyl board and batten siding, vinyl horizontal siding (architectural grade with a minimum thickness of 0.044") with painted brick accents, and an asphalt roof. Metal seam roofs will be featured over the majority of the entry doors. The attached elevations provide additional detail regarding the architectural design that will be submitted as part of the Design Review Board application.

Signage

- The following signage standards shall apply to all signs associated with subarea A. Unless otherwise specified in these development standards, relevant provisions of the Codified Ordinances of the City of Marysville Code Section 1129 Signs, shall apply. If there is a conflict between these standards and the provisions of Section 1129, the standards in this text shall apply.

- Sign types permitted include monument signs, building-mounted wall signs (clubhouse), project identification/gateway signs, and gateway highway signage.
    - Temporary Signs (banners and yard signs) and vehicular use area signs shall be subject to the applicable provisions of the Codified Ordinances of the City of Marysville Code Section 1129 Signs.
    - Permanent Signs – size (sign area) and quantity as determined by the type and location of the sign. The sign area shall be determined by the dimensions of the sign display face, excluding framing, bracing, and structural supports.

        - Monument Signs – subarea A will be provided with two monument signs or project identification/gateway signs. These signs can be single or double sided as determined by the developer.
            - Entry Sign - The location of the first sign will be at the intersection of the main entrance (eastern drive) of the project off Watkins Road and will have a maximum height of 8". This entrance leads directly to the clubhouse and is considered the main entrance.
            - Highway Sign - The second project identification/gateway sign is along US 33 at the southern end of the project. The maximum height of this sign will be 20' and a maximum width of 8"6". The maximum

sign face area will be 64 sf.

- Additional dimensions, design, and proposed materials of these two permanent signs are provided in Exhibit E5. The multi-family entry sign shall not exceed 20 square feet for the sign face. The monument signs will be incorporated into the surrounding landscaping beds.
- The monument signs identified above are allowed to be constructed within the perimeter setbacks at both locations with a minimum setback of 5'-0" from the lot or ROW line.
- Design – all monument signs shall have a finished base that is architecturally coordinated with the design and materials of the associated building(s) using materials such as brick, stone, wood, glass, architectural precast concrete, metal, or other innovative materials.
- Lighting. Signs shall be illuminated in such a manner as to avoid creating a glare and hazardous or distracting condition to vehicular and avionic traffic. Signs shall be illuminated only by the following means:
    - External Illumination. By a white, steady, stationary light of reasonable intensity, directed solely at the sign. External light fixtures shall not be directed toward adjacent properties or rights-of-way. Ground-mounted light fixtures shall be fully screened from view by site grading or evergreen shrubs.
    - Internal Illumination. By a white interior light of reasonable intensity with the sign text and images lit or silhouetted on an opaque background, either within a sign cabinet or using individually illuminated channel letters. No additional background lighting or illuminated borders or outlines is permitted. Electrical wiring shall be entirely hidden from view. Digitally animated or LED changeable copy signs are prohibited.

Lighting

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

Project Phasing

- It is anticipated that the development in subarea A will commence shortly after engineering approvals are received from the City of Marysville for the extension of utility, roadway, and buildings, weather permitting.

- The project is likely to be constructed in a single phase but the developer does reserve the right to develop the project in three phases, roughly 1/3rd each beginning with phase 1 beginning just south of Watkins Road. The first phase would include the clubhouse, and a portion of the multi-family, and attached units. Future phases would proceed south based on user demand and would include the remaining multi-family and attached units.

Subarea B – Manufacturing/Innovation District

The Manufacturing/Innovation District (approximately 251.31 acres) is generally located to the north/northeast of and adjacent to US Route 33, extending northward through Watkins Road to the old railroad tracks generally running east-west. This industrial/manufacturing area will provide for future business development within the Marysville area and will lead to new employers, employees, and residents. In addition, this area will generate tax revenues for the Schools, City, and County.

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

List of Permitted Uses

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

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

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

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

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

Accessory Structures

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

Lots Size, Open Space, or Coverage Ratio

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

Setbacks

- Parking and pavement and building setbacks in Subarea B, all of which shall be measured from either the edge of right-of-way or the perimeter boundary of Subarea B, as applicable, shall be as follows:
    - Unless otherwise specified below, setbacks from the perimeter boundary of Subarea B shall be a minimum of 50' for parking and pavement and 100' for buildings.
    - Setbacks from Road A and Watkins Road shall be a minimum of 50' from the ROW for parking and pavement and 100' from the ROW for buildings.
    - The minimum setback from the US 33 ROW will be 100' for parking, pavement, and buildings.
    - The minimum setbacks from interior public roads which are not otherwise specified herein shall be 25' from the edge of the right-of-way for parking and pavement and 50' from the edge of the right-of-way for buildings.
    - The minimum setback from the northern perimeter boundary line of this subarea shall be 25' for parking and pavement and 50' for buildings.
    - An existing private drive is located generally along the eastern edge of this subarea

within a private easement area which is defined in an instrument that is of record with the Office of the Recorder of Union County and includes, but is not limited to, Wildwood Lane. Existing or replacement pavement shall be permitted to be located within the required minimum setbacks that overlap with this easement area.

Access, Parking, Loading, and Pedestrian Connectivity

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

Landscaping

- Perimeter fencing will be added to the south side along US 33 as well as both sides of Subarea B along Watkins Road. Fencing along Road A is defined in the General Development Standards. Perimeter fencing along US 33 shall be located not less than 10' from the edge of the US 33 right-of-way unless otherwise required to accommodate stormwater drainage. Perimeter fencing along Watkins Road shall be located 1' outside the Watkins Road right-of-way or the adjacent sidewalk or mixed-use path, whichever is greater.
- The landscape treatment along the eastern and western boundaries of subarea B will include a three-foot (3') mound located within the parking and pavement setback. This mounding requirement may be waived with the approval of the City Arborist if necessary to preserve and maintain existing tree stands. This landscaping treatment requirement is eliminated should subarea B be expanded in future annexations or zonings beyond the boundaries of this application.
- Service and Loading Areas: Service areas and loading docks shall be screened to limit visibility from off-site with a minimum opacity of 75%.
- Landscaping and/or the use of existing vegetation shall be utilized where appropriate to enhance the aesthetics of the building and to lessen its visual impact when viewed from public rights-of-way.
- Buffering, Preservation, Landscaping, and Screening: The following landscaping requirements shall apply to this subarea:
    - Tree Preservation Zones: A Tree Preservation Zone shall be located to preserve and protect trees in locations that are identified on the Existing Conditions Exhibits. Within Tree Preservation Zones, the developer shall preserve existing healthy and mature trees, provided that trees may be removed if they present a danger to persons or property or as necessary to extend utilities. Understory may be removed for any

reason, and plants or trees that are of a noxious and invasive species may also be removed. All other existing tree stands noted on Exhibit – Subarea B Existing Conditions Plans may be removed from this Subarea. These trees will be removed as soon as zoning entitlements and environmental assessments are complete and the City of Marysville's Tree replacement program will not apply to these areas. A tree-clearing exhibit is included in this application to be certain what areas will be cleared. Within the subareas, any trees located outside of the boundaries of the tree clearing exhibit that are removed shall be subject to the provisions of the City of Marysville Codified Ordinances regarding major tree preservation and replacement.

- Within parking areas large unbroken expanses of parking lot shall be avoided. Large lots should be separated into a series of smaller interconnected lots separated by peninsulas or islands. No individual landscape areas shall be smaller than three hundred fifty (350) square feet. For each one hundred (100) square feet of parking area, a minimum of five (5) square feet of landscaped area shall be provided. Within the parking lot landscape islands or peninsulas at least one deciduous canopy tree with a clear trunk of at least five (5) feet above the ground shall be planted. Vehicular use area requirement, one (1) standard tree with a nursery caliper of not less than two (2) inches shall be planted for each fifty (50) feet of vehicular use area and/or parking area perimeter distance.

Open Space

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

Fencing

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

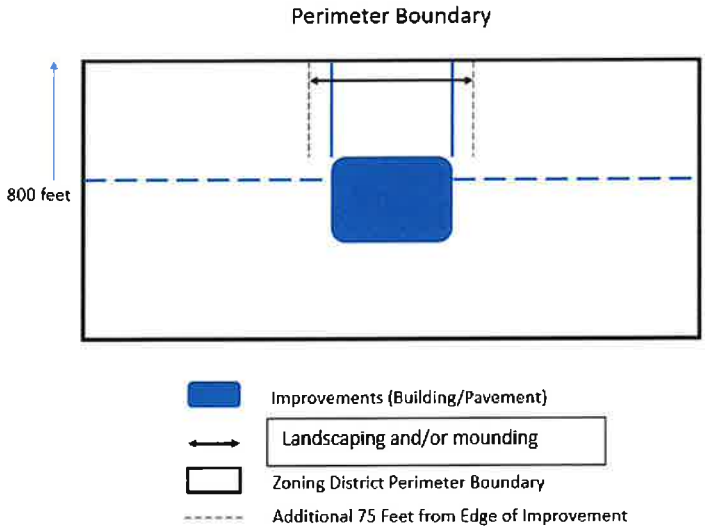
Perimeter Landscape Standards

- The following perimeter landscaping standards shall apply to the exclusion of Code Section 1125.06 as they relate to required buffering between development pertaining to any permitted or conditional use in this subarea and adjacent residential uses. For those perimeter boundaries of Subarea B which abut real property (i) containing existing residential uses or, as determined at the time that an application is filed for a building permit ("Building Permit") on real property located within this subarea, has a zoning classification which permits the development and operation of residential uses thereon, and (ii) that is not owned by the applicant for the Building Permit or by the applicant for the rezoning/Preliminary Development Plan approval that pertains to Subarea B or its affiliates (any real property meeting either of the foregoing criteria to be referred to herein as

"Residential Property"), a minimum average 6-foot high mound shall be installed on the property to which the Building Permit applies along the shared property line with the abutting property. The mound shall include a landscape buffer which shall consist of a mixture of deciduous trees, evergreens, and bushes to provide an opacity of at least 80% on the date that is 4 years after planting to a minimum height of 10 feet above ground level. These mounds shall be installed within the required minimum pavement setback area as required by this zoning text. For purposes of determining which properties qualify as Residential Property hereunder, if two properties have an intervening public street right-of-way between them, they shall still be considered abutting, and in these circumstances breaks in required mounding and landscaping shall be permitted to accommodate vehicular and pedestrian access points.

- If existing trees are found within perimeter areas that have existing screening and buffering, the mounding may be omitted and the existing trees may be utilized as the required screening. The requirement for a minimum 80% opacity within 4 years after installation is still applicable with this alternative and, therefore, if necessary, additional landscaping materials (i.e., deciduous trees, evergreens, or bushes) shall be planted along those perimeter boundary areas to meet the minimum 80% opacity requirement. The plan for these areas must be reviewed and approved by the Design Review Board.

- Phasing of Residential Screening. In recognition of the significant amount of land area and the lengths of the perimeter boundaries contained within Subarea B, for all portions of Subarea B where there is required mounding and landscaping, it may be installed in phases. For each phase of development in Subarea B, such required mounding and landscaping shall be installed when it is anticipated (as provided in plans associated with relevant applications) that buildings, paved parking areas, and/or above-ground equipment or utility infrastructure, once constructed within that phase, will be located within 800 feet of the relevant perimeter boundary line. At a minimum for each phase, this mounding and landscaping shall be installed along the portion of the relevant perimeter boundary line of the subarea between two points which are determined by extending two straight lines from the perimeter boundary line of the subarea to the furthest distance on each side where planned improvements are to be constructed in that phase, and then adjusting those lines so that they are an additional distance of 150 apart. The following illustration is being provided as an example of this requirement:



Architecture

- Building Designs - The following design requirements and criteria shall apply to all permitted building typologies in this subarea and Section 1133 of the zoning code shall not apply except with respect to Office Buildings:
    - Building designs shall not mix architectural elements or ornamentation from different styles.
    - Buildings shall be required to employ a consistent use of materials on all elevations.
    - The number, location, spacing, and shapes of windows and door openings shall be carefully considered. Subject to functional requirements for a specific building, door openings and windows should be arranged in a regular or symmetric manner except appropriate to highlight entrances. Primary entrances shall be made sufficiently prominent that they can be easily identified from a distance, except on buildings where pedestrian traffic is expected to be minimal such as, but not necessarily limited to, data centers or warehouses, or in the context of multi-building projects where the visibility of building entrances may be obstructed.
    - Elements such as meter boxes, utility conduits, generators, water and material tanks, and roof and wall projections such as vent and exhaust pipes, basement window enclosures, and trash containers shall be designed, located, or screened so as to minimize their visibility and visual impact from off-site. Solar energy systems shall be excluded from the requirements of this section.
    - Additional building images for each major typology are included in the Exhibits.
- Building Forms
    - All building elevations shall be designed to be compatible with each other and to reflect a consistent design approach.
    - Gable or hip roofs shall be avoided unless a building design replicates a traditional American architectural style that employs such roof forms. Flat roofs are permitted.
- Materials
    - Exterior building materials shall avoid overly reflective surfaces. Traditional materials such as, but not limited to, wood, stone, brick, and concrete shall be permitted, along with contemporary materials such as, but not limited to, aluminum, metal, glass, stucco, or cementitious fiberboard (e.g., Hardi-plank or equivalent) shall be permitted on buildings not employing traditional styles. The use of reflective or mirrored glass shall be prohibited.

- Primary building colors shall be natural or neutral colors, including variations in the shade of colors in order to break up long facades. Up to two (2) additional colors may be used as accent elements. Fluorescent building colors are prohibited.
- Prefabricated metal buildings, untreated masonry block structures, and buildings featuring untreated poured concrete exterior walls are prohibited. Notwithstanding the foregoing, ancillary structures built and operated for the purpose of enclosing equipment and which are not occupied by tenants or persons on a regular basis may be constructed using pre-engineered metal.
- Generally, the quantity of materials selected for a building shall be minimized. A single material selection for each of the independent building components of roof, wall, and accents is permitted. Accents will feature at a minimum a different design element which could be an alternative material or color.
- Loading docks are not required to have the same degree of finish as a main entry unless they are visible from a public right-of-way.

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

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







Signage

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

Lighting

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

- All parking lot lighting within an individual development project shall be of the same light source type and style.
- All parking lot light poles shall be constructed of metal, shall be dark in color, and consistent throughout each individual development. Light poles, including the base, shall not exceed 28 feet in height, except that light poles located within 300 feet of properties where residential uses exist or are permitted shall be no higher than 18 feet in height, each height measurement to include the base and as measured from the pavement level.
- No permanent-colored lights which would result in a "color washing" of a building or neon or florescent lights shall be used on the exterior of any building.
- All other lighting on the site shall be in accordance with the Code.
- Street lighting must meet the City's standards and specifications.
- No light spillage onto properties that are adjacent to this subarea shall be permitted from lighting sources within this subarea.

Subarea C – Single-Family Residential

Subarea C (approximately 14.17 acres) is a beautiful piece of ground nestled between two wood-lined creeks. The subarea is being zoned for future development as a single-family detached product. Access to this area and utility extensions will be a few years down the road and the pod will likely have to connect to the parcel to the west to be developed properly.

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

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

List of Permitted Uses

- Single Family Detached

Lots Size, Open Space, or Coverage Ratio

- Lot sizes will adhere to the requirements of the SRD zoning district and no less than 55'
- Setbacks: Front 25', Side – 7.5'; Rear – 20'
- Maximum Building Height: 35'
- Open space will be a minimum of 10%
- Lot coverage will comply with the City Code.

Density

- Maximum density of 4 units per acre

Signage

- Signage standards will follow the SRD zoning district requirements.

Subarea D – Public Common Area

The natural features in this public common area subarea (approximately 14.45 acres) will be reserved, protected, and developed as part of the network of parks and trail systems that will provide recreational opportunities and promote connectivity throughout the area. The ground in this subarea, while public, will be owned, managed, and maintained by a future community authority board which will use funds from future residents and businesses to perform these duties.

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

List of Permitted Uses

- Park
- Community Garden
- Commercial Recreation (outdoor)
- Essential Public Services and Utilities
- Necessary Roadway Crossings

Subarea E – Civic (Regional Pump Station)

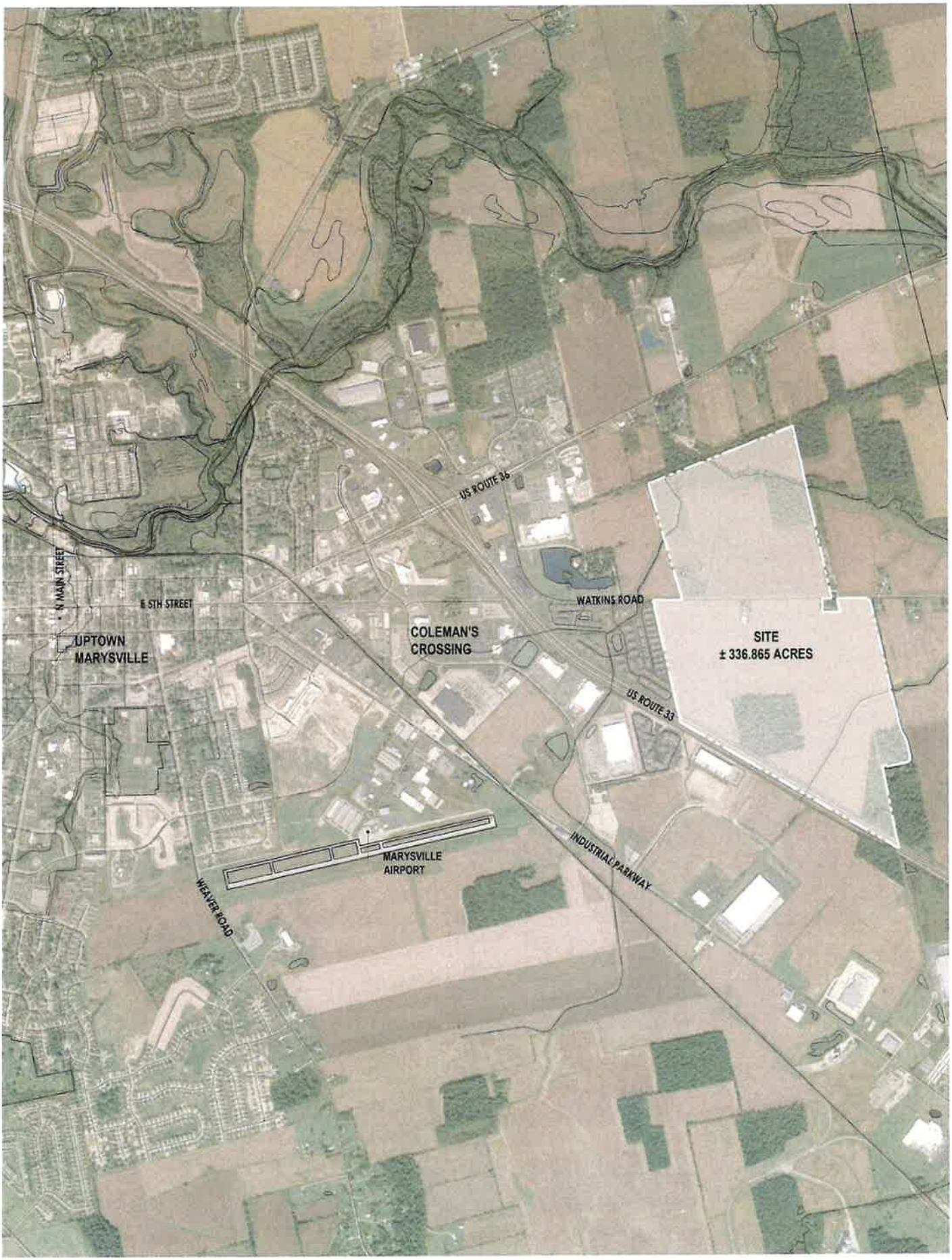
This subarea is currently under construction for the development of a regional sewer pump station by the City of Marysville. The current 1.14-acre parcel is zoned in Paris Township and is being incorporated into this PUD to bring the ground into Marysville as part of the annexation process.

Due to its proximity to the existing and future residential developments, landscape buffer requirements will be set forth in the requirements of surrounding subareas.

In implementing this subarea, the applicant will rely on the underlying Government and Institutional District (GOV) zoning designation and requirements contained in Section 1121.16, except to the extent variance and divergences are identified below and in the upcoming Development Plan application.

List of Permitted Uses

- Essential Public Services and Utilities



WATKINS CENTRAL - REGIONAL CONTEXT MAP
CITY OF MARYSVILLE, UNION COUNTY, OHIO

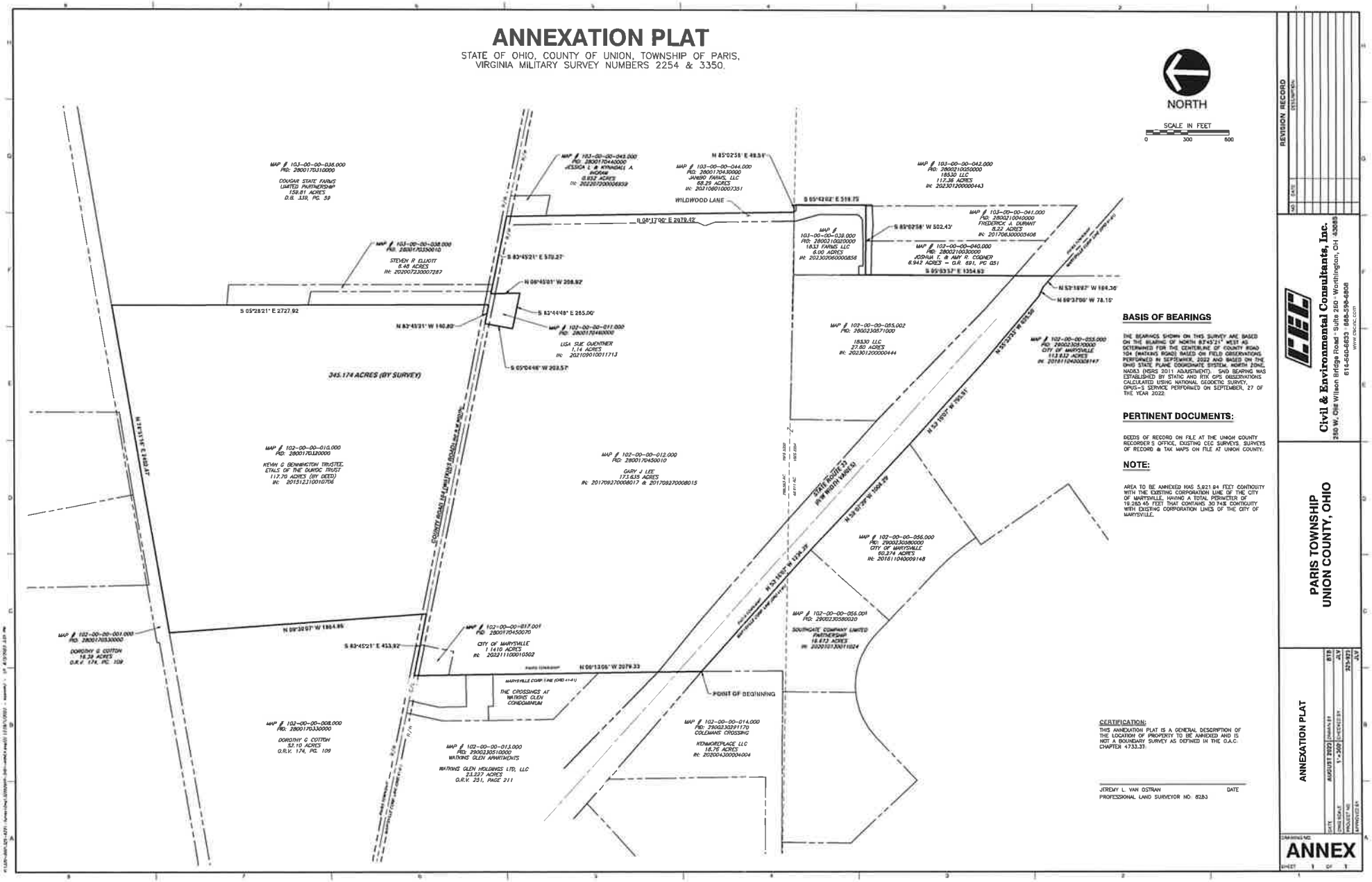
EXHIBIT A

N

10.17.2023

ANNEXATION PLAT

STATE OF OHIO, COUNTY OF UNION, TOWNSHIP OF PARIS,
VIRGINIA MILITARY SURVEY NUMBERS 2254 & 3350.



REVISION RECORD

NO	DATE	DESCRIPTION

Civil & Environmental Consultants, Inc.
250 W. Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085
614-540-6633 · 888-598-6808
www.cecinc.com

PARIS TOWNSHIP
UNION COUNTY, OHIO

ANNEXATION PLAT

DATE	AUGUST 2022
DRAWN BY	BTB
CHECKED BY	JLV
DWG SCALE	1" = 300'
PROJECT NO	325-972
APPROVED BY	JLV

DRAWING NO.
ANNEX
SHEET 1 OF 1

DESCRIPTION OF 351.258 ACRES

Situated in the State of Ohio, County of Union, Township of Paris, Virginia Military Survey Nos. 2254 and 3350, being all of a 173.635 acre tract of land as conveyed to Gary J. Lee, for and during his natural life, remainder to Ryan J. Lee and Gregory J. Lee in Instrument Numbers 201709270008015 and 201709270008017, all of a 117.70 acre tract of land as conveyed to Kevin G. Bennington Trustee, etals of the Duroc Truct in Instrument Number 201512310010706, all of that 27.60 acre tract of land as conveyed to 18530 LLC in Instrument Number 202301200000444, all of that 6.00 acre tract as conveyed to 1833 Farms LLC in Instrument Number 202302060000856,and part of the right-of-way of State Route 33, all references to records being on file in the Office of the Recorder, Union County, Ohio, said 351.258 acre tract being more fully described herein;

BEGINNING at a point on the southerly limited access right-of-way of State Route 33 and the easterly line of the City of Marysville as incorporated in Ordinance 41-91, also being the northwesterly corner of that 16.673 acre tract as conveyed to Southgate Company Limited Partnership in Instrument Number 202010130011024, also being the northeasterly corner of that 18.76 acre tract as conveyed to Kenmore Place LLC in Instrument Number 202004300004004;

Thence along the easterly line of said corporation limit, crossing State Route 33, along the easterly lines of Watkins Glen Apartments and The Crossings at Watkins Glen Condominium, **North 06°13'06" West** a distance of **2079.33 feet** to a point in the centerline of Watkins Road (C.R. 104, 60' r/w);

Thence along said centerline, **South 83°45'21" East** a distance of **453.92 feet** to the southwesterly corner of said 117.70 acre tract, and the southeasterly corner of that 52.10 acre tract as conveyed to Dorothy G. Cotton in Official Record 174, Page 109;

Thence along the westerly line of said 117.70 acre tract and the easterly line of said 52.10 acre tract, **North 09°30'07" West** a distance of **1864.86 feet** to a point on the southerly line of that 16.39 acre tract as conveyed to Dorothy G. Cotton in Official Record 174, Page 109;

Thence along the northerly line of said 117.70 acre tract and the southerly line of said 16.39 acre tract, **North 74°51'16" East** a distance of **2402.47 feet** to a point on the westerly line of that 159.81 acre tract conveyed to Cougar State Farms Limited Partnership in Deed Book 339, Page 59;

Thence along the easterly line of said 117.70 acre tract, the westerly line of said 159.81 acre tract, and the westerly line of that 6.41 acre tract as conveyed to Steven R. Elliott in Instrument Number 202007230007287, **South 05°28'21" East** a distance of **2727.92 feet** to a point in the centerline of said Watkins Road and on the northerly line of that 1.14 acre tract conveyed to Lisa Sue Guenther in Instrument Number 202109010011713;

Thence along the centerline of said Watkins Road and the northerly line of said 1.14 acre tract, **North 83°45'21" West** a distance of **140.80 feet** to a point;

Thence along the westerly, southerly, and easterly lines of said 1.14 acre tract the following three (3) courses and distances:

South 05°04'46" West a distance of **203.57 feet** to a point;

South 83°44'48" East a distance of **265.00 feet** to a point;

250 W. Old Wilson Bridge Road, Suite 250 | Worthington, OH 43085 | p: 614-540-6633 f: 614-540-6638 | www.cecinc.com

North 06°45'01" West a distance of **208.92 feet** to a point in the centerline of said Watkins Road;

Thence along the centerline of said Watkins Road, **South 83°45'21" East** a distance of **570.27 feet** to a point at the northeasterly corner of said 173.635 acre tract;

Thence leaving said centerline and along the easterly line of said 173.635 acre tract and the easterly right-of-way line of Wildwood Lane, the westerly line of that 0.952 acre tract as conveyed to Jessica L. & Kynndall A. Ingram in Instrument Number 202207200006959, and the westerly line of that 68.29 acre tract as conveyed to Janibo Farms, LLC in Instrument Number 202106010007351, **South 06°17'00" East** a distance of **2079.42 feet** to a point on the southerly line of VMS 3350 and the northerly line of VMS 2254;

Thence along the northerly line of said 6.00 acre tract, **North 85°02'58" East** a distance of **49.54 feet** to a point at the northeasterly corner of said 6.00 acre tract and the northwesterly corner of that 117.36 acre tract conveyed to 18530 LLC in Instrument Number 202301200000443;

Thence along the easterly line of said 6.00 acre tract, the west line of said 117.36 acre tract, **South 05°42'02" East**, a distance of **519.75 feet** to a point at the northeasterly corner of that 8.22 acre tract as conveyed to Frederick J. Durant in Instrument Number 201706300005406;

Thence along the northerly line of said 8.22 acre tract and the northerly line of that 6.942 acre tract as conveyed to Joshua T. and Amy R. Codner in Official Record 691, Page 051, **South 85°02'58" West** a distance of **502.43 feet** to a point at the southwesterly corner of said 6.00 acre tract and the northwesterly corner of said 6.942 acre tract;

Thence along the westerly line of said 6.942 acre tract and across State Route 33, **South 05°14'31" East** a distance of **1354.63 feet** to a point on the southerly limited access right-of-way of State Route 33;

Thence along said southerly limited access right-of-way line the following six (6) courses and distances:

North 53°16'07" West a distance of **104.36 feet** to a point;

North 69°37'00" West a distance of **78.16 feet** to a point;

North 55°33'33" West a distance of **625.50 feet** to a point;

North 53°16'07" West a distance of **795.91 feet** to a point;

North 52°07'39" West a distance of **1004.29 feet** to a point;

North 53°16'07" West a distance of **1234.39 feet** to the **Point of Beginning**, containing **351.258 acres**, which 296.563 acres lies within Virginia Military Survey Number 3350 and 48.611 acres lies in Virginia Military Survey Number 2254.

The bearing of North 83°45'21" West as determined for the centerline of Watkins Road based on field observations performed in September, 2022 and based on the Ohio State Plane Coordinate System, North Zone, NAD83 (NSRS 2011 adjustment). Said bearing was established by Static and RTK GPS Observations, calculated using National Geodetic Survey, OPUS-S service performed on September, 27 of the year 2022.

The above description is based on deeds of record and available existing surveys, the aforementioned description is not intended to be used for the transfer of real property. The acreages and distances shown are intended for annexation purposes only.

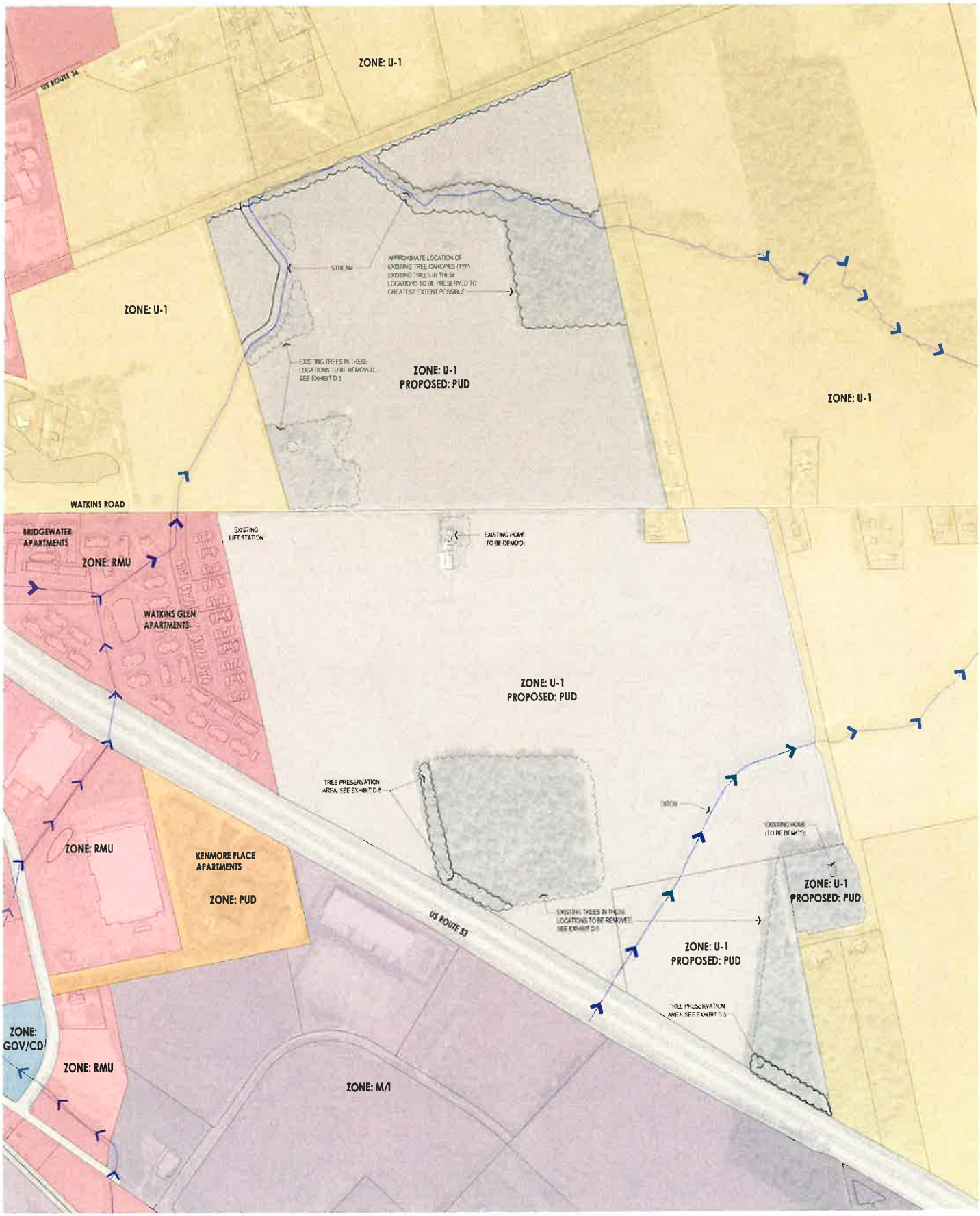
Area to be annexed has 5,921.94 feet contiguity with the existing corporation line of the City of Marysville, having a total perimeter of 19,265.45 feet that contains 30.74% contiguity with existing corporation lines of the City of Marysville.

The above description is a general description of the location of the property to be annexed. The survey was performed in September of 2022.

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

6/02/2023

Jeremy L. Van Ostran, P.S. Date
Registered Surveyor No. 8283



ZONING KEY

- PLANNED UNIT DEVELOPMENT (PUD)
- REGIONAL MIXED USE DISTRICT (RMU)
- MANUFACTURING / INNOVATION DISTRICT (M/I)
- FARM / RESIDENTIAL DISTRICT (U-1) PARIS TOWNSHIP

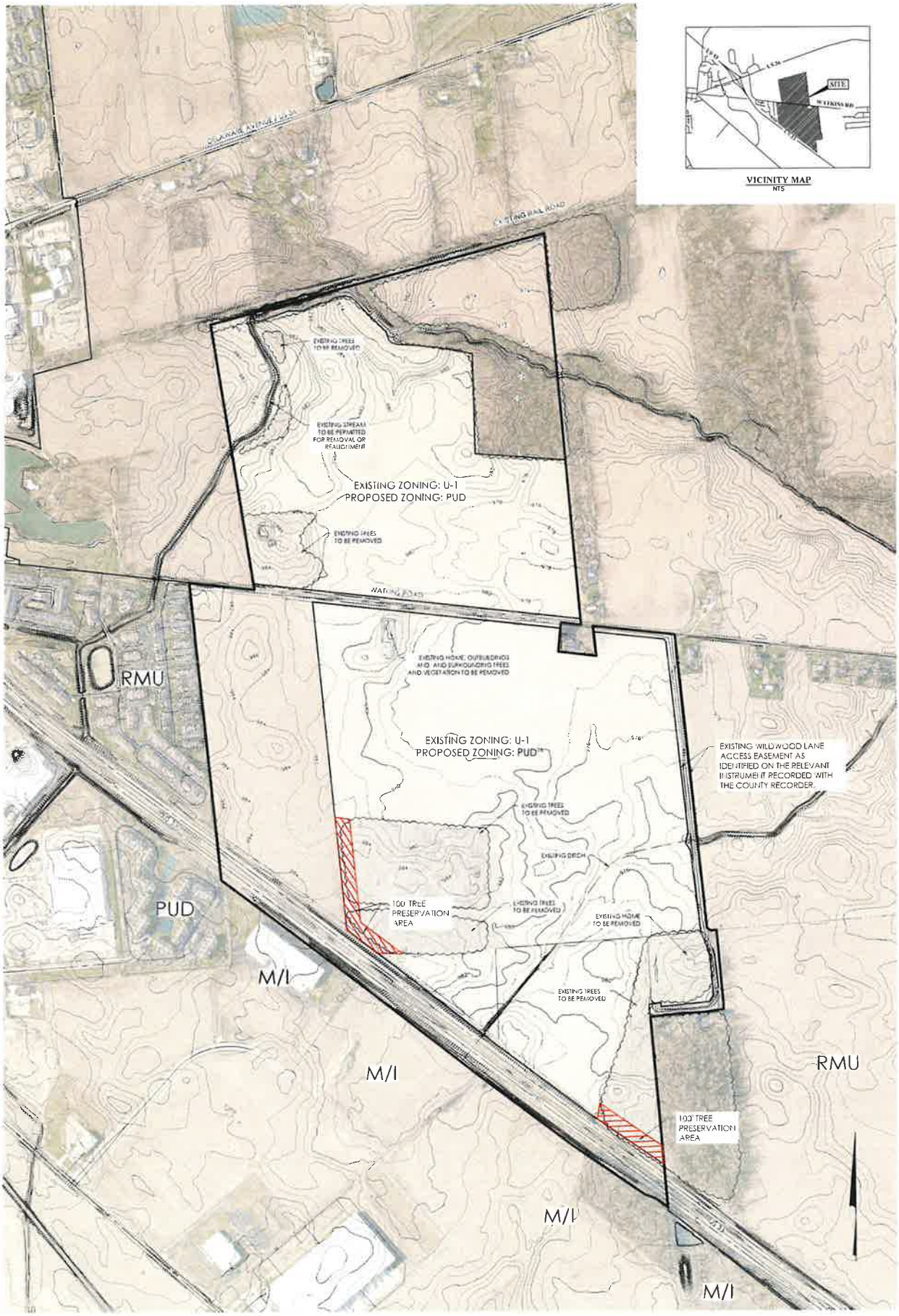
WATKINS CENTRAL - EXISTING CONDITIONS

CITY OF MARYSVILLE, UNION COUNTY, OHIO

EXHIBIT B

N

10.17.2023



MARYSVILLE EAST ANNEXATION #1
PUD DEVELOPMENT PLAN

SUBAREA B EXISTING CONDITIONS PLAN

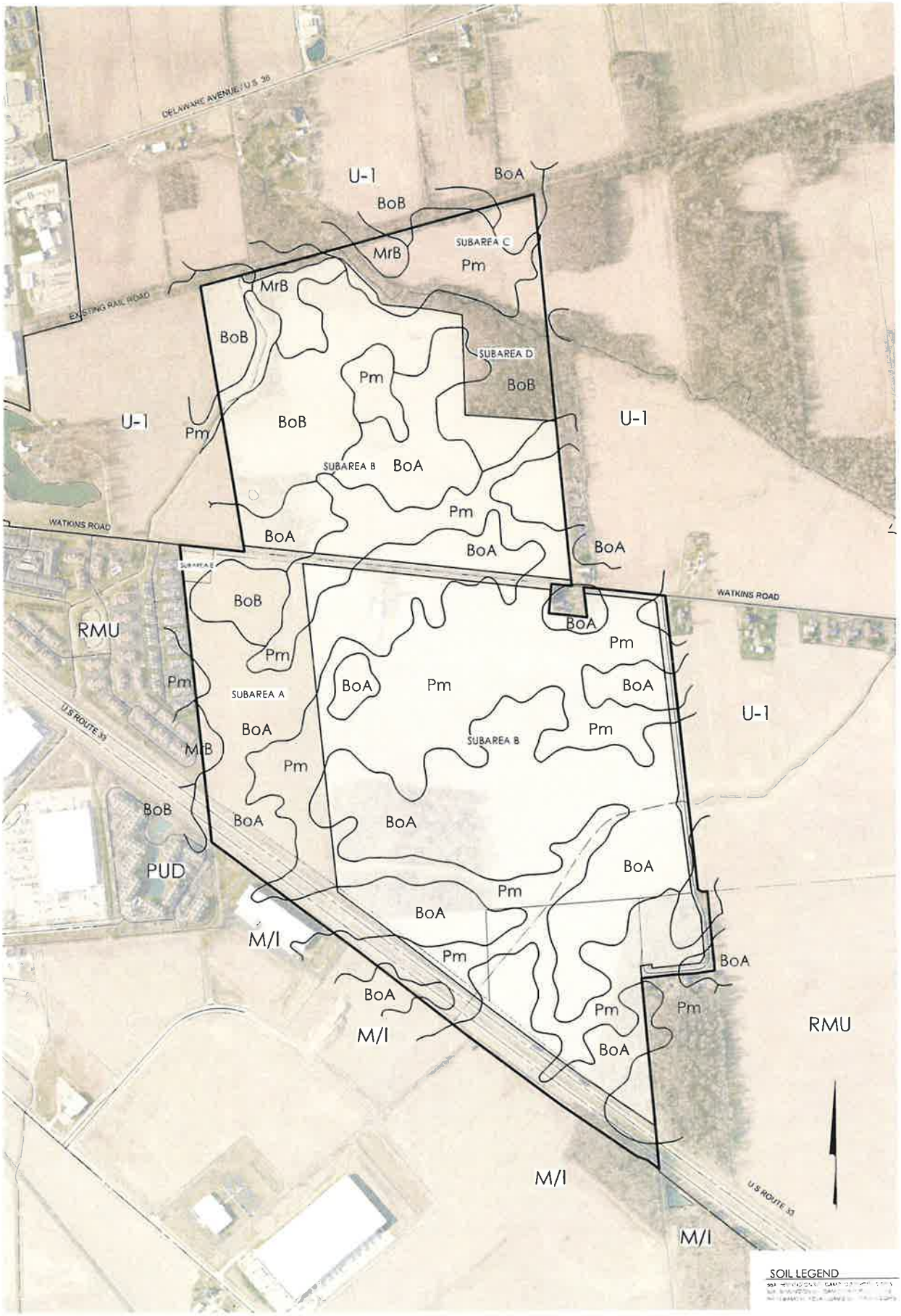
CITY OF MARYSVILLE, UNION COUNTY, OHIO

OCTOBER 17, 2023

REVISED: NOVEMBER 7, 2023

EMHT

GRAPHIC SCALE



MARYSVILLE EAST ANNEXATION #1
PUD DEVELOPMENT PLAN

SUBAREA B EXISTING SOILS PLAN

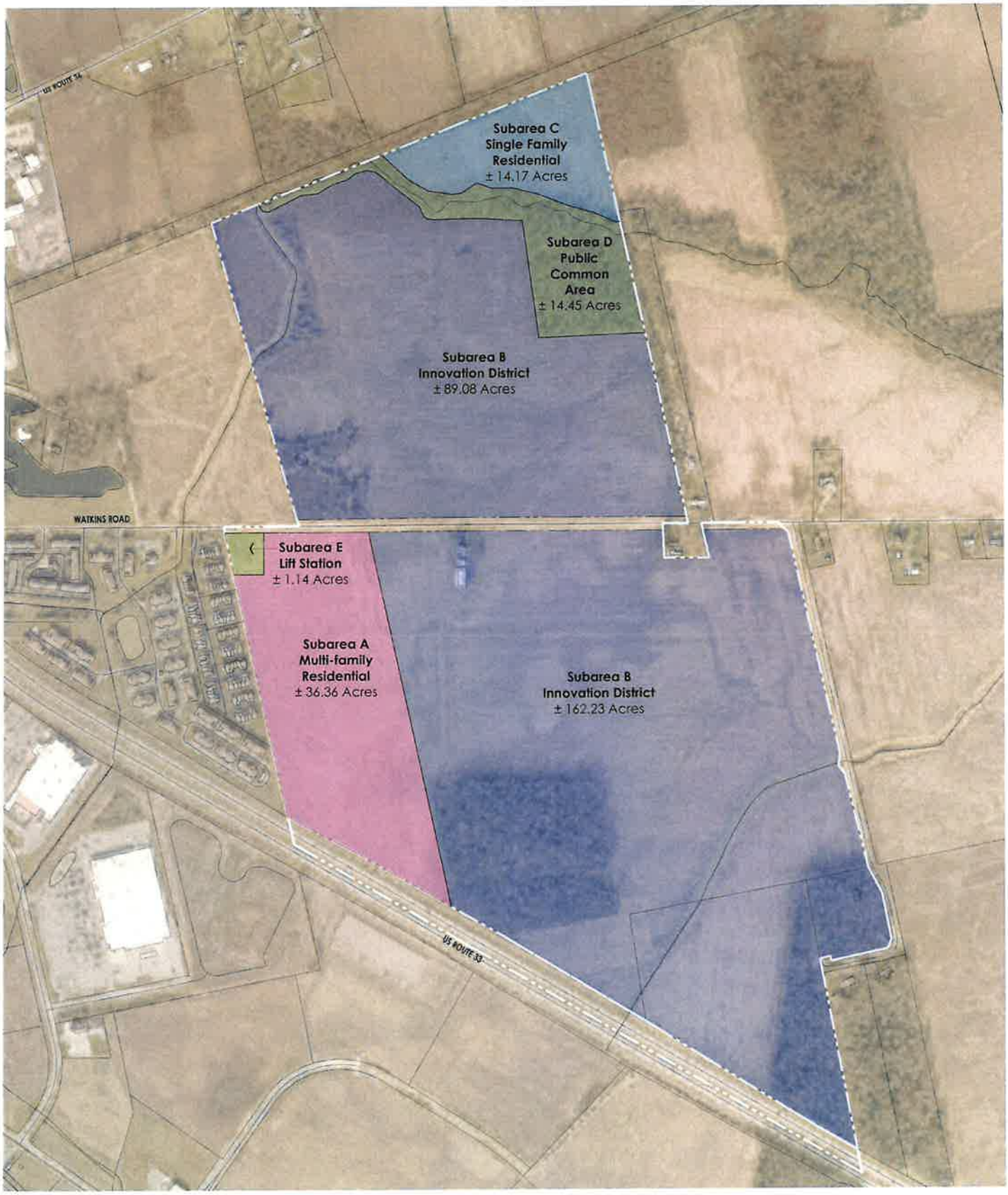
CITY OF MARYSVILLE, UNION COUNTY, OHIO

OCTOBER 17, 2023

EMHT

GRAPHIC SCALE

J:\2023\2023\Eng\04Data\Vmaysxrf esri\pud development plan - annexation 1\2023003 - Existing Soils Plan.dwg Last Saved By xerox 10/17/2023 12:03 PM Last Printed By Shaun
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SUBAREA DATA

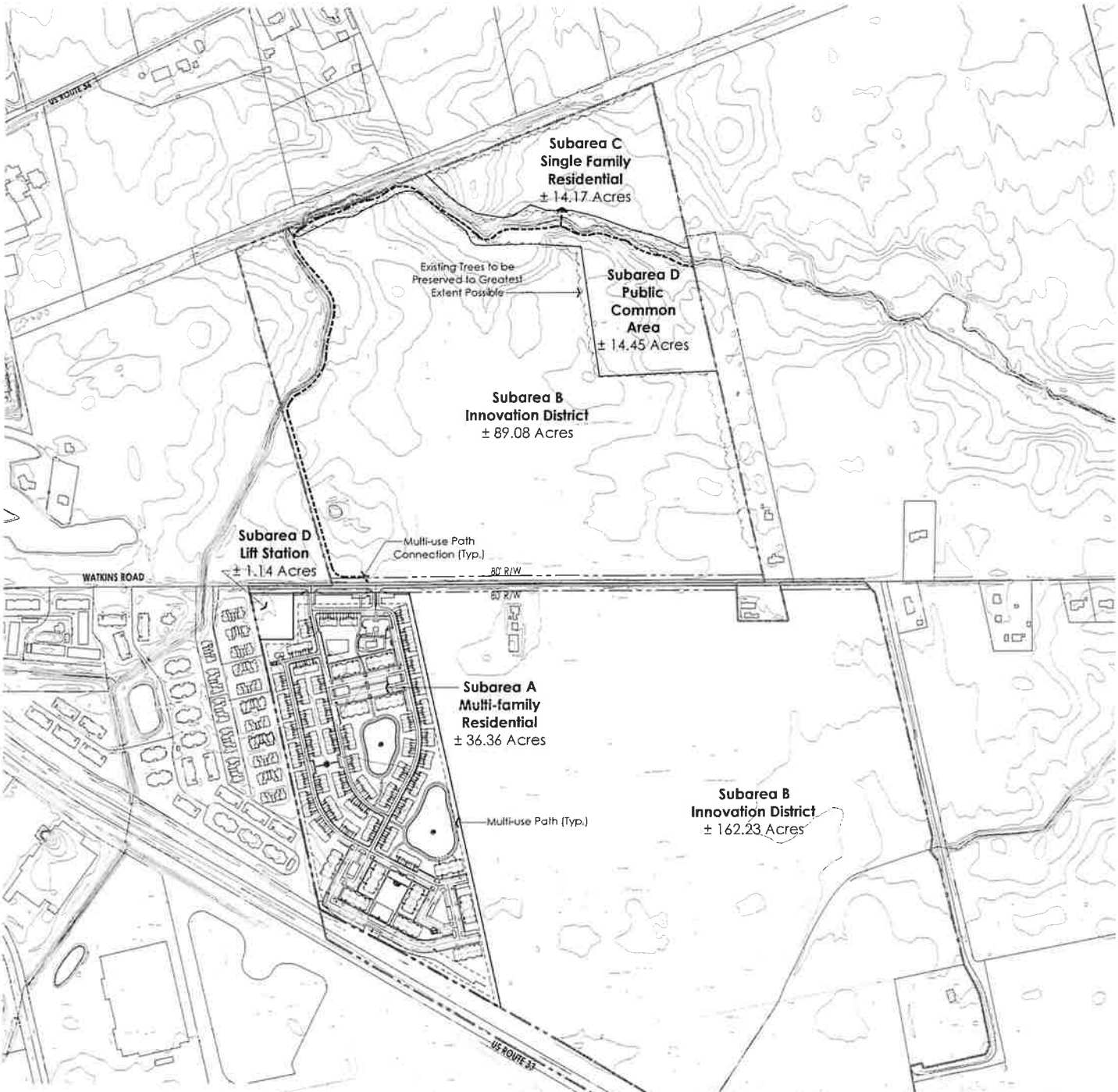
Total Site:	**± 336.865 Acres**
Subarea A Multifamily Residential:	**± 36.36 Acres**
Subarea B Innovation District:	**± 251.31 Acres**
Subarea C Single Family Residential:	**± 14.17 Acres**
Subarea D Public Common Area	**± 14.45 Acres**
Subarea E Lift Station:	**± 1.14 Acres**
US 33 Acreage:	**± 11.93 Acres**

WATKINS CENTRAL - SUBAREA PLAN

CITY OF MARYSVILLE, UNION COUNTY, OHIO

EXHIBIT C

10.17.2023



OVERALL SITE DATA

Total Site:	**± 336.865 Acres**
Subarea A Multifamily Residential:	**± 36.36 Acres**
Total Units:	**502 Units**
Townhome Units:	**214 Units**
Multi-family Units:	**288 Units**
Total Parking:	**592 Spaces**
Surface Parking:	**532 Spaces**
Garage Parking:	**60 Spaces**
(does not include townhome garage or driveway spaces)	
Density:	**± 13.81 du/acre**
Total Open Space:	**± 11.39 Acres (± 31.33% of gross)**
Subarea B Innovation District:	**± 251.31 Acres**
Subarea C Single Family Residential:	**± 14.17 Acres**
Subarea D Public Common Area	**± 14.45 Acres**
Subarea E Lift Station:	**± 1.14 Acres**
US 33 Acreage:	**± 11.93 Acres**

NOTE: THE DEVELOPMENT PLAN AS DEPICTED IS CONCEPTUAL IN NATURE. FINAL LAYOUT AND DENSITY MAY VARY BASED UPON DESIGN AND ENGINEERING PROVIDED THAT FINAL LAYOUT SHALL MEET ALL REQUIREMENTS SPECIFIED HEREIN

WATKINS CENTRAL - PRELIMINARY PLAN

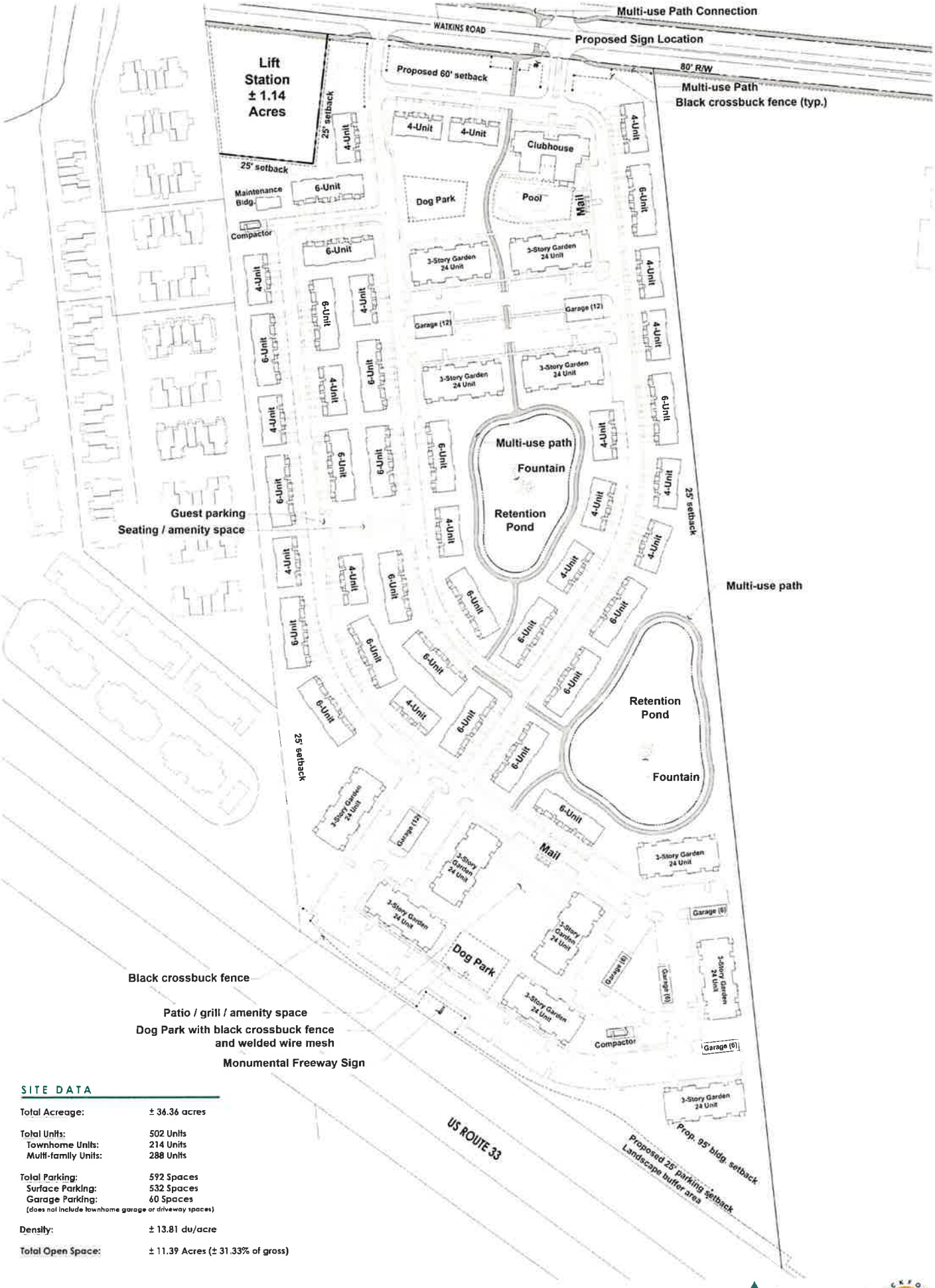
CITY OF MARYSVILLE, UNION COUNTY, OHIO

EXHIBIT D

N

13.17.2023

G2



SITE DATA

Total Acreage:	± 36.36 acres
Total Units:	502 Units
Townhome Units:	214 Units
Multi-family Units:	288 Units
Total Parking:	592 Spaces
Surface Parking:	532 Spaces
Garage Parking:	60 Spaces
(does not include townhome garage or driveway spaces)	
Density:	± 13.81 du/acre
Total Open Space:	± 11.39 Acres (± 31.33% of gross)

WATKINS CENTRAL - SUBAREA A ENLARGEMENT PLAN

CITY OF MARYSVILLE, UNION COUNTY, OHIO

EXHIBIT D1

10.17.2023



Open Space Data:

Total Gross Acreage: ± 36.36 Acres

Total Open Space: ± 11.39 Acres (± 31.33% of gross)

Proposed 8' wide Multi-use Path:

Proposed 5' wide Sidewalk:

WATKINS CENTRAL - SUBAREA A OPEN SPACE PLAN

CITY OF MARYSVILLE, UNION COUNTY, OHIO

EXHIBIT D2

N

10.17.2023

G2

ROCKFORD



SITE DATA

Total Acreage:	± 36.36 acres
Total Units:	502 Units
Townhome Units:	214 Units
Multi-family Units:	288 Units
Total Parking:	592 Spaces
Surface Parking:	532 Spaces
Garage Parking:	60 Spaces
(does not include townhome garage or driveway spaces)	
Density:	± 13.81 du/acre
Total Open Space:	± 11.39 Acres (± 31.33% of gross)

WATKINS CENTRAL - SUBAREA A ILLUSTRATIVE PLAN

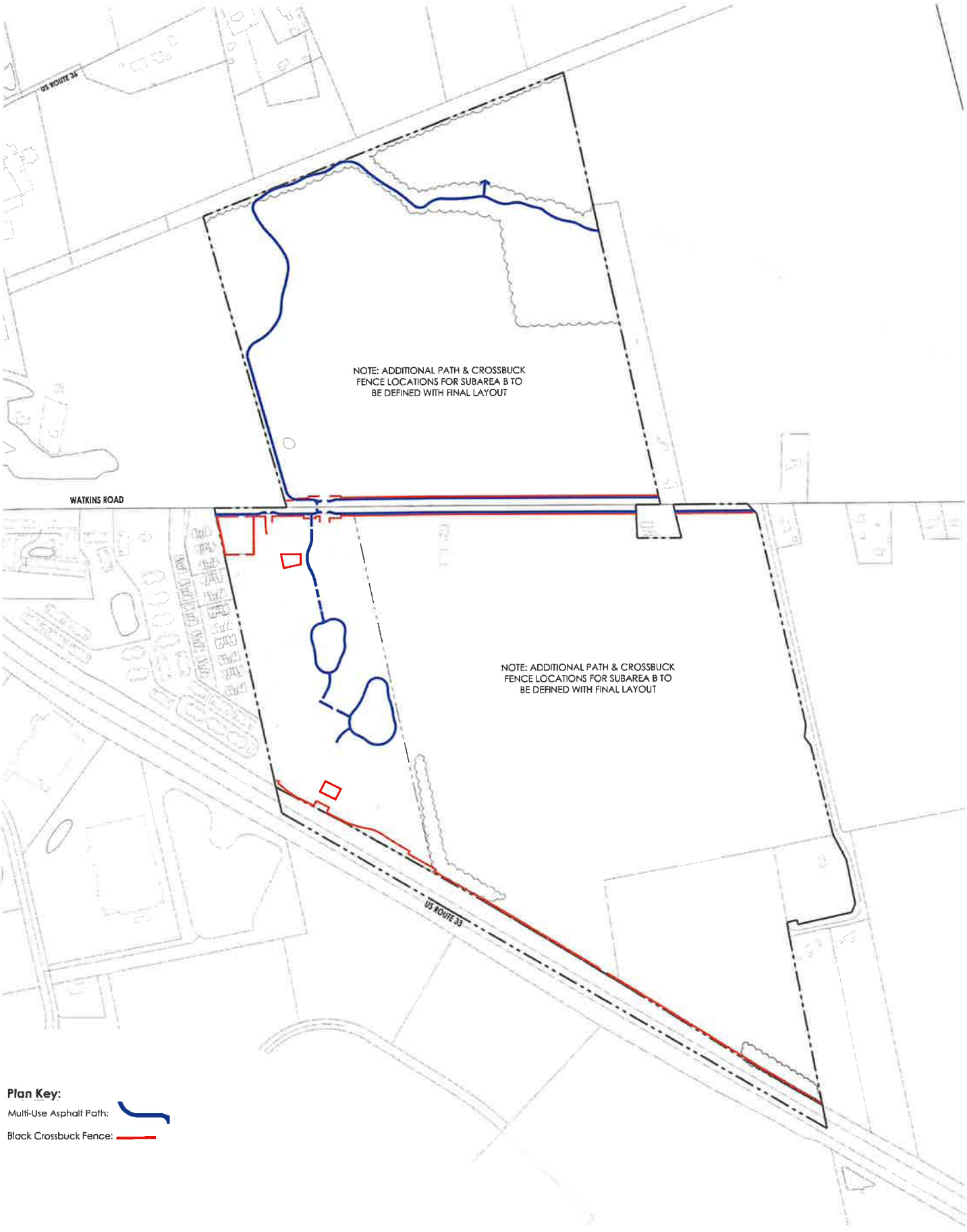
CITY OF MARYSVILLE, UNION COUNTY, OHIO

EXHIBIT D3

N

10.17.2023

G2



NOTE: THE DEVELOPMENT PLAN AS DEPICTED IS CONCEPTUAL IN NATURE. FINAL LAYOUT AND DENSITY MAY VARY BASED UPON DESIGN AND ENGINEERING PROVIDED THAT FINAL LAYOUT SHALL MEET ALL REQUIREMENTS SPECIFIED HEREIN

WATKINS CENTRAL - OVERALL FENCE & PATH PLAN

CITY OF MARYSVILLE, UNION COUNTY, OHIO

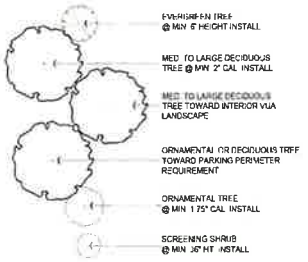
EXHIBIT D4

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10.17.2023

G2

LANDSCAPE KEY PLAN

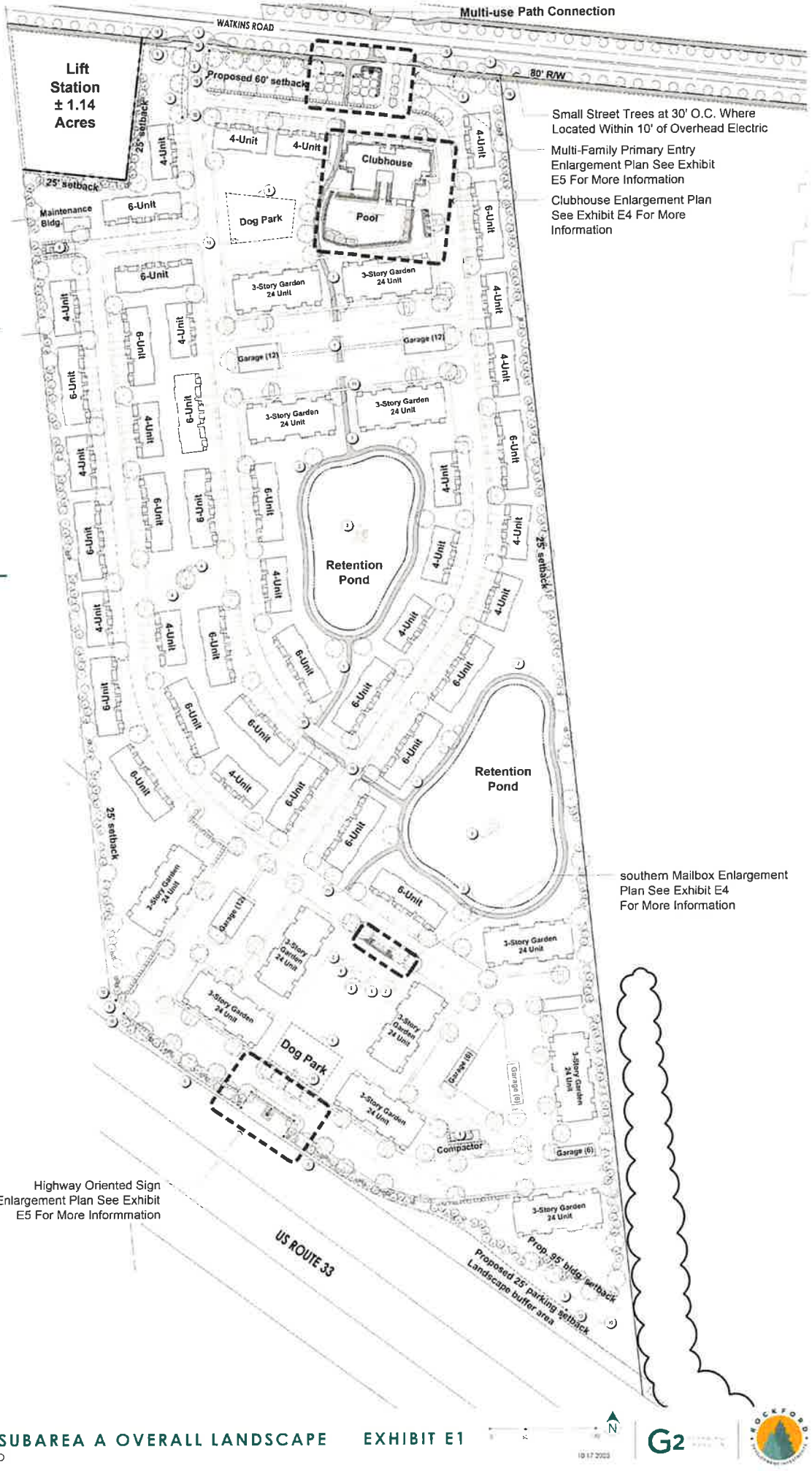


CODED LAYOUT AND MATERIAL NOTES

KEY	ITEM	NOTES
1	8' WIDE MULTI USE PATH	-
2	6' FENCE	SEE DETAIL G, EXHIBIT E7 FOR MORE INFORMATION
3	FOUNTAIN	-
4	TABLE AND CHAIRS	SEE DETAIL A, EXHIBIT E7 FOR MORE INFORMATION
5	CROSSBUCK FENCE	SEE DETAIL D, EXHIBIT E7 FOR MORE INFORMATION
6	CROSSBUCK FENCE WITH WELDED WIRE MESH	SEE DETAIL E, EXHIBIT E7 FOR MORE INFORMATION
7	MAIL KIOSK	SEE ARCHITECTS PLANS FOR MORE INFORMATION
8	TRASH COMPACTOR	SEE ARCHITECTS PLANS FOR MORE INFORMATION
9	WALL	SEE DETAIL I, EXHIBIT E7 FOR MORE INFORMATION
10	COLLAR	SEE DETAIL M, EXHIBIT E7 FOR MORE INFORMATION
11	DOGGY BAG WASTE STATION	SEE DETAIL C, EXHIBIT E7 FOR MORE INFORMATION

CONCEPTUAL PLANT LIST

BOTANICAL NAME/COMMON NAME	SIZE	COND	SPACING	NOTES
DECIDUOUS SHADE TREES - STREET TREES				
Acer x freemanii 'Autumn Blaze' / Autumn Blaze Freeman Maple	2" CAL	B&B	AS SHOWN	
Cercidiphyllum japonicum / Katsura Tree	2" CAL	B&B	AS SHOWN	
Ginkgo biloba 'Princeton Sentry' / Princeton Sentry Ginkgo	2" CAL	B&B	AS SHOWN	
Lagerstroemia indica 'Natchez' / Natchez Crape Myrtle	2" CAL	B&B	AS SHOWN	
Nyssa sylvatica 'Wildfire' / Wildfire Blackgum	2" CAL	B&B	AS SHOWN	
Platanus x acerifolia 'Bloodgood' / Bloodgood London Planetree	2" CAL	B&B	AS SHOWN	
Quercus macrocarpa / Bur Oak	2" CAL	B&B	AS SHOWN	
Quercus rubra / Red Oak	2" CAL	B&B	AS SHOWN	
Quercus texana 'Nuttall' / Nuttall Oak	2" CAL	B&B	AS SHOWN	
Tilia cordata 'Greenspire' / Greenspire Little Leaf Linden	2" CAL	B&B	AS SHOWN	
Zelkova serrata 'Green Vase' / Green Vase Zelkova	2" CAL	B&B	AS SHOWN	Match Form
ORNAMENTAL TREES				
Malus 'Prairiefire' / Prairiefire Crabapple	6' HT	B&B	PER PLAN	
Prunus sargentii / Sargent Cherry	6' HT	B&B	PER PLAN	
Prunus serrulata 'Kwanzan' / Kwanzan Cherry	8' HT	B&B	PER PLAN	
Syringa reticulata / Japanese Tree Lilac	8' HT	B&B	PER PLAN	
Thuja occidentalis 'Emerald' / Emerald Arborvitae	6' HT	B&B	PER PLAN	



WATKINS CENTRAL - SUBAREA A OVERALL LANDSCAPE

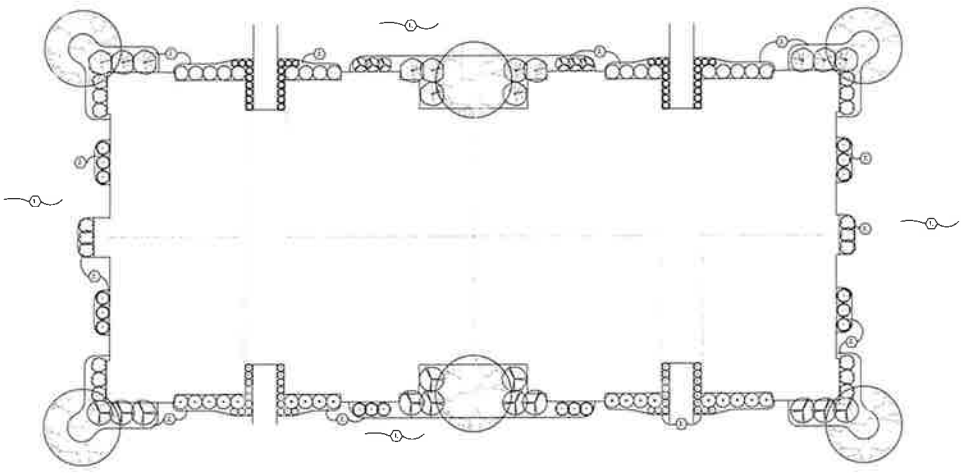
CITY OF MARYSVILLE, UNION COUNTY, OHIO

EXHIBIT E1

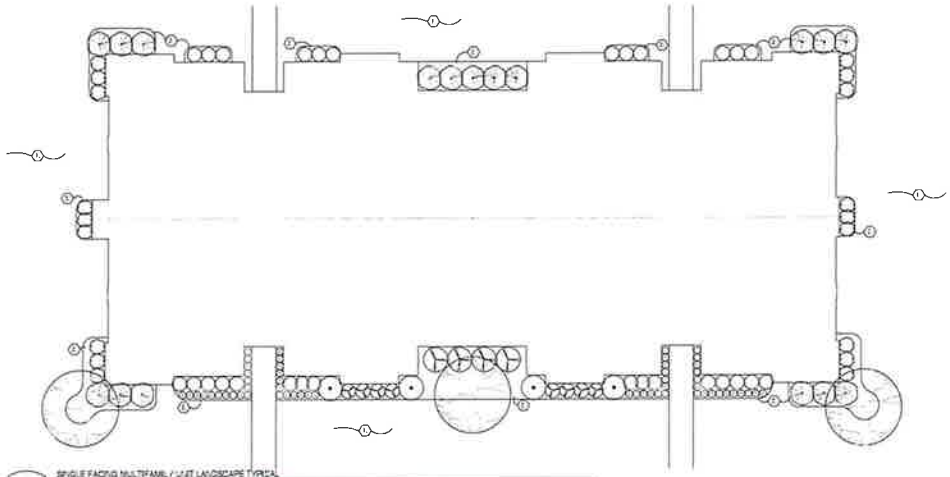
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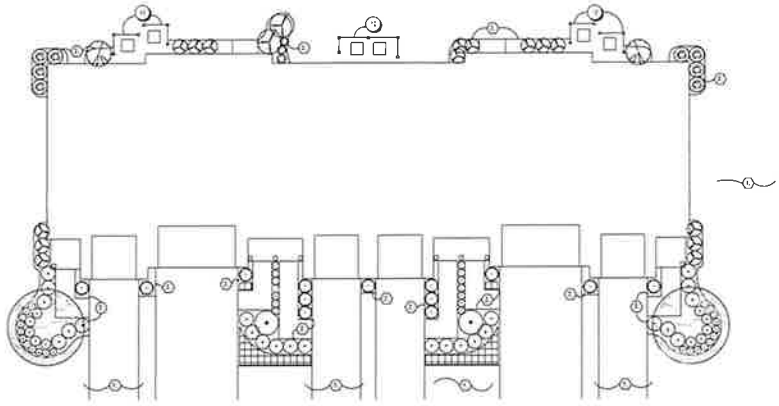
G2



A DOUBLE FACING MULTIFAMILY UNIT LANDSCAPE TYPICAL
SCALE 1"=1'



B SINGLE FACING MULTIFAMILY UNIT LANDSCAPE TYPICAL
SCALE 1"=1'



C SOUTH, WEST AND EAST FACING 5 UNIT TOWNHOME LANDSCAPE TYPICAL
SCALE 1"=1'

CONCEPTUAL PLANT LIST

BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
ORNAMENTAL TREES				
Cornus kousa rubra 'JN7' Pink Sun Festival	1.5" CAL.	B&B	AS SHOWN	
Betula 'Royal Frost' Royal Frost Birch	1.5" CAL.	B&B	AS SHOWN	NOT TO BE USED AS STREET TREE
Hydrangea arborescens 'Abetwo' Incrediball Hydrangea	1.5" CAL.	B&B	AS SHOWN	
Syringa reticulata 'Ivory Silk' Ivory Silk Lilac	1.5" CAL.	B&B	AS SHOWN	
Acer palmatum 'Butterfly' Butterfly Japanese Maple	1.25" CAL.	B&B	AS SHOWN	
Taxodium distichum 'Pyramidal' Pond Pyramidal Bald Cypress	1.25" CAL.	B&B	AS SHOWN	
LARGE EVERGREEN SHRUBS				
Juniperus virginiana 'Taylor' Taylor Juniper	5' HT.	B&B	AS SHOWN	
Juniperus virginiana 'Grey Owl' Grey Owl Juniper	24" HT.	B&B	AS SHOWN	
Chamaecyparis pisifera 'Filifera Aurea' Threadleaf False Cypress	24" HT.	B&B	AS SHOWN	
Taxus cuspidata 'Capitata' Capitata Yew	24" HT.	B&B	AS SHOWN	
Taxus cuspidata 'Emerald Spreader' Emerald Spreader Yew	1.75" CAL.	B&B	AS SHOWN	
Picea 'Green Mountain' Green Mountain Boxwood	24-30" HT	B&B	AS SHOWN	
LARGE DECIDUOUS SHRUBS				
Hydrangea paniculata 'Bobo' Bobo Hydrangea	24-30" HT	#5 CONT.	PER PLAN	
Hydrangea quercifolia 'Alice' Alice Oak Leaf Hydrangea	24-30" HT	B&B	PER PLAN	
Syringa x prestoniae 'James MacFarlane' James MacFarlane Lilac	24-30" HT	#5 CONT.	PER PLAN	
Viburnum plicatum 'Summer Snowflake' Summer Snowflake Viburnum	24" HT	#5 CONT.	PER PLAN	
ORNAMENTAL DECIDUOUS SHRUBS				
Hydrangea paniculata 'Bobo' Bobo Hydrangea	-	#2 CONT	AS SHOWN	
Hydrangea arborescens 'Abetwo' Incrediball Hydrangea	-	#2 CONT	AS SHOWN	
Calluna x 'Blazing Trio' Trio Beautyberry	-	#3 CONT	AS SHOWN	
Hydrangea 'Little Henry' Little Henry Sweetspire	-	#3 CONT	AS SHOWN	
Clethra alnifolia 'Ruby Spice' Ruby Spice Clethra	-	#2 CONT	AS SHOWN	
Fothergilla gardenii Dwarf Fothergilla	-	#3 CONT	AS SHOWN	
PERENNIAL GRASSES AND GROUNDCOVERS				
Carex pensylvanica Pennsylvania Sedge	-	#1 CONT	AS SHOWN	
Helleborus x hybridus Ellen Red Green	-	#1 CONT	AS SHOWN	
Rudbeckia hirta 'Indian Summer' Indian Summer Rudbeckia	-	#1 CONT	AS SHOWN	
Coreopsis verticillata 'Chrysantella' Chrysantella Ellen's Delight	-	#1 CONT	AS SHOWN	
Eupatorium maculatum 'Little Joe' Little Joe Joe Pye Weed	-	#1 CONT	AS SHOWN	
Echinacea purpurea 'Chrysanti Spirit' Chrysanti Spirit Coneflower	-	#1 CONT	AS SHOWN	
Asclepias tuberosa Butterflyweed	-	#1 CONT	AS SHOWN	
Schizachyrium scoparium 'The Blues' The Blues Little Bluestem	-	#1 CONT	AS SHOWN	
Polystichum polyblepharum Tassel Fern	-	#1 CONT	AS SHOWN	
Hibiscus 'Anthony Waterer' Dutch Iron	-	#1 CONT	AS SHOWN	
Caryopteris incana 'Snow Fairy' Snow Fairy Bluebeard	-	PLUG	6" O.C.	
Aegopodium podagraria 'Variegatum' Variegated Bishop's Weed	-	PLUG	6" O.C.	

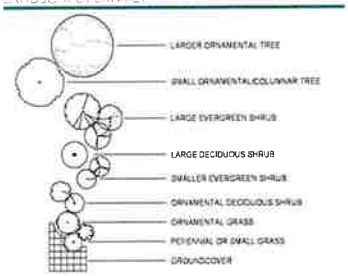
CODED LANDSCAPE NOTES

1. TURF SEED OR SOD PER LANDSCAPE PLAN
2. LANDSCAPE BED - PROVIDE 3" DEPTH MINIMUM DARK HARDWOOD MULCH. MAINTAIN DRAINAGE IN ALL DIRECTIONS AWAY FROM BUILDING

CODED LAYOUT AND MATERIAL NOTES

KEY	ITEM	NOTES
(4)	AC SCREENING FENCE	SEE DETAIL F EXHIBIT E1 FOR MORE INFORMATION

LANDSCAPE PLANTING



NOTE: THE DEVELOPMENT PLAN AS DEPICTED IS CONCEPTUAL IN NATURE. FINAL LAYOUT AND DENSITY MAY VARY BASED UPON DESIGN AND ENGINEERING, PROVIDED THAT FINAL LAYOUT SHALL MEET ALL REQUIREMENTS SPECIFIED HEREIN.

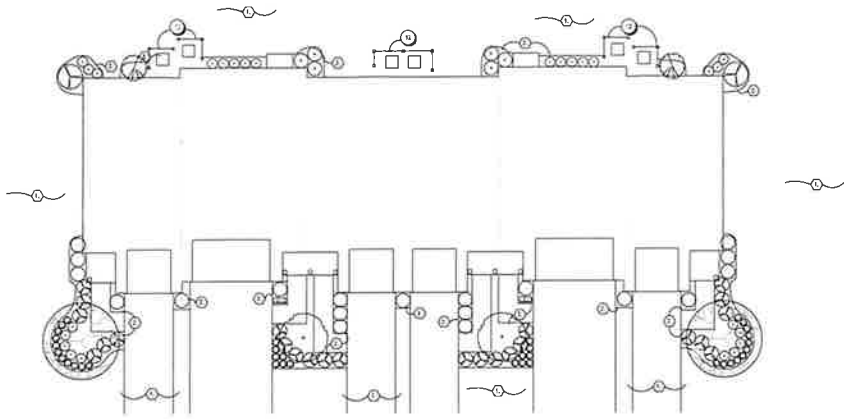
WATKINS CENTRAL - UNIT TYPICAL LANDSCAPE PLANS I EXHIBIT E2

CITY OF MARYSVILLE, UNION COUNTY, OHIO

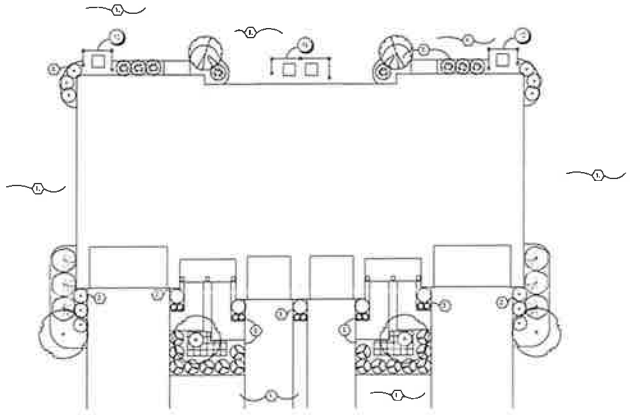
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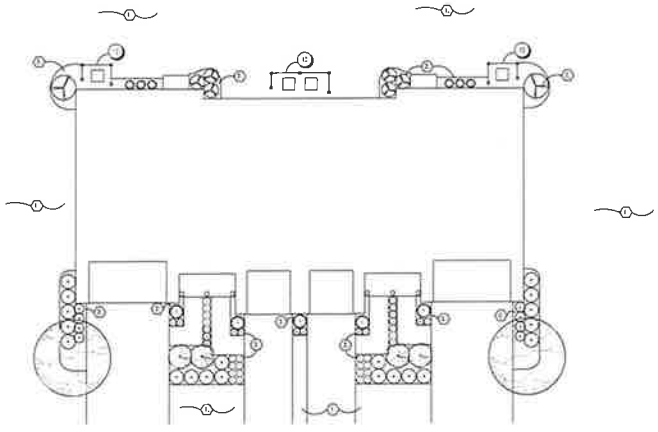
G2



D NORTH FACING 8 UNIT TOWNHOME LANDSCAPE TYPICAL



D NORTH FACING 4 UNIT TOWNHOME LANDSCAPE TYPICAL



E SOUTH, WEST AND EAST FACING 4 UNIT TOWNHOME LANDSCAPE TYPICAL

CONCEPTUAL PLANT LIST

BOT NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
ORNAMENTAL TREES				
Cercis canadensis 'NT' Rising Sun Redbud	1.5" CAL.	B&B	AS SHOWN	
Betula 'Heritage' Heritage River Birch	1.5" CAL.	B&B	AS SHOWN	NOT TO BE USED AS STREET TREE
Magnolia stellata 'Centennial' Centennial Star Magnolia	1.5" CAL.	B&B	AS SHOWN	
Prunus x yedoensis 'Akebono' Akebono Flowering Cherry	1.5" CAL.	B&B	AS SHOWN	
Acer palmatum 'Butterfly' Butterfly Japanese Maple	1.25" CAL.	B&B	AS SHOWN	
Syringa reticulata 'Ivory Silk' Ivory Silk Japanese Tree Lilac	1.25" CAL.	B&B	AS SHOWN	
LARGE EVERGREEN SHRUBS				
Juniperus virginiana 'Taylor' Taylor Juniper	6' HT.	B&B	AS SHOWN	
Ilex x meserveae 'Blue Prince' Blue Prince Holly	24"-30" HT.	#5 CONT.	AS SHOWN	
Ilex x meserveae 'Blue Princess' Blue Princess Holly	24"-30" HT.	#5 CONT.	AS SHOWN	
Taxus x media 'Hicksii' Hicks Yew	24"-30" HT.	#5 CONT.	AS SHOWN	
Thuja occidentalis 'Smaragd' Emerald Green Arborvitae	6' HT.	B&B	AS SHOWN	
LARGE DECIDUOUS SHRUBS				
Hydrangea paniculata 'Bobo' Bobo Hydrangea	24"-30" HT.	#5 CONT.	AS SHOWN	
Hydrangea quercifolia 'Alice' Alice Oakleaf Hydrangea	24"-30" HT.	#5 CONT.	AS SHOWN	
Hydrangea arborescens 'Annabelle' Annabelle Hydrangea	24"-30" HT.	#5 CONT.	AS SHOWN	
Viburnum plicatum 'Summer Snowflake' Summer Snowflake Viburnum	24" HT.	#5 CONT.	AS SHOWN	
ORNAMENTAL DECIDUOUS SHRUBS				
Hydrangea paniculata 'Bobo' Bobo Hydrangea		#3 CONT.	AS SHOWN	
Hydrangea arborescens 'Abetwo' Incrediball® Hydrangea		#3 CONT.	AS SHOWN	
Calluna x 'Autumn Joy' Autumn Joy Heather		#3 CONT.	AS SHOWN	
Ilex verticillata 'Little Henry' Little Henry Winterberry		#3 CONT.	AS SHOWN	
Ilex verticillata 'Ruby Spice' Ruby Spice Winterberry		#3 CONT.	AS SHOWN	
Fothergilla gardenii Dwarf Fothergilla		#3 CONT.	AS SHOWN	
ORNAMENTAL GRASSES AND GROUNDCOVERS				
Carex pensylvanica Pennsylvania Sedge		#1 CONT.	AS SHOWN	
Pennisetum alopecuroides 'Hameln' Hameln Fountain Grass		#1 CONT.	AS SHOWN	
Rudbeckia hirta 'Indian Summer' Indian Summer Rudbeckia		#1 CONT.	AS SHOWN	
Coreopsis rosea 'Limerock Classic' Limerock Classic Rose Tickseed		#1 CONT.	AS SHOWN	
Eupatorium maculatum 'Little Joe' Little Joe Pye Weed		#1 CONT.	AS SHOWN	
Rudbeckia fulgida 'Goldsturm' Goldsturm Black-eyed Susan		#1 CONT.	AS SHOWN	
Achillea millefolium 'Paprika' Paprika Yarrow		#1 CONT.	AS SHOWN	
Sporobolus heterolepis 'Tara' Tara Prairie Dropseed		#1 CONT.	AS SHOWN	
Pennisetum alopecuroides 'Hameln' Hameln Fountain Grass		#1 CONT.	AS SHOWN	
Hemerocallis 'Stella de Oro' Stella de Oro Daylily		#1 CONT.	AS SHOWN	
Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Feather Reed Grass		PLUG	6" O.C.	
Hemerocallis 'Stella de Oro' Stella de Oro Daylily		PLUG	6" O.C.	

CODED LANDSCAPE NOTES

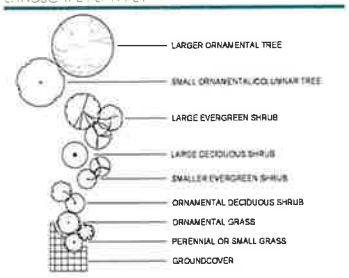
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2 LANDSCAPE BED - PROVIDE 3" DEPTH HARDWOOD MULCH ADJUSTABLE DRIPRAGE IN ALL DIRECTIONS WHERE SPACE EDGE

CODED LAYOUT AND MATERIAL NOTES

KEY	ITEM	NOTES
13	AC SCREENING FENCE	SEE DETAIL X EXHIBIT E3 FOR MORE INFORMATION

LANDSCAPE PLANTING



NOTE: THE DEVELOPMENT PLAN AS DEPICTED IS CONCEPTUAL IN NATURE. FINAL LAYOUT AND DENSITY MAY VARY BASED UPON DESIGN AND ENGINEERING PROVIDED THAT FINAL LAYOUT SHALL MEET ALL REQUIREMENTS SPECIFIED HEREIN

WATKINS CENTRAL - UNIT TYPICAL LANDSCAPE PLANS II EXHIBIT E3

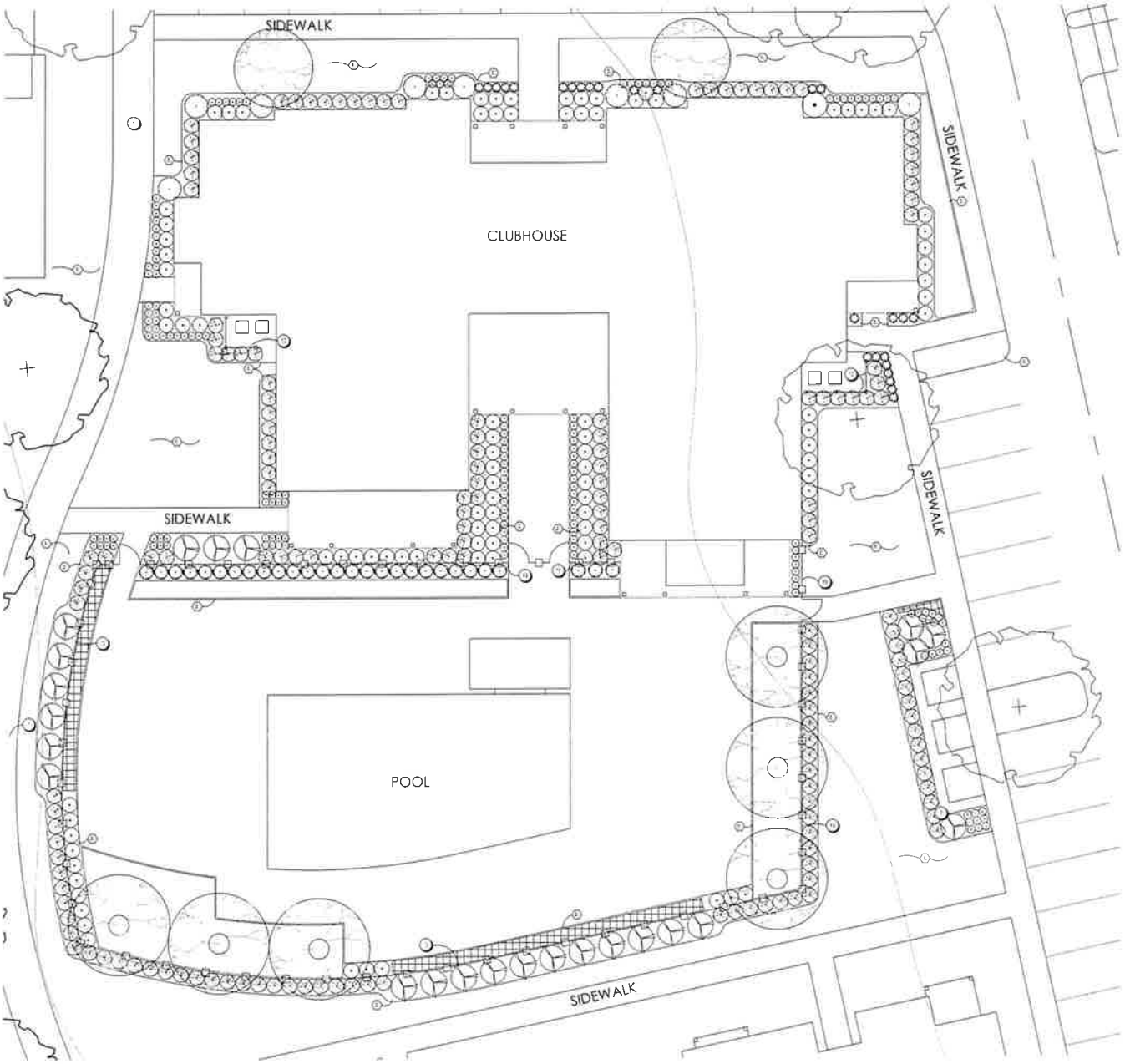
CITY OF MARYSVILLE, UNION COUNTY, OHIO

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ROCKFORD

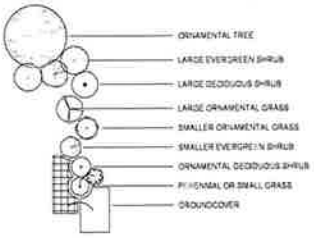


CONCEPTUAL PLANT LIST

BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
ORNAMENTAL TREES				
Amelanchier canadensis 'Standing Ovation' Standing Ovation Shadblow	1.5" CAL.	B&B	AS SHOWN	
Cercis canadensis 'ThreeBroncos' Flamethrower Redbud	1.5" CAL.	B&B	AS SHOWN	
Betula nigra 'Heritage' River Birch	1.5" CAL.	B&B	AS SHOWN	NOT TO BE USED AS STREET TREE
Cornus kousa x hybrida 'Satomi' Satomi Kousa Dogwood	1.5" CAL.	B&B	AS SHOWN	
LARGE EVERGREEN SHRUBS				
Juniperus virginiana 'Taylor' Swedish Juniper	5' HT.	B&B	AS SHOWN	
Juniperus virginiana 'Grey Owl' Grey Owl Juniper	24" HT.	B&B	AS SHOWN	
Chamaecyparis pisifera 'Gold Sentry' Gold Sentry Falsa Cypress	24" HT.	B&B	AS SHOWN	
Taxus baccata 'Capitata' Capitata Yew	24" HT.	B&B	AS SHOWN	
Taxus cuspidata 'Emerald Spreader' Emerald Spreader Yew	1.75" CAL.	B&B	AS SHOWN	
Ilex x 'Sky Pencil' Sky Pencil Holly	24-30" HT.	B&B	AS SHOWN	
LARGE DECIDUOUS SHRUBS				
Hydrangea paniculata 'Bobo' Bobo Hydrangea	24-30" HT.	#5 CONT.	PER PLAN	
Hydrangea quercifolia 'Alice' Alice Oak Leaf Hydrangea	24-30" HT.	B&B	PER PLAN	
Viburnum plicatum 'Summer Snowflake' Summer Snowflake Viburnum	24" HT.	#5 CONT.	PER PLAN	
ORNAMENTAL DECIDUOUS SHRUBS				
Hydrangea arborescens 'Bella Anna' Bella Anna Hydrangea	-	#3 CONT.	AS SHOWN	
Hydrangea macrophylla 'Nyhem' Endless Summer Hydrangea	-	#3 CONT.	AS SHOWN	
Calycanthus floridus 'Aphrodite' Aphrodite Sweetshrub	-	#3 CONT.	AS SHOWN	
Spiraea x bumalda 'Little Harry' Little Harry Spirea	-	#3 CONT.	AS SHOWN	
Deutzia gracilis 'Rosea' Rosea Slender Deutzia	-	#3 CONT.	AS SHOWN	
Fothergilla gardenii Dwarf Fothergilla	-	#3 CONT.	AS SHOWN	

BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
PERENNIALS, GRASSES AND GROUNDCOVERS				
Carex pensylvanica Pennsylvania Sedge	-	#1 CONT.	24" O.C.	
Hakonechloa macra 'All Gold' All Gold Forest Grass	-	#1 CONT.	AS SHOWN	
Pennisetum alopecuroides 'Hameln' Hameln Fountain Grass	-	#1 CONT.	AS SHOWN	
Sporobolus heterolepis 'Tara' Tara Prairie Dropseed	-	#1 CONT.	AS SHOWN	
Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Feather Reed Grass	-	#1 CONT.	AS SHOWN	
Echinacea purpurea 'Cheyenne Spirit' Cheyenne Spirit Coneflower	-	#1 CONT.	24" O.C.	
Asclepias tuberosa Butterflyweed	-	#1 CONT.	24" O.C.	
Andropogon gerardii 'Big Blue' Big Blue Stem	-	#1 CONT.	AS SHOWN	
Polystichum polyblepharum Tassel Fern	-	#1 CONT.	AS SHOWN	
Matteuccia struthiopteris Ostrich Fern	-	#1 CONT.	AS SHOWN	
Sanguisorba tenuifolia 'Purpurea' Purpurea Japanese Burnet	-	PLUG	9" O.C.	
Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Feather Reed Grass	-	#1 CONT.	AS SHOWN	

LANDSCAPE PLAN KEY



CODED LANDSCAPE NOTES

1. TURF SEED BY SEED PER DETAIL
2. LANDSCAPE BED - PROVIDE 3" DEPTH HARDWOOD MULCH. POSITIVE DRAINAGE IN ALL DIRECTIONS. HAND SPADE EDGE.

CODED LAYOUT AND MATERIAL NOTES

KEY	ITEM	NOTES
1	8' WIDE ASPHALT PATH	-
2	MAIL KIOSK	SEE ARCHITECTS PLANS FOR MORE INFORMATION
3	4' DECORATIVE FENCE	SEE DETAIL F, EXHIBIT E7 FOR MORE INFORMATION
4	4' WROUGHT IRON FENCE WITH MASONRY PILLARS	SEE DETAIL B, EXHIBIT E7 FOR MORE INFORMATION

NOTE: THE DEVELOPMENT PLAN AS DEPICTED IS CONCEPTUAL IN NATURE. FINAL LAYOUT AND DENSITY MAY VARY BASED UPON DESIGN AND ENGINEERING PROVIDED THAT FINAL LAYOUT SHALL MEET ALL REQUIREMENTS SPECIFIED HEREIN.

WATKINS CENTRAL - CLUBHOUSE LANDSCAPE PLAN

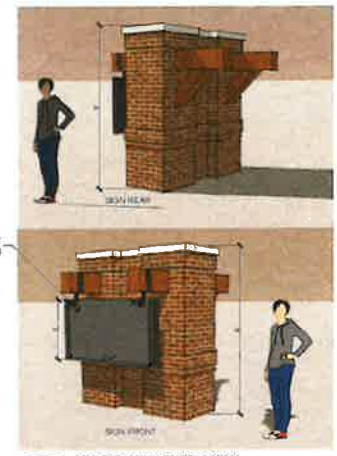
CITY OF MARYSVILLE, UNION COUNTY, OHIO

EXHIBIT E4

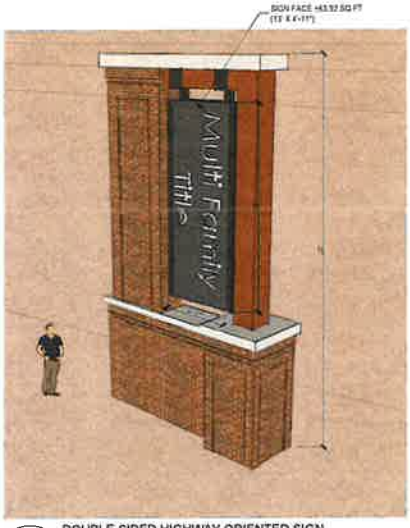
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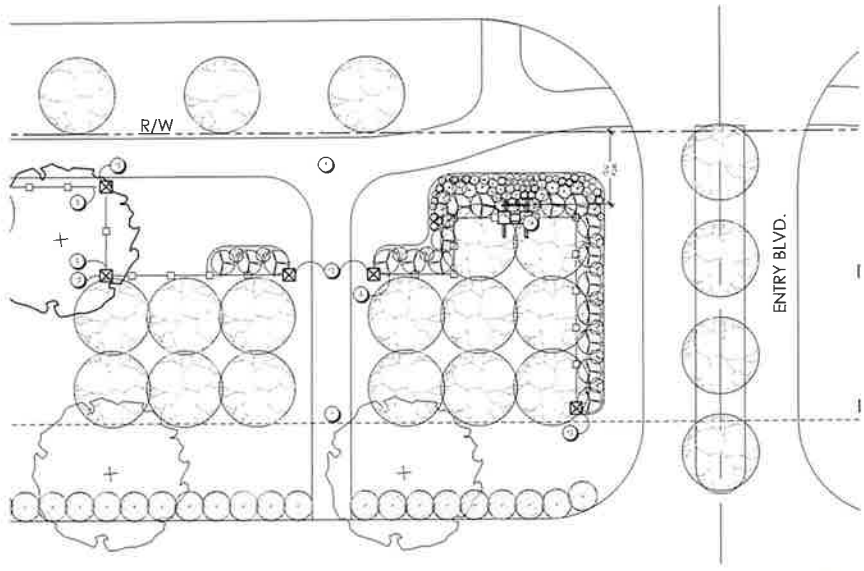
ROCKFORD



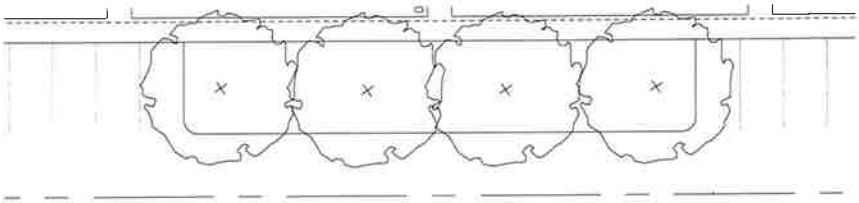
B MULTIFAMILY ENTRY SIGN
SCALE: N.T.S.

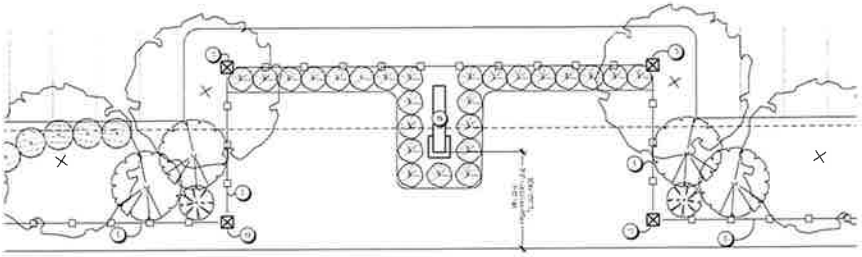


D DOUBLE SIDED HIGHWAY ORIENTED SIGN
SCALE: N.T.S.

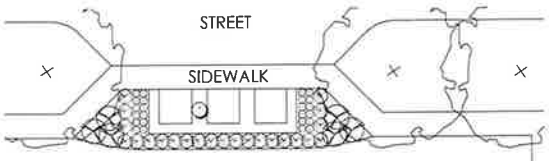


A MULTIFAMILY PRIMARY ENTRY ENLARGEMENT PLAN
SCALE: 1"=10'





C HIGHWAY ORIENTED SIGN ENLARGEMENT PLAN
SCALE: 1"=10'



D SOUTHERN MAIL KIOSK ENLARGEMENT PLAN
SCALE: 1"=10'

CONCEPTUAL PLANT LIST

BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
ORNAMENTAL TREES				
Amelanchier x grandiflora 'Autumn Brilliance' Autumn Brilliance Serviceberry	1.5" CAL.	B&B	AS SHOWN	
Cornus kousa chinensis 'Wolfeye' Wolfeye® Chinese Dogwood	1.5" CAL.	B&B	AS SHOWN	
Betula nigra 'Dura-Heat' Dura-Heat® River Birch	1.5" CAL.	B&B	AS SHOWN	NOT TO BE USED AS STREET TREE
Cornus kousa x 'Rutgan' Rutgan Stellar Pink® Dogwood	1.5" CAL.	B&B	AS SHOWN	
LARGE EVERGREEN SHRUBS				
Juniperus virginiana 'Trojan' Trojan Eastern Redcedar	6' HT.	B&B	AS SHOWN	
Juniperus virginiana 'Grey Owl' Grey Owl Juniper	24" HT.	B&B	AS SHOWN	
Chamaecyparis pisifera 'Gold Sprengeri' Gold Sprengeri False Cypress	3-4' HT.	B&B	AS SHOWN	
Picea abies 'Cupressina' Cupressina Fir	3-4' HT.	B&B	AS SHOWN	
Picea abies 'Emerald Spreader' Emerald Spreader Fir	4-5' CAL.	B&B	AS SHOWN	
Picea glauca 'Green Mountain' Green Mountain Spruce	24-30" HT.	B&B	AS SHOWN	
LARGE DECIDUOUS SHRUBS				
Hydrangea paniculata 'Bobo' Bobo® Hydrangea	24-30" HT.	#5 CONT.	PER PLAN	
Hydrangea arborescens 'Abetwo' Abetwo Wee White® Hydrangea	24-30" HT.	B&B	PER PLAN	
Viburnum plicatum 'Summer Snowflake' Summer Snowflake Viburnum	24" HT.	#5 CONT.	PER PLAN	
ORNAMENTAL DECIDUOUS SHRUBS				
Hydrangea paniculata 'Bobo' Bobo Hydrangea	-	#3 CONT.	AS SHOWN	
Hydrangea arborescens 'Abetwo Incrediball' Incrediball Hydrangea	-	#3 CONT.	AS SHOWN	
Calliopsis cephalanthus 'Sue' Sue Buckeyberry	-	#3 CONT.	AS SHOWN	
Itea virginica 'Little Henry' Little Henry Sweetspire	-	#3 CONT.	AS SHOWN	
Clethra alnifolia 'Ruby Spice' Ruby Spice Clethra	-	#3 CONT.	AS SHOWN	
Fothergilla gardenii Dwarf Fothergilla	-	#3 CONT.	AS SHOWN	

BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
PERENNIALS, GRASSES AND GROUNDCOVERS				
Carex pensylvanica Pennsylvania Sedge	-	#1 CONT.	24" O.C.	
Pennisetum orientale 'Red Fountain' Red Fountain Fountain Grass	-	#1 CONT.	AS SHOWN	
Pycnanthemum muticum 'Mikes Summer' Mikes Summer Mountain Mint	-	#1 CONT.	AS SHOWN	
Epimedium x youngianum 'Little Pyx' Little Pyx Bishop's Hat	-	#1 CONT.	AS SHOWN	
Echinacea purpurea 'Cheyenne Spirit' Cheyenne Spirit Coneflower	-	#1 CONT.	24" O.C.	
Asclepias tuberosa Butterflyweed	-	#1 CONT.	24" O.C.	
Andropogon gerardii Big Bluestem	-	#1 CONT.	AS SHOWN	
Polystichum polyblepharum Tassel Fern	-	#1 CONT.	AS SHOWN	
Helictotrichon sempervirens Ostrich Fern	-	#1 CONT.	AS SHOWN	
Dennstaedtia punctilobula Sensation Fern	-	PLUG	6" O.C.	
Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Feather Reed Grass	-	#1 CONT.	AS SHOWN	

CODED LANDSCAPE NOTES

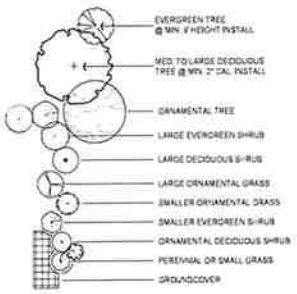
1. TURF – SOD OR SEED AS PER CIVIL PLANS
2. LANDSCAPE BED – PROVIDE 3" DEPTH SHREDDED MULCH. PROVIDE EDGING IN ALL LOCATIONS WHERE SPACE EXISTS.

CODED LAYOUT AND MATERIAL NOTES

KEY	ITEM	NOTES
1	5' WIDE MULTI USE PATH	-
2	CROSS FENCE	SEE DETAIL D, EXHIBIT E1 FOR MORE INFORMATION
3	MAIL KIOSK	SEE ARCHITECTS PLANS FOR MORE INFORMATION
4	COLUMN	SEE DETAIL H, EXHIBIT E1 FOR MORE INFORMATION
5	MULTI FAMILY ENTRY SIGN	SEE DETAIL B, EXHIBIT E1 FOR MORE INFORMATION
6	DOUBLE SIDED HIGHWAY ORIENTED SIGN	SEE DETAIL D, EXHIBIT E5 FOR MORE INFORMATION

NOTE: THE DEVELOPMENT PLAN AS DEPICTED IS CONCEPTUAL IN NATURE. FINAL LAYOUT AND DENSITY MAY VARY BASED UPON DESIGN AND ENGINEERING PROVIDED THAT FINAL LAYOUT SHALL MEET ALL REQUIREMENTS SPECIFIED HEREIN

LANDSCAPE KEY PLAN



WATKINS CENTRAL - SIGN ENLARGEMENT PLANS

CITY OF MARYSVILLE, UNION COUNTY, OHIO

EXHIBIT E5

N

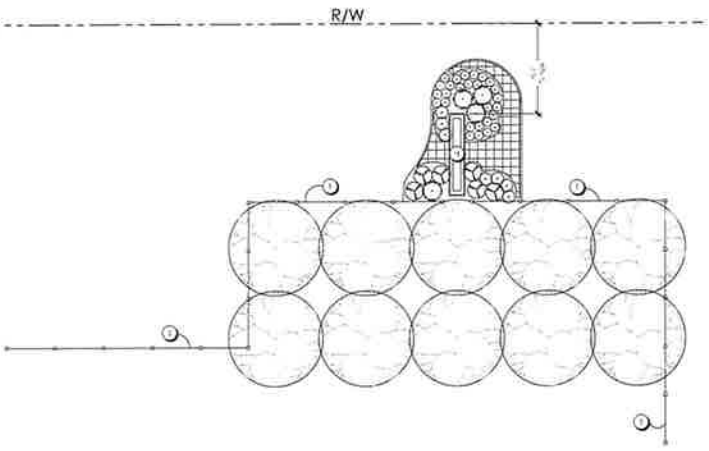
10.17.2023

G2

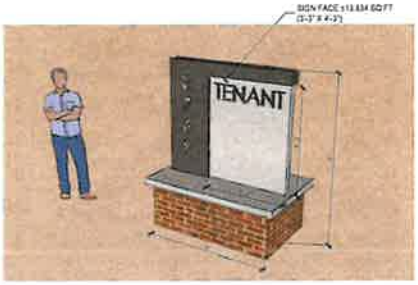
ROCKFORD



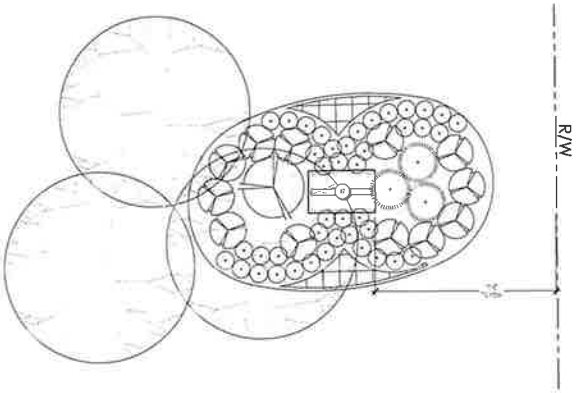
G DOUBLE SIDED PRIMARY INDUSTRIAL ENTRY SIGN



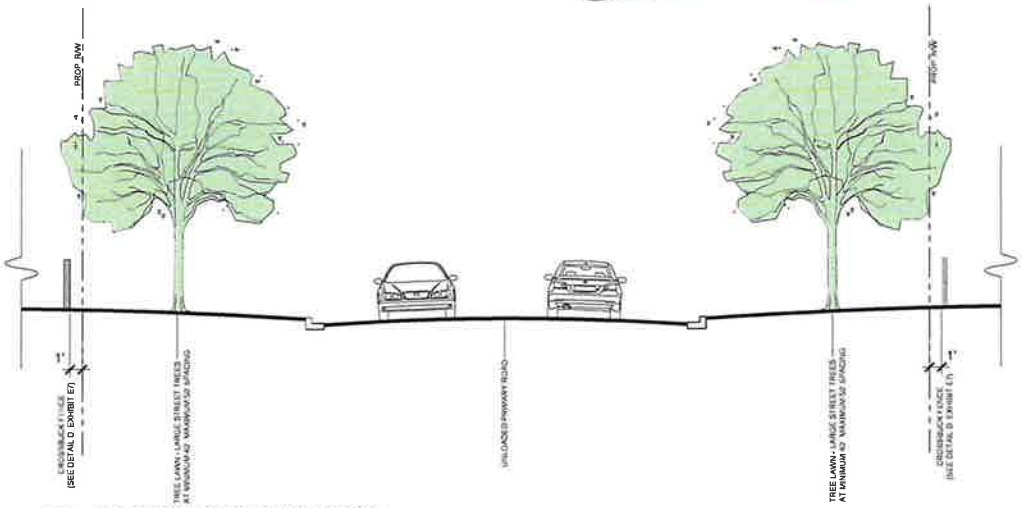
E DOUBLE SIDED PRIMARY INDUSTRIAL ENTRY SIGN LANDSCAPE ENLARGEMENT PLAN



H DOUBLE SIDED SECONDARY INDUSTRIAL ENTRY SIGN



F DOUBLE-SIDED SECONDARY INDUSTRIAL SIGN LANDSCAPE ENLARGEMENT PLAN



I UNLOADED PRIMARY ROAD TYPICAL SECTION

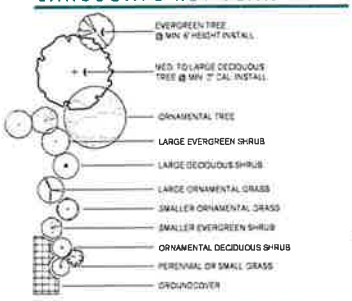
CONCEPTUAL PLANT LIST

KEY	BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
ORNAMENTAL TREES					
	Acer rubrum 'Brandywine' / Brandywine Red Maple	1.5" CAL.	B&B	AS SHOWN	
	Cercis canadensis 'Flamethrower' / Flamethrower Redbud	1.5" CAL.	B&B	AS SHOWN	
	Betula nigra 'Fox River' / Fox River Birch	1.5" CAL.	B&B	AS SHOWN	NOT TO BE USED AS STREET TREE
	Cornus kousa 'Jane Stern' / Jane Stern Kousa Dogwood	1.5" CAL.	B&B	AS SHOWN	
LARGE EVERGREEN SHRUBS					
	Juniperus virginiana 'Taylor' / Taylor Juniper	5' HT	B&B	AS SHOWN	
	Juniperus virginiana 'Grey Owl' / Grey Owl Juniper	24" HT	B&B	AS SHOWN	
	Chamaecyparis pisifera 'Gold Spangle' / Gold Spangle False Cypress	3-4' HT	B&B	AS SHOWN	
	Taxus cuspidata 'Capitata' / Capitata Yew	3-4' HT	B&B	AS SHOWN	
	Taxus cuspidata 'Emerald Sentinel' / Emerald Sentinel Yew	1.75" CAL.	B&B	AS SHOWN	
	Picea 'Dyrne Hoosier' / Dyrne Hoosier Spruce	24-30" HT	B&B	AS SHOWN	
LARGE DECIDUOUS SHRUBS					
	Hydrangea paniculata 'Early Vibe' / Early Vibe® Hydrangea	24-30" HT	#5 CONT	PER PLAN	
	Hydrangea Quercifolia 'Alice' / Alice Oak Leaf Hydrangea	24-30" HT	B&B	PER PLAN	
	Viburnum plicatum 'Summer Snowflake' / Summer Snowflake Viburnum	24" HT	#5 CONT	PER PLAN	
ORNAMENTAL DECIDUOUS SHRUBS					
	Hydrangea paniculata 'Bobo' / Bobo® Hydrangea	-	#3 CONT	AS SHOWN	
	Hydrangea arborescens 'Abetwo' (Incrediball) / Incrediball® Hydrangea	-	#3 CONT	AS SHOWN	
	Callicarpa dichotoma 'Issai' / Issai Beautyberry	-	#3 CONT	AS SHOWN	
	Itea virginica 'Little Henry' / Little Henry Sweetspire®	-	#3 CONT	AS SHOWN	
	Clethra alnifolia 'Ruby Spice' / Ruby Spice Clethra	-	#3 CONT	AS SHOWN	
	Fothergilla gardenii / Dwarf Fothergilla	-	#3 CONT	AS SHOWN	
PERENNIALS, GRASSES AND GROUNDCOVERS					
	Carex x grayi 'Frosty Curls' / Frosty Curls Sedge	-	#1 CONT	24" O.C.	
	Hakonechloa macra 'All Gold' / All Gold Grass	-	#1 CONT	AS SHOWN	
	Rudbeckia hirta 'Indian Summer' / Indian Summer Rudbeckia	-	#1 CONT	AS SHOWN	
	Eupatorium maculatum 'Little Joe' / Little Joe Joe Pye Weed	-	#1 CONT	AS SHOWN	
	Echinacea purpurea 'Chrysanthy Spirit' / Chrysanthy Spirit Coneflower	-	#1 CONT	24" O.C.	
	Andropogon gerardii 'Big Blue' / Big Blue Grass	-	#1 CONT	AS SHOWN	
	Polystichum polyblepharum / Tassel Fern	-	#1 CONT	AS SHOWN	
	Matteuccia struthiopteris / Ostrich Fern	-	#1 CONT	AS SHOWN	
	Carex bicknellii / Bicknell's Sedge	-	PLUG	6" O.C.	
	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	-	#1 CONT	AS SHOWN	

CODED LANDSCAPE NOTES

1. TURF - SOD OR SEED PER OWNER DIRECTION
2. LANDSCAPE BED - MINIMUM 3" DEPTH SHREDDED HARDWOOD MULCH. PROVIDE EDGING IN ALL DIRECTIONS, HAND SPADE EDGE

LANDSCAPE KEY PLAN



CODED LAYOUT AND MATERIAL NOTES

KEY	ITEM	NOTES
3	CROSSBUCK FENCE	SEE DETAIL D EXHIBIT E7 FOR MORE INFORMATION
4	DOUBLE SIDED PRIMARY INDUSTRIAL ENTRY SIGN	SEE DETAIL G EXHIBIT E6 FOR MORE INFORMATION
5	DOUBLE SIDED SECONDARY INDUSTRIAL ENTRY SIGN	SEE DETAIL H EXHIBIT E6 FOR MORE INFORMATION

NOTE: THE DEVELOPMENT PLAN AS DEPICTED IS CONCEPTUAL IN NATURE. FINAL LAYOUT AND DENSITY MAY VARY BASED UPON DESIGN AND ENGINEERING PROVIDED THAT FINAL LAYOUT SHALL MEET ALL REQUIREMENTS SPECIFIED HEREIN

WATKINS CENTRAL - SIGN AND STREETSCAPE TYPICALS

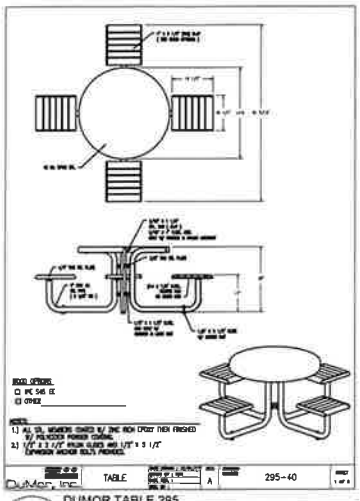
CITY OF MARYSVILLE, UNION COUNTY, OHIO

EXHIBIT E6

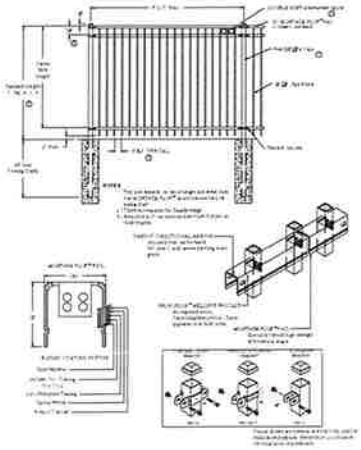
10.17.2023

G2

ROCKFORD



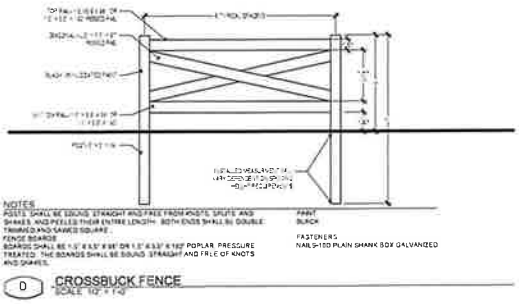
A DUMOR TABLE 295



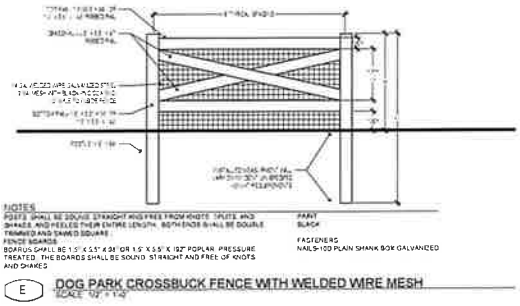
B MONTAGE PLUS MAJESTIC POOL FENCE DETAIL



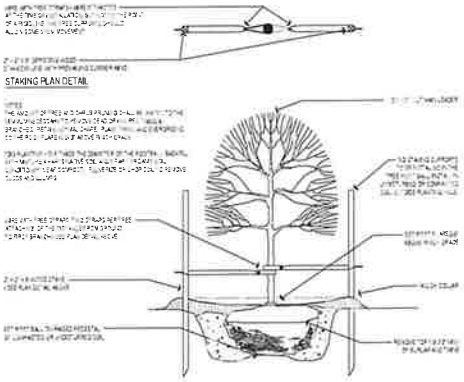
C DOGGY BAG WASTE STATION



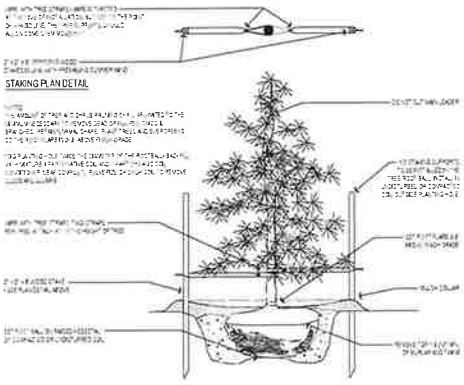
D CROSSBUCK FENCE



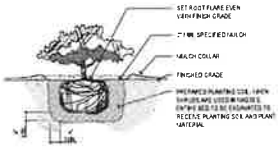
E DOG PARK CROSSBUCK FENCE WITH WELDED WIRE MESH



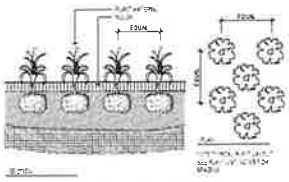
H DECIDUOUS TREE



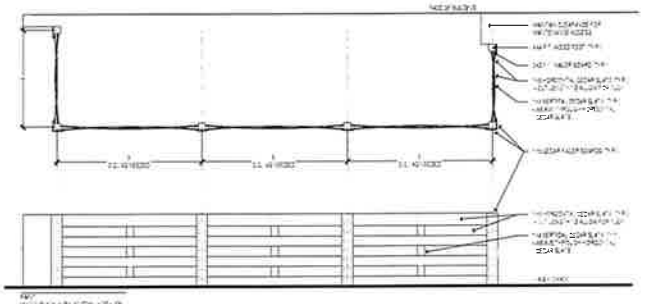
I EVERGREEN TREE



J SHRUB



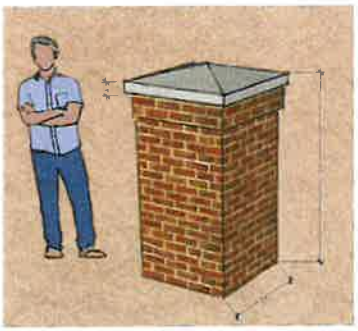
K PERENNIALS & GROUNDCOVER



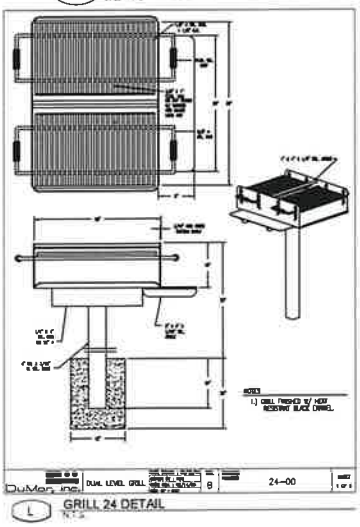
F AC CONDENSER SCREEN FENCE 'A'



G BENCH



M COLUMN DETAIL



L GRILL 24 DETAIL

WATKINS CENTRAL - SITE DETAILS

CITY OF MARYSVILLE, UNION COUNTY, OHIO

EXHIBIT E7

N

10.17.2025

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LIGHTING KEY

KIMLIGHTING®

ALT60
Altitude™ LED

KIM LIGHTING ALT 60 ALTITUDE LED LIGHT
N.T.S.

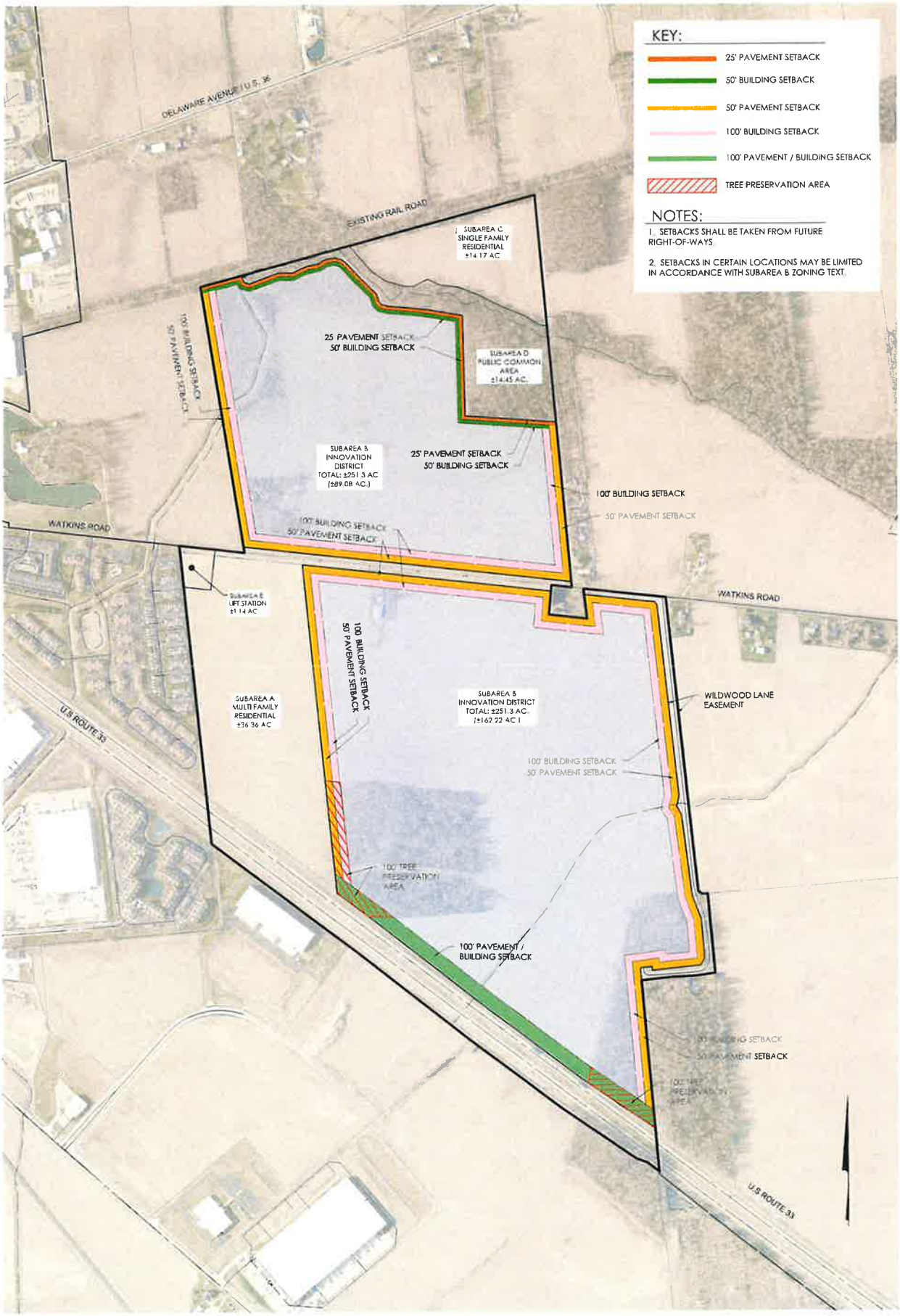
WATKINS CENTRAL - CONCEPTUAL LIGHTING PLAN

CITY OF MARYSVILLE, UNION COUNTY, OHIO

EXHIBIT I

10.17.2023

G2



MARYSVILLE EAST ANNEXATION #1
PUD DEVELOPMENT PLAN

SUBAREA B SITE PLAN

CITY OF MARYSVILLE, UNION COUNTY, OHIO

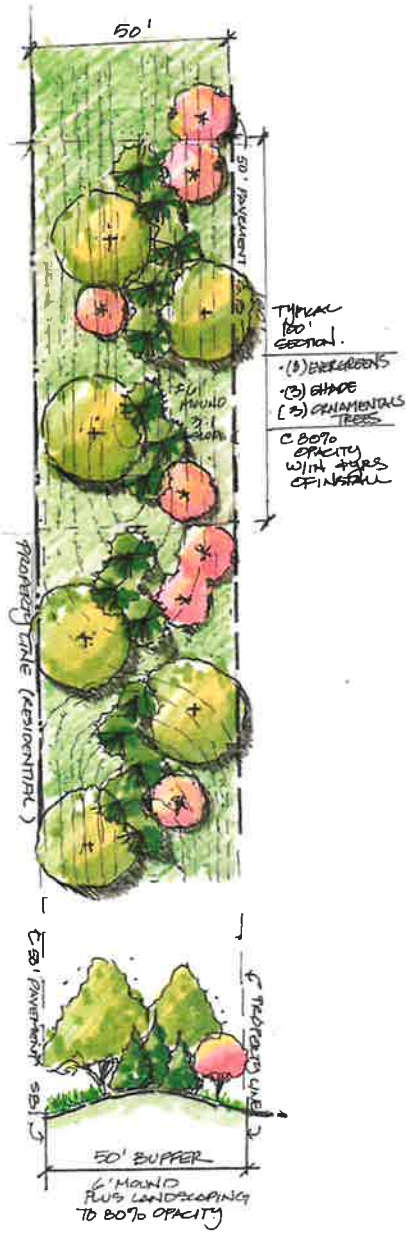
OCTOBER 17, 2023

EMHT

GRAPHIC SCALE

1 inch = 300 feet

J:\20230023\Dwg\04Sheets\Marysville East\PUD Development Plan -- Annexation 1\20230023 -- Buffer Plan.dwg, Last Saved By: vmitrione, 11/6/2023 4:58 PM Last Printed By: Johnson, Joseph, 11/6/2023 5:14 PM (No Xrefs)



Buffer Plan & Section

MARYSVILLE EAST ANNEXATION #1

PUD DEVELOPMENT PLAN

SUBAREA B BUFFER PLAN

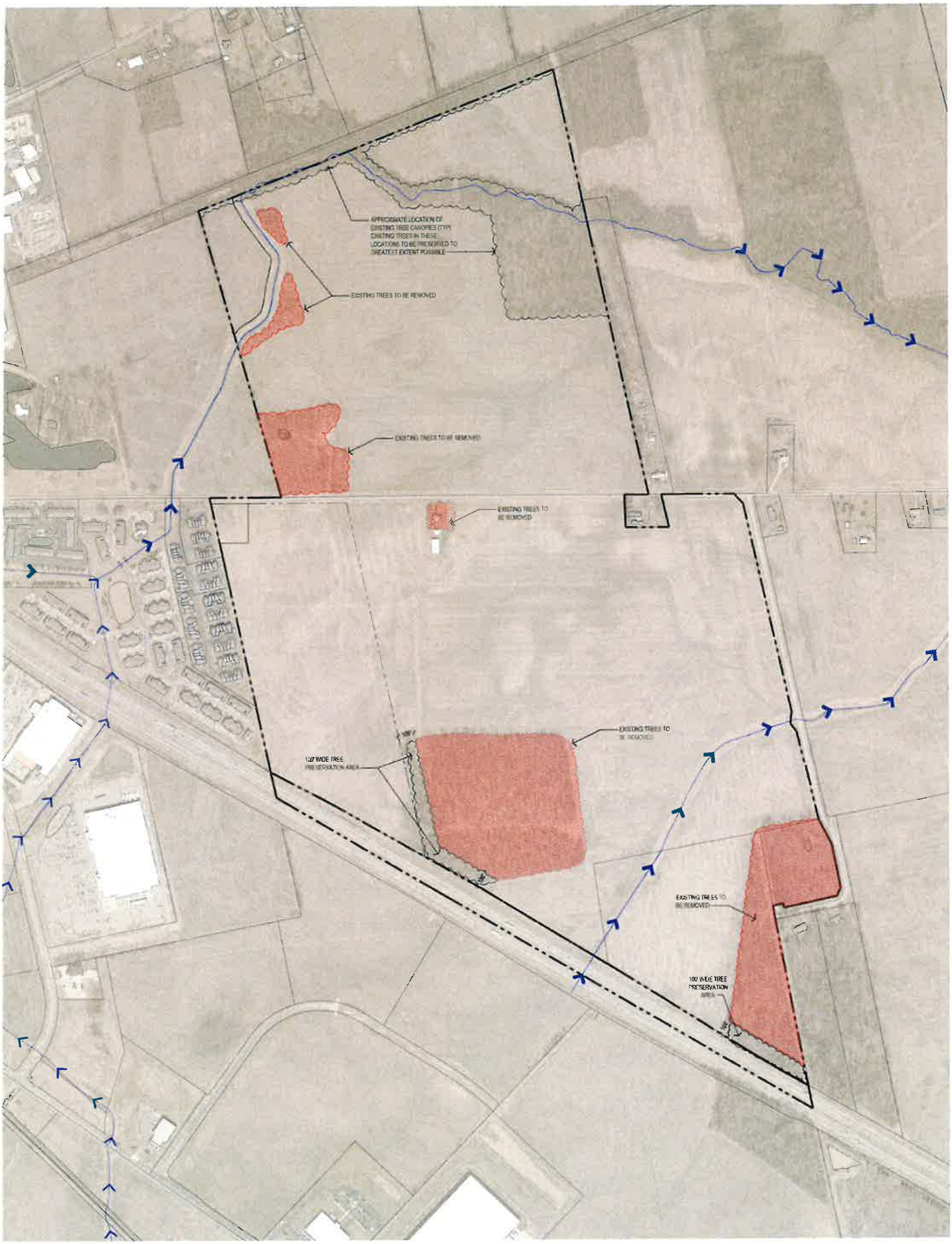
EMHT

CITY OF MARYSVILLE, UNION COUNTY, OHIO

1 15 30

1" = 30.0'

OCTOBER 17, 2023



WATKINS CENTRAL - TREE CLEARING
CITY OF MARYSVILLE, UNION COUNTY, OHIO

EXHIBIT D5

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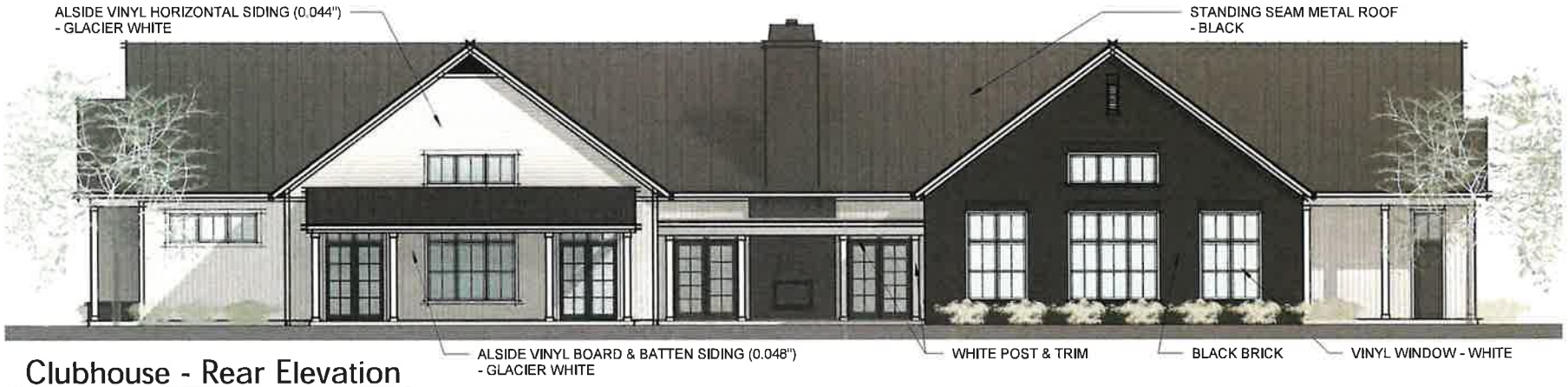
10.17.2023

G2



Clubhouse - Front Elevation

3/32" = 1'-0"



Clubhouse - Rear Elevation

3/32" = 1'-0"

ROCKFORD HOMES

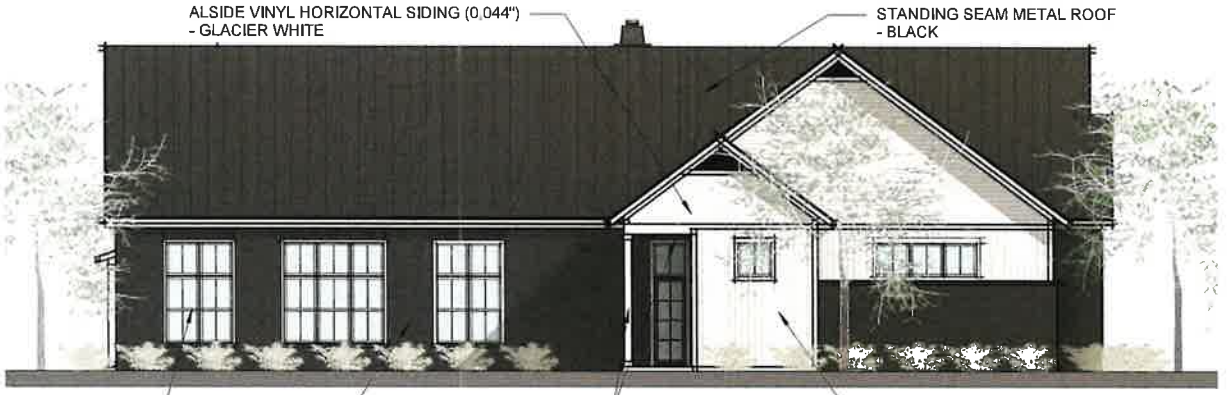
Marysville Apartments

Marysville, Ohio

2023-07-28

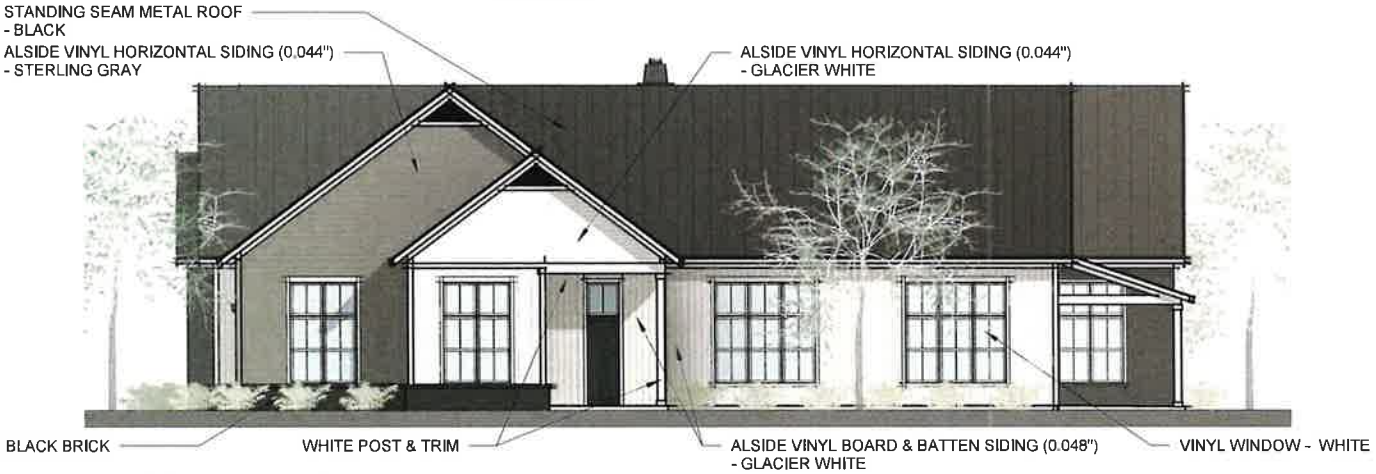
SULLIVAN BRUCK ARCHITECTS

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Clubhouse - Left Elevation

3/32" = 1'-0"



Clubhouse - Right Elevation

3/32" = 1'-0"

ROCKFORD HOMES

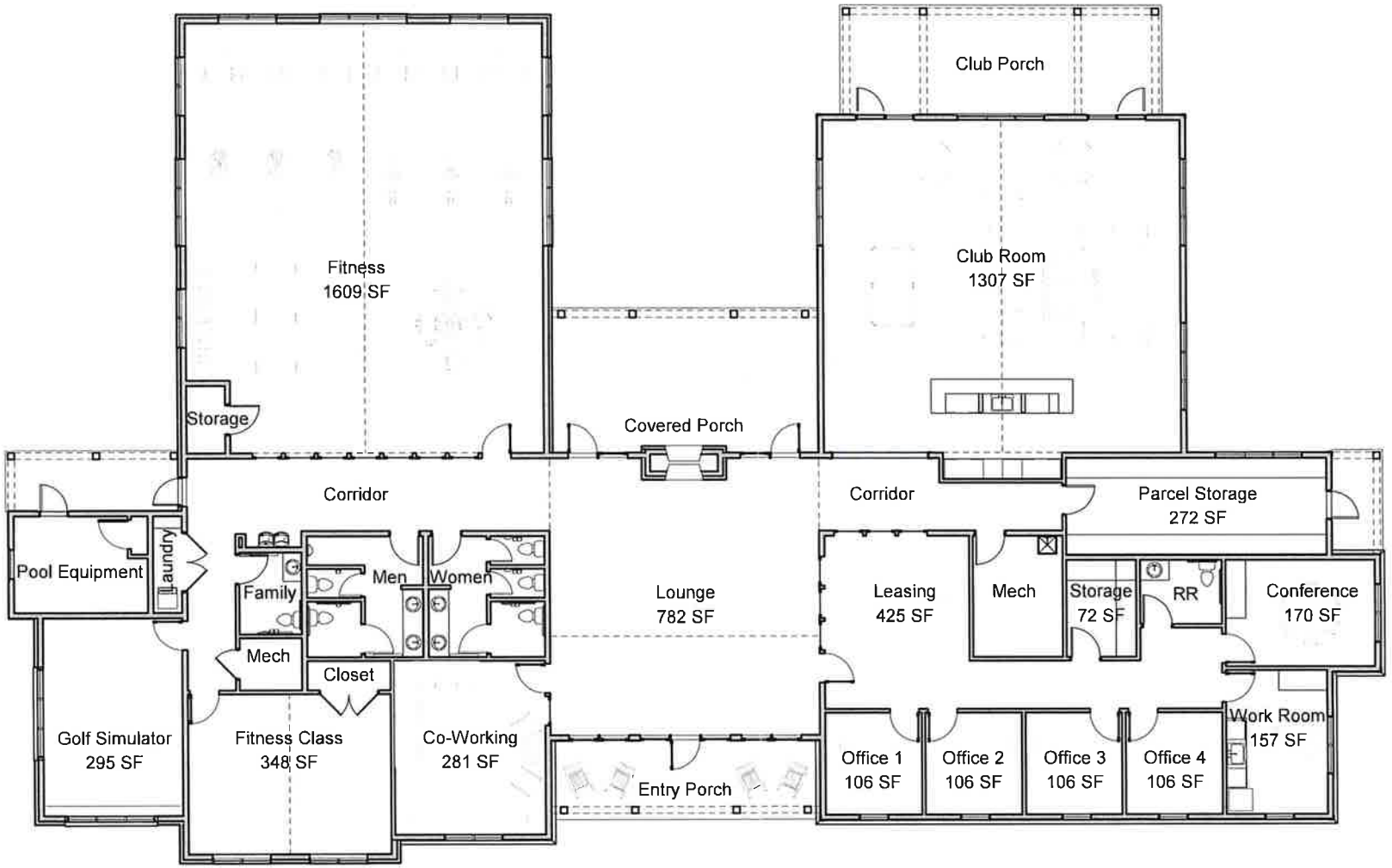
Marysville Apartments

Marysville, Ohio

2023-07-28

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Clubhouse Floor Plan

3/32" = 1'-0"

BUILDING INFO	
Gross Area:	8,044 sf
Building Height:	28'-4"

ROCKFORD HOMES

Marysville Apartments

Marysville, Ohio

2023-07-28

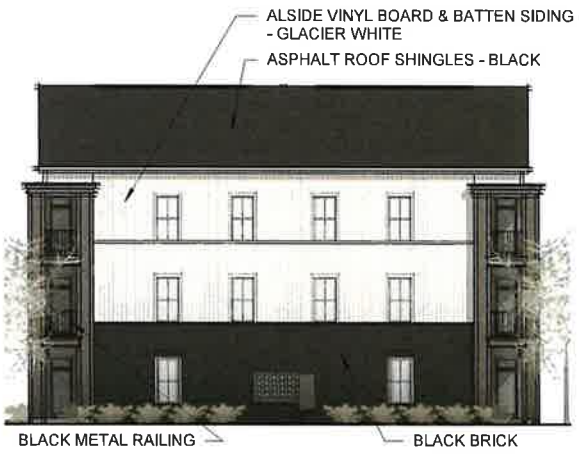
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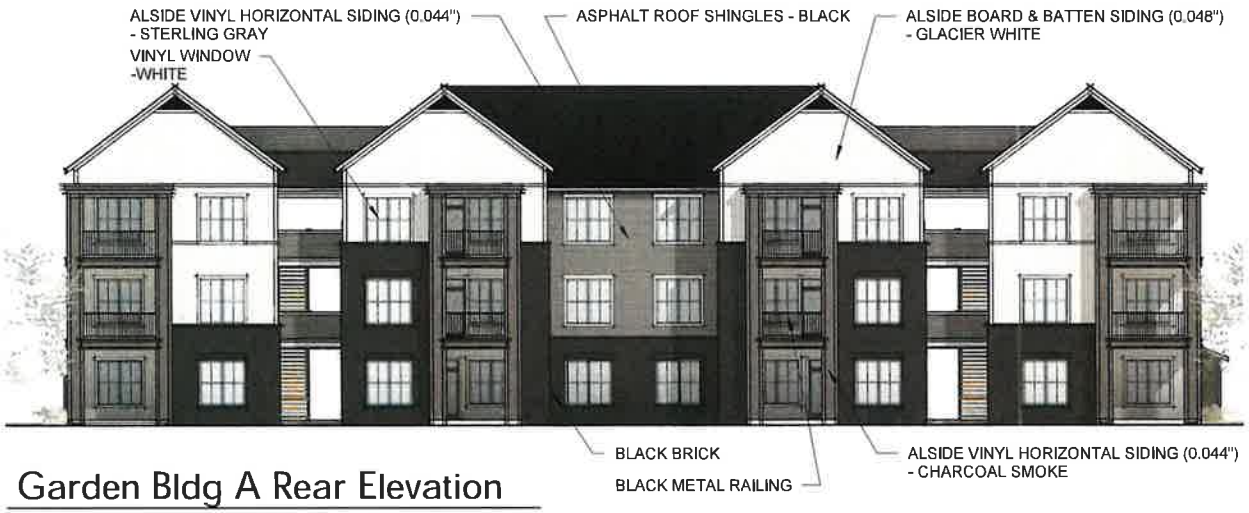
Garden Bldg A Front Elevation

1/16" = 1'-0"



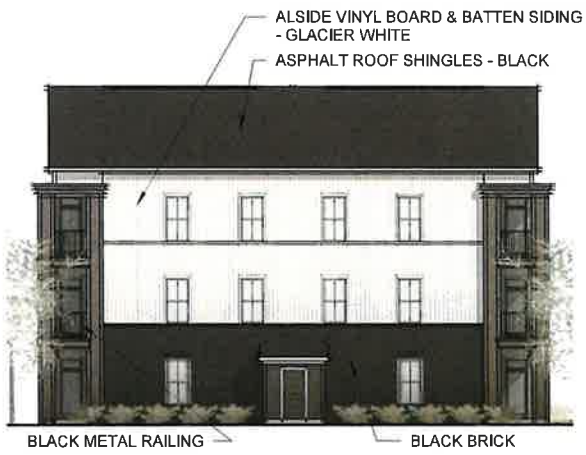
Garden Bldg A Right Side Elevation

1/16" = 1'-0"



Garden Bldg A Rear Elevation

1/16" = 1'-0"



Garden Bldg A Left Side Elevation

1/16" = 1'-0"

ROCKFORD HOMES

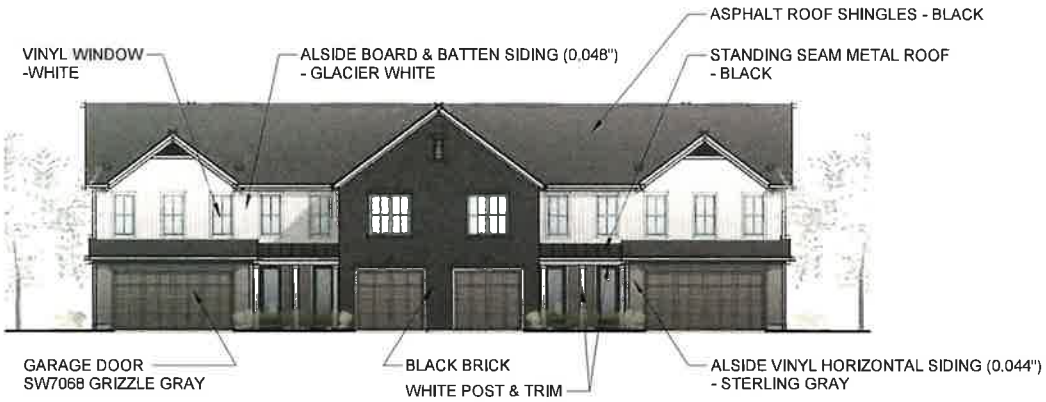
Marysville Apartments

Marysville, Ohio

2023-07-28

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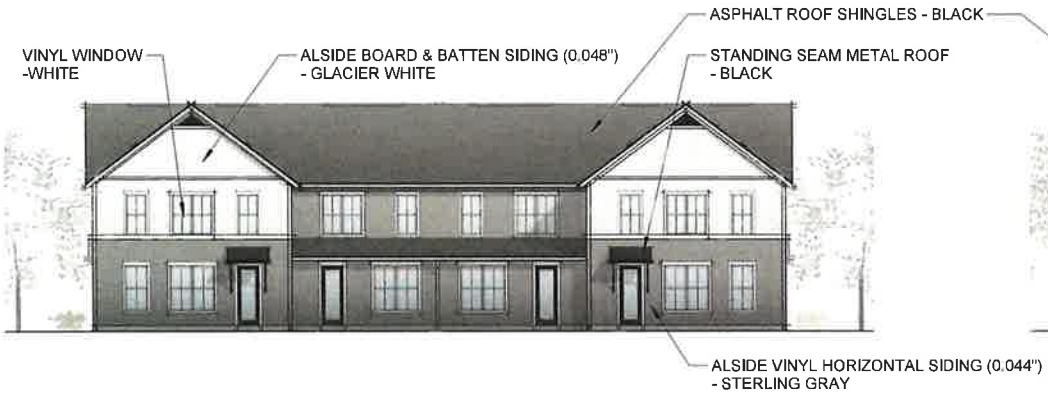
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Bldg D - 4 Unit TH Front Elevation

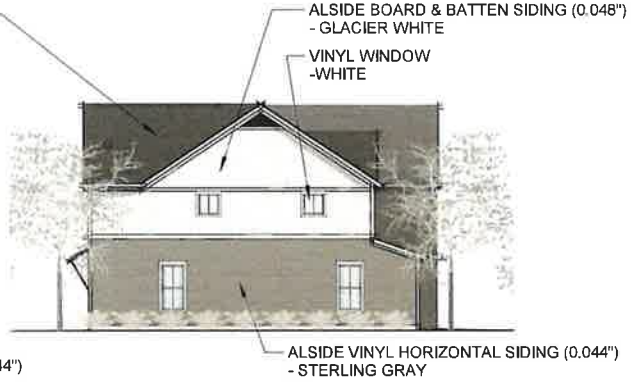
1/16" = 1'-0"

BUILDING D - 4 UNIT TOWNHOME INFO	
Building Height:	29'-6"
Living Area:	5,920 sf
Garage Area:	1,376 sf
Number of Units:	4
Number of Bedrooms:	10



Bldg D - 4 Unit TH Rear Elevation

1/16" = 1'-0"



Bldg D - 4 Unit TH Typ. Side Elevation

1/16" = 1'-0"

ROCKFORD HOMES

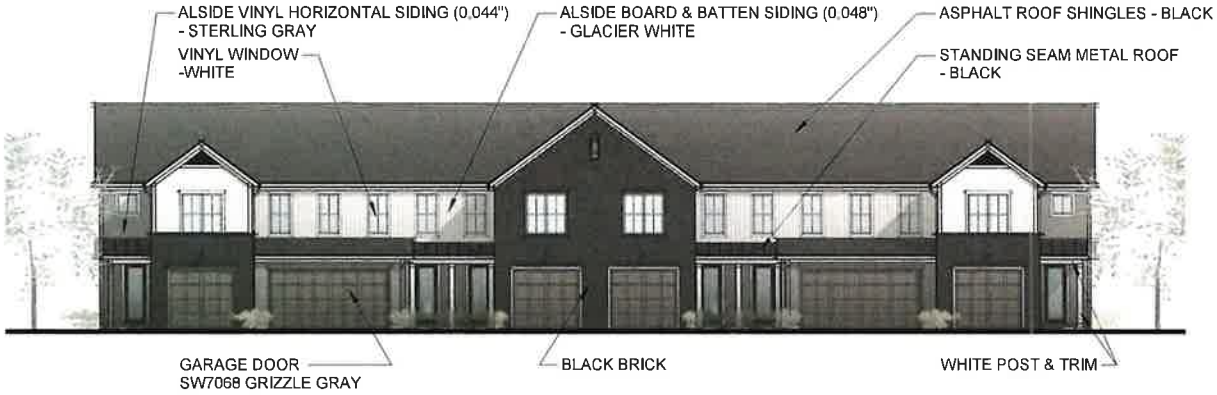
Marysville Apartments

Marysville, Ohio

2023-07-28

SULLIVAN BRUCK ARCHITECTS

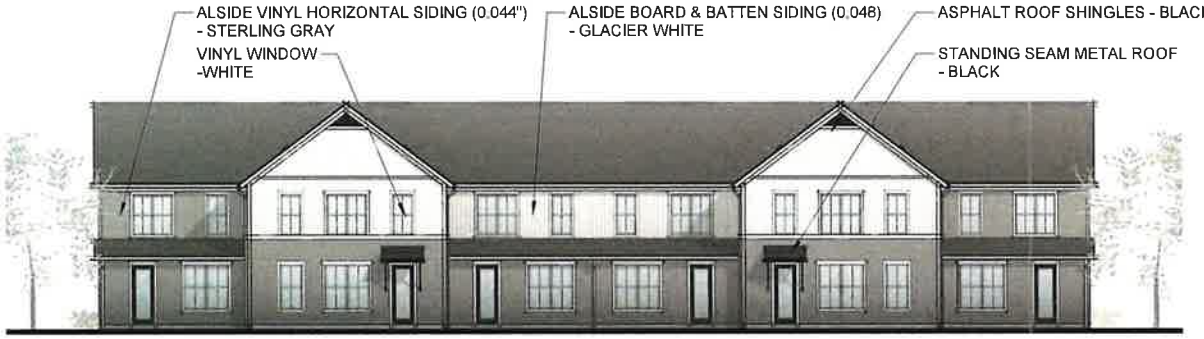
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Building C - 6 Unit TH Front Elevation

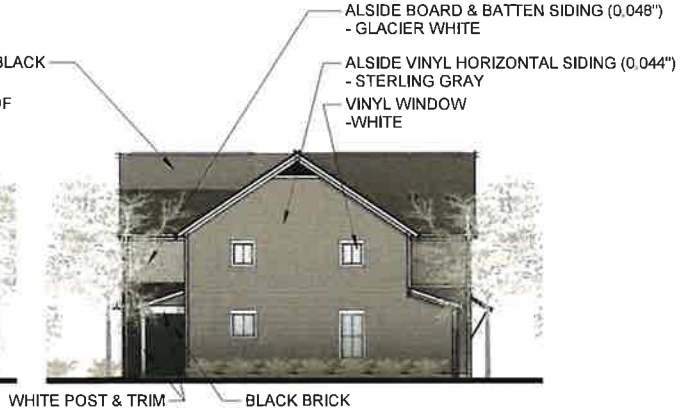
1/16" = 1'-0"

BUILDING C - 6 UNIT TOWNHOME INFO	
Building Height:	29'-6"
Living Area:	8,456 sf
Garage Area:	1,902 sf
Number of Units:	6
Number of Bedrooms:	14



Building C - 6 Unit TH Rear Elevation

1/16" = 1'-0"



Building C - 6 Unit TH Typ. Side Elevation

1/16" = 1'-0"

ROCKFORD HOMES

Marysville Apartments

Marysville, Ohio

2023-07-28

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Exhibit - Subarea B Building Typology Examples

Major Office Buildings





Warehousing and Distribution Facilities





Manufacturing, Production, and Industrial Buildings







Planning Commission

ORDINANCE 007-2024

TO APPROVE PLANNING COMMISSION'S RECOMMENDATION TO REZONE EXISTING PARCEL NUMBERS: 1100120010000, 2800170430000 and 2800210050000 FROM U-1, TOWNSHIP ZONING, TO A PLANNED UNIT DEVELOPMENT (PUD) FOR MARYSVILLE EAST SECTION II

WHEREAS, an application was submitted to the City Planning Commission by Bart Barok of Rockford Development Investments, and the Planning Commission has reviewed the application to rezone existing parcel numbers: 1100120010000, 2800170430000 and 2800210050000 from U-1, Township Zoning (agricultural use), to a Planned Unit Development (PUD). The Planning Commission Resolution approving the rezoning, along with the PUD (attached as Appendix A to the Resolution) is attached and incorporated herein as Exhibit A; and

WHEREAS, on December 20, 2023 the City Planning Commission reviewed an application and recommended approval of the rezoning to the aforementioned Planned Unit Development (PUD) as set forth and incorporated herein as Exhibit A; and

WHEREAS, upon receiving this recommendation from the Planning Commission, the City Council shall consider Planning Commission's recommendation and hold a public hearing on the aforementioned zoning amendment with the publication of at least seven (7) days' notice of said hearing; now, therefore

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MARYSVILLE, OHIO, That:

SECTION I. City Council hereby approves the recommendation from Planning Commission and hereby rezones existing parcel numbers: 1100120010000, 2800170430000 and 2800210050000 from U-1, Township Zoning, to a Planned Unit Development, as set forth and incorporated herein as Exhibit A.

SECTION II. The Clerk of Council shall cause the City's Zoning Map to be modified consistent with this amendment.

1st Reading January 22, 2024

2nd Reading February 12, 2024

3rd Reading February 26, 2024

Passed: February 26, 2024

PRESIDENT OF COUNCIL

APPROVED AS TO FORM:

Law Director Date 1/22/24

ATTEST:

CLERK OF COUNCIL

1st Reading tabled to January 22, 2024 on January 8, 2024

Amended on February 12, 2024

EXHIBIT A

RESOLUTION ZA-002-2024

TO APPROVE A PLANNED UNIT DEVELOPMENT ZONING FOR THE MARYSVILLE EAST SECTION 2 PLANNED UNIT DEVELOPMENT

WHEREAS, on December 20, 2023, the City Planning Commission has reviewed an application for the Planned Unit Development (PUD) zoning for Marysville East Section 2 PUD as set forth in Appendix A, incorporated herein; and

WHEREAS, The City Planning Commission recommended APPROVAL for the PUD, which is set forth in Appendix A, attached and incorporated herein; and

WHEREAS, a recommendation from the City Planning Commission is to be transmitted to City Council pursuant to Section 1141.34 of the Planning and Zoning Code, now therefore;

BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF MARYSVILLE, OHIO, That:

SECTION I. The City Planning Commission recommends to City Council that the requested Planned Unit Development zoning of Marysville East Section 2 be **APPROVED** in accordance with this Resolution.

Passed 12-20-2023

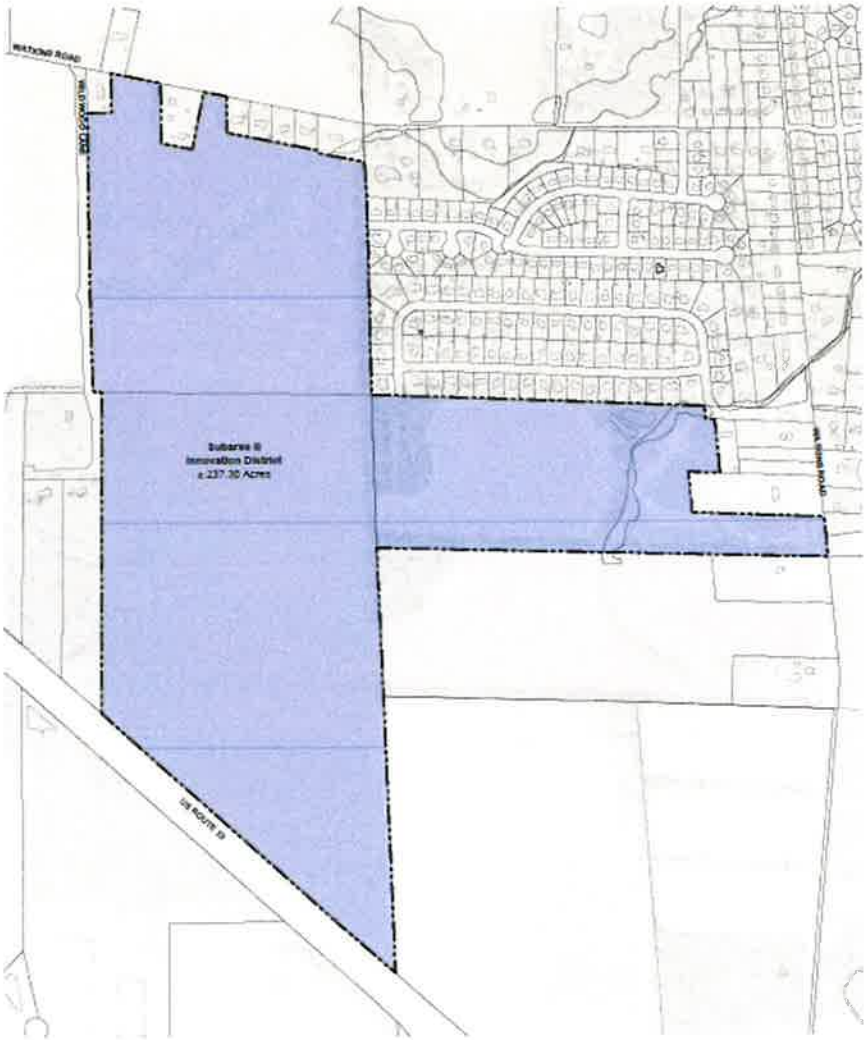
Chairman of Planning Commission

ATTEST:

Planning and Development Manager, Ashley Gaver

Marysville East Annexation #2

Marysville, Ohio



PUD Development Plan Submittal – November 14, 2023

Updated – December 19, 2023 and February 9, 2024

Development Plan Document Index

1. PUD Development Plan Application
2. Adjacent Property Owner List
3. Adjacent Property Owner Mailing Labels
4. Rezoning Statement
5. Additional Information Requested
    a. Specific objectives section 1135.01
    b. Public services
    c. Comprehensive plan conformity
    d. Additional development standards
6. General Development Standards
7. Description of Each Subarea
8. Regional Vicinity (Context) Map
9. Survey and Legal Description
10. Existing Conditions Map
    a. Existing Soils Plan
    b. Existing Conditions – Subarea B
11. Subarea Plan
12. Site plans and Setbacks
13. Buffer Exhibits

Received (stamp):

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

APPLICATION FOR PLANNED UNIT DEVELOPMENT (PUD) – DEVELOPMENT PLAN

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

- **Required – Submission of a complete application, including all of the items listed in the application checklist.**
- **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 the Division of Engineering for completeness. Submittals found to be incomplete will be rejected and the application will not be placed on the Commission agenda. If an application is found to be incomplete, the applicant may submit the missing materials by the application deadline date to complete the application.**
- **No late submittals or additional information will be accepted after the application deadline.**
- **Any construction and/or occupancy of the site for which the 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: 237.3 Acres on the south and west side of Watkins Road, Marysville Ohio

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

Proposed Zoning District: PUD Proposed Use of the Land: Industrial

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 X Agent Representative Other

Company: Rockford Development Investments

Address (street): 999 Polaris Parkway, Suite 200,

City, State, and Zip Code: Columbus, Ohio 43240

Telephone Number: 614-286-2055

E-mail Address: bbarok@rockfordhomes.net

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

APPLICATION FOR PLANNED UNIT DEVELOPMENT (PUD) – DEVELOPMENT PLAN

Marysville East Annexation #2
Owner of Property Page

Property A
Owner of Property: Janibo Farms, LLC
Parcel # 2800170430000
Owner's Address: 17421 Waldo Road, Marysville, Ohio 43040

Property B
Owner of Property: 18530 LLC
Parcel #2800210050000
Owner's Address: 17421 Waldo Road, Marysville, Ohio 43040

Property C
Owner of Property: Gary J. Lee, Gregory J. Lee, and Ryan J. Lee (a.k.a. Watkins Road Development Company, LLC)
Parcel #1100120010000
Owner's Address: 17421 Waldo Road, Marysville, Ohio 43040

Please contact the Division of Engineering prior to making your application submittal. The Division of Engineering is available to assist you in reviewing all application requirements to ensure your application is complete.

For staff Use Yes	No	*Application Requirements*
		REQUIRED FOR ALL SUBMITTALS:
		One (1) original signed application
		Two (2) copies of the Development Plan Drawing *(see below)* for the entire area of the proposed development, drawn at a suitable scale and 24 x 36 inches in size (unless staff grants an alternative size)
		Two (2) copies of the Supplemental Map *(see below)*
		Two (2) copies of the Application Information, Lighting Plans, Landscaping & Screening/Buffering Plan, Architectural Design Standards and Sign Plans; bounded together or in a ringed binder *(see below)*
		Two (2) sets of mailing labels or a printed word template (5160 in size) containing the names and addresses of the property owner(s) contiguous to or directly across the street from the parcel(s) to be rezoned. You may also include the names and addresses of others that may have a substantial interest in the proposed rezoning. *Please refer to the County website http://www.co.union.oh.us/ to get this information and please make sure you go to the link for tax mailing address.*
		11 x 17 Sketch Plan Map for each mailing label
		DIGITAL SUBMITTAL REQUIRED:
		All applications require a digital (.pdf) submittal (applications, plans, renderings, text etc.) to be included with the completed application. Any application that does not include a digital submittal will be considered incomplete.
		DEVELOPMENT PLAN DRAWING: *(Shall include the following information)*
		The proposed name of the PUD, which shall not duplicate or closely approximate the name of any other PUD or subdivision in the City of County
		Property owner's name and address
		Location by Virginia Military Survey (VMS)
		North arrow
		Vicinity map
		Boundaries of the PUD/subdivision and its acreage
		Existing and proposed streets and right-of-ways
		Existing natural and manmade features such as soil types, vegetation, topography, including the location of the 100-year flood plain, wetlands, rivers, streams, ponds, lakes and other water courses
		Location of all wooded areas, tree lines, hedge rows, natural areas and other features and indicate if they are remain or will be removed
		Existing easements, railroad right-of-ways and service facilities
		Current zoning classification of the tract(s) of land and properties within 500 feet of the development
		The proposed location and size of each subarea and their uses
		General location of proposed bike paths and other trail systems
		Identify any existing buildings or structures to be removed or demolished

		SUPPLEMENTAL MAP:
		Map showing the design of the proposed development along with all properties that are located within 500 ft. and how all of the developments relate
		THE FOLLOWING ITEMS ON THIS CHECKLIST SHALL BE SUBMITTED BOUND OR IN RING BINDERS (please do not bound or make individual binders for each item)
		APPLICATION INFORMATION
		A reduced copy of the map to be 11 by 17 in size
		A complete description of the zoning requirements for the PUD and each subarea within the PUD, which at a minimum shall include:
		List of permitted and conditional uses
		Minimum lot size
		Minimum lot width
		Maximum percentage of lot to be occupied
		Maximum floor area
		Maximum height of principal buildings
		Minimum yard dimensions including front, rear, and side setbacks (for principal buildings, accessory buildings and off-street parking)
		Maximum height of accessory buildings
		Minimum off-street parking space requirements
		Minimum off-street loading space requirements
		Written presentation by the developer setting forth the following:
		How the development meets the proposed and specific objectives set forth in Section 1145.01 of the Planning & Zoning Code
		How the proposed development impacts public service and facilities, including but not limited to, schools, water, sewer and traffic
		How the proposed development conforms to the City's Comprehensive Plan
		LIGHTING PLAN:
		Including but not limited to, light pole heights, pedestrian lighting, minimum foot-candles and maximum foot-candles
		LANDSCAPING AND SCREENING/BUFFERING PLANS:
		Including but not limited to the type, number and location of all proposed and existing landscaping
		ARCHITECTURAL DESIGN STANDARDS:
		Indication as to the type of architectural style proposed for the development and the type and amount of materials to be used
		SIGN PLANS:
		All signs and graphics within the PUD shall be compatible in size, location, height, material, shape, color and illumination. Information on the Sign Plan shall include:
		A sign plan for the entire PUD shall set forth the design parameters for the entire project to ensure a consistent and comprehensive character throughout the project. The sign plan shall include the design, layout and dimensions of all ground, window and wall signs as well as

		distances from right-of-ways and the type and intensity of the illumination.
		Signs should contribute to the overall cohesive design, reflect simplicity and avoid visual clutter.
		The overall design and placement of buildings should take into account the general placement of signs so that all permanent signs and their associated lighting fixtures complement the appearance and architecture of the building and the PUD.
		Ground mounted signs should be designed to relate to and share common design with the building.
		All materials and colors of the sign, sign background and sign frame should be compatible with the buildings materials and colors.

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

Signature of Applicant: _____ Date: 11-13-2023

Signature of Owner: A _____ for Jonibo Farms, LLC Date: 11/13/23

Signature of Owner: B _____ for 18530 LLC Date: 11/13/23

Signature of Owner: C _____ for Wilms Rd Dev/D Date: 11/13/23

FOR OFFICE USE ONLY

Paid (stamp):

Fees: _____

PUD Development Plan Review Fee: $1,000 for 10 acres or less, plus $50.00 for each additional 5 acres or portion thereof over 10 acres.

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

_____ _____

City Staff Date

PROPERTIES ADJACENT TO MARYSVILLE EAST ANNEXATION #2

Parcel Number	Owner Name	Property Address	City/State/Zip	Tax Payer Name	Tax Payer Address	City/State/Zip	Acreage	Mailing Label
2800210040000	Frederick J. Durant	15190 Wildwood Lane	Marysville, Ohio 43040	Frederick J. Durant	15190 Wildwood Lane	Marysville, Ohio 43040	8.220	X
2800210020000	1833 Farms LLC	15301 Wildwood Lane	Marysville, Ohio 43040	1833 Farms LLC	17421 Waldo Road	Marysville, Ohio 43040	6.000	X
2800170430000	Janibo Farms, LLC	Watkins Road	Marysville, Ohio 43040	Janibo Farms, LLC	17421 Waldo Road	Marysville, Ohio 43040	68.290	X
1100160750000	Keith H. & Deba A. Mohler	14360 Hinton Mill Road	Marysville, Ohio 43040	Keith H. & Deba A. Mohler	14360 Hinton Mill Road	Marysville, Ohio 43040	0.458	X
1100161120000	Wade Sumter & Erin Sumter	14293 Oxford Drive	Marysville, Ohio 43040	Wade Sumter & Erin Sumter	14293 Oxford Drive	Marysville, Ohio 43040	0.455	X
1100161130000	Caradna D & Jonathan T. Miller	14273 Oxford Drive	Marysville, Ohio 43040	Caradna D & Jonathan T. Miller	14273 Oxford Drive	Birmingham, MI 48009	0.377	X
1100161140000	Ryan M. & Stephanie R. Hohman	14253 Oxford Drive	Marysville, Ohio 43040	Ryan M. & Stephanie R. Hohman	14253 Oxford Drive	Marysville, Ohio 43040	0.379	X
1100161150000	Raymond F. & Lucy A. Merrill	14233 Oxford Drive	Marysville, Ohio 43040	Raymond F. & Lucy A. Merrill	14233 Oxford Drive	Marysville, Ohio 43040	0.379	X
1100161160000	Kara L Brown & Tamara J. Miller	14213 Oxford Drive	Marysville, Ohio 43040	Kara L Brown & Tamara J. Miller	14213 Oxford Drive	Marysville, Ohio 43040	0.379	X
1100161170000	Derrick C. & Nicole R. Wolf	14193 Oxford Drive	Marysville, Ohio 43040	Derrick C. & Nicole R. Wolf	14193 Oxford Drive	Marysville, Ohio 43040	0.379	X
1100161180000	Michele C. Brunswick	14183 Oxford Drive	Marysville, Ohio 43040	Michele C. Brunswick	14183 Oxford Drive	Marysville, Ohio 43040	0.379	X
110016119000	Timothy Carvour	14173 Oxford Drive	Marysville, Ohio 43040	Timothy Carvour	14173 Oxford Drive	Marysville, Ohio 43040	0.379	X
1100161200000	Paul & Chirstine Sandstorm	14153 Oxford Drive	Marysville, Ohio 43040	Paul & Chirstine Sandstorm	14153 Oxford Drive	Marysville, Ohio 43040	0.379	X
1100161210000	Viengphonh Sphapmixay	14133 Oxford Drive	Marysville, Ohio 43040	Viengphonh Sphapmixay	14133 Oxford Drive	Marysville, Ohio 43040	0.379	X
1100161220000	Mark R. & Whitney L. Willoughby	14113 Oxford Drive	Marysville, Ohio 43040	Mark R. & Whitney L. Willoughby	14113 Oxford Drive	Marysville, Ohio 43040	0.379	X
1100161230000	Jobeth M. Kugel	14093 Oxford Drive	Marysville, Ohio 43040	Jobeth M. Kugel	14093 Oxford Drive	Marysville, Ohio 43040	0.379	X
1100161240000	Alan K. & Amber S. Swayne	14073 Oxford Drive	Marysville, Ohio 43040	Alan K. & Amber S. Swayne	14073 Oxford Drive	Marysville, Ohio 43040	0.379	X
1100161250000	David L. & Taylor A. Yoder	14053 Oxford Drive	Marysville, Ohio 43040	David L. & Taylor A. Yoder	14053 Oxford Drive	Marysville, Ohio 43040	0.379	X
1100161260000	Douglas Matthews & Eley Chelsa	14033 Oxford Drive	Marysville, Ohio 43040	Douglas Matthews & Eley Chelsa	14033 Oxford Drive	Marysville, Ohio 43040	0.379	X
1100161270000	Charles S. & Marcia A. Easton	14013 Oxford Drive	Marysville, Ohio 43040	Charles S. & Marcia A. Easton	14013 Oxford Drive	Marysville, Ohio 43040	0.379	X
1100161280000	Elizabeth Jacoby	13993 Oxford Drive	Marysville, Ohio 43040	Elizabeth Jacoby	13993 Oxford Drive	Marysville, Ohio 43040	0.415	X
1100161290000	Merrill L. Reed	13983 Oxford Drive	Marysville, Ohio 43040	Merrill L. Reed	13983 Oxford Drive	Marysville, Ohio 43040	0.518	X
1100120010100	Stacy W. & Pamela M. Craig	13821 Hinton Mill Road	Marysville, Ohio 43040	Stacy W. & Pamela M. Craig	13821 Hinton Mill Road	Marysville, Ohio 43040	1.000	X
1100120019000	Thomas A. & Annalise Romine	13771 Watkins Road	Marysville, Ohio 43040	Thomas A. & Annalise Romine	13771 Watkins Road	Marysville, Ohio 43040	5.000	X
1100120010120	Michael James Totterdale	13660 Watkins Road	Marysville, Ohio 43040	Michael James Totterdale	13660 Watkins Road	Marysville, Ohio 43040	2.000	X
1100120010110	Steven Hice & Emily Hice	13630 Watkins Road	Marysville, Ohio 43040	Steven Hice & Emily Hice	13630 Watkins Road	Marysville, Ohio 43040	14.070	X
1100120230000	Barbara A. & Scott C. Akers	Watkins Road	Marysville, Ohio 43040	Barbara Akers	215 Evening Tide Way	Willis, Texas 77318	33.700	X

1100120020020	William C. & Desiy P. Schmitter	13625 Watkins Road	Marysville, Ohio 43040	William C. & Desiy P. Schmitter	13625 Watkins Road	Marysville, Ohio 43040	5.130	X
1100120020010	Steven T. & Suzanne Schmitter	Watkins Road	Marysville, Ohio 43040	Steven T. Schmitter	13619 Watkins Road	Marysville, Ohio 43040	53.706	X
2900300170000	Hyponex Corporation	13900 Scottslawn Road	Marysville, Ohio 43040	Hyponex Corp Attn: Tax Department	14111 Scottslawn Road	Marysville, Ohio 43040	90.010	X

Frederick J. Durant
15190 Wildwood Lane
Marysville, Ohio 43040

1833 Farms LLC
17421 Waldo Road
Marysville, Ohio 43040

Janibo Farms LLC
17421 Waldo Road
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Marysville, Ohio 43040

Derrick & Nicole Wolf
14193 Oxford Drive
Marysville, Ohio 43040

Michele C. Brunswick
14183 Oxford Drive
Marysville, Ohio 43040

Timothy Carvour
14173 Oxford Drive
Marysville, Ohio 43040

Paul & Christine Sandstorm
14153 Oxford Drive
Marysville, Ohio 43040

Viengphonh Sphapmixay
14133 Oxford Drive
Marysville, Ohio 43040

Mark & Whitney Willoughby
14113 Oxford Drive
Marysville, Ohio 43040

Jobeth M. Kugel
14103 Oxford Drive
Marysville, Ohio 43040

Alan & Amber Swayne
14073 Oxford Drive
Marysville, Ohio 43040

David & Taylor Yoder
14053 Oxford Drive
Marysville, Ohio 43040

Douglas & Eley Chelsa
14033 Oxford Drive
Marysville, Ohio 43040

Charles & Marcia Easton
14013 Oxford Drive
Marysville, Ohio 43040

Elizabeth Jacoby
13993 Oxford Drive
Marysville, Ohio 43040

Merrill L. Reed
13983 Oxford Drive
Marysville, Ohio 43040

Stacy & Pamela Craig
13821 Hinton Mill Road
Marysville, Ohio 43040

Thomas & Annalise Romine
13771 Watkins Road
Marysville, Ohio 43040

Michael Totterdale
13660 Watkins Road
Marysville, Ohio 43040

Steven & Emily Hice
13630 Watkins Road
Marysville, Ohio 43040

Barbara Akers
215 Evening Tide Way
Willis, Texas 77318

William & Desiy Schmitter
13625 Watkins Road
Marysville, Ohio 43040

Steven T. Schmitter
13619 Watkins Road
Marysville, Ohio 43040

Hyponex Corporation
Attn Tax Department
14111 Scottslawn Road
Marysville, Ohio 43040

REZONING STATEMENT

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

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

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

From a design standpoint, higher-density developments will be proposed around the existing commercial core (US 33 and US 36) with the introduction of a variety of attached, multi-family, and single-family residential products as you move further away from the core. The industrial uses will be positioned to the south of the abandoned rail line and will utilize Scottslawn as a primary access point to reduce truck traffic and congestion to the north and US 36. An industrial bypass (Road A) which will link the northern and eastern portions of Watkins Road will be constructed prior to or in conjunction with significant industrial development in order to eliminate the trucks and vehicular traffic from utilizing the portion of Watkins Road that goes through the residential community, known as Buxton Meadows.

Marysville East Annexation #2 is the second of 3 or 4 annexations that RDI and its partners will present to Union County and the City of Marysville over the next year or so. Each annexation will be rezoned under a Planned Unit Development (PUD) and will collectively consist of various mixed uses, which include a variety of residential, retail, commercial, industrial, and civic functions.

Marysville East Annexation #2 is approximately 237.3 acres located generally along Watkins Road on both the south and west sides. The western boundary is Wildwood Lane and the east side is bounded by Watkins Road. To the north the project's boundary is Watkins Road and to the south the property borders US 33. Marysville East Annexation #2 is being rezoned to Planned Unit Development (PUD) under Chapter 1135 of the Codified Ordinances of Marysville as they exist and are effective on the date when this zoning text is approved by Marysville City Council (the "Codified Ordinances"). All references herein to Chapter or Section numbers refer to applicable Chapter or Section numbers of the Codified Ordinances. In implementing the mixed-use PUD, Applicant is proposing a wide range of products that will rely on various sections of underlying zoning designations.

Annexation #2 will consist of one subarea, an expansion of Annexation #1 subarea B, which consists of industrial / innovation development. The total acreage of this subarea is 237.3 acres, and is being annexed separately from Annexation #1 due to a requirement under Ohio law that no single annexation may contain more than 500 acres. The difference between this figure and

the total area being annexed (254.804 acres) is the acreage included in the US 33 right-of-way.

Marysville East Annexation #2 will have upgraded design standards that include common fencing and tree lines along perimeter boundaries and major thoroughfares, standardized signage, and other identifiers that will create a unique gateway feel for the area. Over time, these design elements will be incorporated into the existing core development on the east side of US 33 and US 36.

Marysville East Annexation #2 will provide benefits to the overall Marysville community through the development of the industrial / innovation park which will add jobs and tax revenue to the schools, city, and county.

The development of Marysville East Annexation #2 will help facilitate and fund improvements to existing roads and the future construction of new roads. A traffic study and revised thoroughfare plan are currently being conducted with the assistance of the City Engineer and should be available shortly.

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 (2018), Thoroughfare Plan, and the intent of the Ordinance.*
>
> The proposed Annexations #1 and #2 PUDs contain 5 subareas that include a mixture of uses that could not be zoned together through the standard zoning process. The Marysville comprehensive plan was used as a starting point and subareas were designed with the overall concepts in mind. For example, the major natural areas are protected and maintained, the industrial/innovation uses are aligned all the US 33 corridor with access primarily planned for Scottslawn, and the higher density residential is planned near the existing higher density residential uses and will serve as a buffer to the industrial park. The single-family development is buffered by the mature tree line and creek from the industrial uses. 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.

The proposed Annexations #1 and #2 PUDs provide standard setbacks to natural areas that are larger than required by the Codified Ordinances and will protect sensitive environmental areas on-site by preserving these areas as a separate subarea (public common areas). The large open space and tree preservation area in Annexation #1 consists of approximately 14.45 acres. This public space will be in ADDITION to the required open space of each developed subarea and will be commonly owned and managed through a newly created community authority. Trails will be added to these common areas that link to all the other subareas and this process will be expanded with the future annexation of other areas.

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

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

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

The protected public common areas and the individual pod open spaces combined will provide for recreational activities and the ability to enjoy the natural beauty of the site and surrounding areas in Marysville through the multi-purpose trails and parks. The industrial development will create much higher property values than the current CAUV ground and will help energize the region for many years.

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

Compatibility between proposed land uses within and around the PUD is provided through the planned transition of high-density developments around the existing core commercial development as well as increased setbacks and landscape buffers within the PUD Development Standards along mixed uses. The newly created multi-family subarea in Annexation #1 will help to buffer the existing multi-family development from the industrial / innovation area and the

natural features and creek to the north will buffer the single-family development from the industrial/innovation area.

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

The large open space of approximately 14.45 acres in Annexation #1 will preserve existing natural features, with trails and connectivity added to and from each subarea. This preservation area will be in addition to the common area and trails that will be included in each subarea. Private recreation facilities (pool, fitness, dog parks) will be added to the multi-family subarea. Annexation #2 is simply an expansion of the Industrial Park created in subarea B.

(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 combination of the subareas in Annexations #1 and #2 provides both business and residential components. An integration of the industrial / innovation district will provide opportunities for employers to be positioned within the area and the multi-family and single-family options will provide housing options to the employees and other existing or future residents of Marysville.

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

The PUD presented in Annexations #1 and #2 will provide a mix of complementary residential and industrial / innovation uses and establish priorities for high-quality and innovative development and appropriate buffers and transitions between existing and proposed uses.

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

By providing the PUD Development Standards and going through the appropriate exterior/landscape plan review and approval process with the Design Review Board for each contemplated development within Marysville East Annexation #1 and #2, it will develop in an orderly, coordinated, and comprehensive manner that is consistent with accepted land planning, landscape architecture practices, and engineering principles.

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

Public Services:

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

Water:

- There is an existing 12" water main located along the north side of Watkins Road at the corner of the regional sewer pump station parcel (hydrant #1145). The initial service for the rest of the Marysville East Annexation #1 and #2 ground will be serviced by this line. In addition, Marysville just opened a new $50m+ water treatment plant in 2023, which will provide capacity for all the growth projected for the east side of Marysville and beyond.

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

Sanitary Sewers:

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

Other Utilities:

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

- Gas service for the site is available from URE and the line is located down the west side of the Kevin Bennington property, which is included with this submission.

- Spectrum has facilities adjacent to the project site and can provide service to the development.

Traffic:

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

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

The proposed PUD within Annexation #1 and #2 utilized the existing Marysville Comprehensive Plan as the basis for its development. Both the PUD and Comp Plan anticipated industrial/innovation uses along the US 33 corridor with most of the access to

this area coming from Scottslawn. The PUD utilizes the multi-family development to buffer the existing residents to the west and the creek and natural tree line to buffer the single-family development from the industrial/innovation uses. The Comp Plan promotes the protection of common areas and the connection of the community to these areas, which is being accomplished with the proposed trail system. The Comp Plan also promotes mixed residential housing types which are being provided and two types, apartments, and townhomes, are intermixed among themselves providing for diversification of products within the same development.

D. Additional Development Standards.

Marysville East Annexation #2 will have upgraded design standards that include common fencing, landscaping, and tree lines along perimeter boundaries and major thoroughfares, standardized signage, and other identifiers that will create a unique gateway feel for the area. Over time, these design elements will be incorporated into the existing core development on the east side of US 33 and US 36.

GENERAL DEVELOPMENT STANDARDS

Marysville East Annexation #1 and #2 will be developed with 5 subareas providing for a mixed-use community. The project will be developed in accordance with the Marysville East Annexation #1 and #2 Rezoning Statement, and the Codified Ordinances of the City of Marysville as of the date that the PUD is approved by Marysville City Council (the "Codified Ordinances"), unless noted otherwise in these PUD Development Standards below. Where conflicts occur between the Codified Ordinances and these PUD Development Standards, these PUD Development Standards shall control over the Codified Ordinances.

The following development standards will apply to all areas and subareas in the Marysville East project.

Setbacks

The perimeter and interior setbacks within Annexation #2 will be governed by the detail provided later in this text. However, setbacks in areas that reflect a change in use from Manufacturing/Light Industrial/Office/Innovation/Commercial/Retail on one side of a perimeter boundary line of Annexation #2 and to existing or proposed Residential uses on the other side of the same perimeter boundary line will be expanded as detailed below, with the expanded setbacks governing to the exclusion of others. This will provide additional setbacks when different uses are abutted. The expanded change of use setbacks for Marysville East will include:

- Manufacturing/Light Industrial/Office/Innovation/Commercial/Retail to Residential
  - Along the shared perimeter boundary line between Annexation #2 and the western boundary of the existing Buxton Meadows residential community, there shall be a minimum building setback of 400' and a minimum pavement and parking setback of 350'. Within the 150' contiguous (Mounding Area) to the western boundary of Buxton Meadows, a mound shall be installed to an average height of 12 feet and landscaping shall be planted on the mound so that within 4 years of installation of the landscaping, in combination with the mound there shall be a minimum opacity of 80% at an average height of 18 feet. This potential site

plan is depicted in the Site Plan Scenario B exhibit that accompanies this text. An exhibit depicting a potential design scenario for the Mounding Area also accompanies this text. Pedestrian trails, underground utilities, stormwater management basins, drainage facilities, and improvements relating to any of the foregoing shall be permitted to be located anywhere outside of the Mounding Area. Notwithstanding the 350' minimum pavement and parking setback, Road A may also be located within the 400' building setback provided that the right-of-way for Road A shall be at least 300' from such western boundary of the Buxton Meadows residential community. This potential site plan is depicted in the Site Plan Scenario A exhibit that accompanies this text.

- A drainage easement exists extending southward from the shared perimeter boundary line between Annexation #2 and the southern boundary of the existing Buxton Meadows residential community. The portion of Annexation #2 that is burdened by the drainage easement (the "Drainage Easement Area") is identified in that certain easement which is of record with the Office of the Recorder of Union County as OR 268, Page 66. There shall be a minimum building setback of 400' as measured from the southern boundary line of the Buxton Meadows development and a pavement and parking setback of 350'. Within the 160' contiguous to the southern boundary of Buxton Meadows, there shall be a Mounding Area with a mound having an average height of 12 feet and landscaping that is planted on the mound so that within 4 years of installation of the landscaping, in combination with the mound there shall be a minimum opacity of 80% at an average height of 18 feet. This potential site plan is depicted in the Site Plan Scenario B exhibit that accompanies this text. An exhibit depicting a potential design scenario for the Mounding Area also accompanies this text. The Mounding Area may be eliminated or reduced where existing mature tree stands are preserved, where necessary to preserve and maintain existing streams, or to preserve existing ponds within the greenspace area. Pedestrian trails, underground utilities, stormwater management basins, drainage facilities, and improvements relating to any of the foregoing shall be permitted to be located anywhere outside of the Mounding Area. Notwithstanding the 350' minimum pavement and parking setback, Road A may also be located within the 400' building setback provided that the right-of-way for Road A shall be at least 300' from the southern boundary of the Buxton Meadows residential community. This potential site plan is depicted in the Site Plan Scenario A exhibit that accompanies this text.
- For all other perimeter boundary lines of Annexation #2 which are not adjacent to a public street right-of-way, there shall be a minimum pavement setback of 50' and a minimum building setback of 100', provided, however, that along these setbacks shall be measured from the eastern edge of the easement for Wildwood Lane where applicable, as defined in the easement of record pertaining to that private road.

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

When possible, the design of the setbacks and the associated landscaping along common boundaries between two subareas should be coordinated jointly between users.

Common Open Space

With the creation of the Community Authority and subarea D, in annexation #1, the Public Common Area, sensitive and unique natural areas will be protected and managed with minimal disturbance. These areas will be enhanced with multi-purpose trails and other amenities to develop a park system that will connect the different subareas together as well as other parts of the City and Townships. By combining the Public Common Areas with the required setbacks and open space requirements within each developed subarea, it's anticipated that the overall common area/open space for Marysville East will be more than the standard requirements. The open space requirement for Subarea B is 10%.

Access

A traffic study and regional thoroughfare plan update is currently underway for the east side of Marysville at the direction of the City Engineer. These documents will help identify the roadway infrastructure needed for the industrial/innovation park as well as improvements to Watkins Road, and the intersections of US 36/Watkins Road and Watkins Road/Scottslawn.

It's anticipated that the thoroughfare plan will include a new roadway (Road A), with a ROW no greater than 100', that will ultimately link Scottslawn to the east/west section of Watkins Road to US 36 and then across Mill Creek to Rt 4. The right-of-way width of Road A will be determined based on the approved thoroughfare plan. A portion of this new road will serve as a bypass or connector between the north/south section of Watkins Road and the east/west section of Watkins Road. This bypass roadway will help ensure that industrial and vehicular traffic can get to and from Scottslawn without impacting the Buxton Meadow residential development. If necessary to accommodate utilities, other streetscape features, and/or leisure paths or sidewalks, the developer shall grant to the City an appropriate adjacent easement of up to 20' in addition to the street right-of-way. The timing of the construction of all the roadway improvements will be defined by the developers(s), and the City and County Engineers working together.

Road A and Watkins Road will have a typology and streetscape that will include fencing, street trees, and landscaping, and may have either a ditch/swale design or curb and gutter design provided that there is a consistent and cohesive design as to each roadway. Road A and Watkins Road shall include a 10' multi-purpose trail on one side and may include a sidewalk on the other side, if appropriate. Should the developer of Subarea B own acreage on both sides of Watkins Road, then a trail shall be installed along both sides. The multi-purpose trail may be located either within the right of way or an easement. The developer shall dedicate right of way along Watkins Road to the City extending for a distance of not more than 40' on both sides of the centerline. The desired species of street trees will be determined by the developer and the City of Marysville Arborist.

Future roads internal to the subareas will be constructed with curb and gutter and a structured stormwater system. Internal roads will include street trees, landscaping, and pedestrian elements in either a sidewalk or multi-purpose trails to provide connections.

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

Pedestrian Connectivity and Multi-purpose Trails

Connectivity of each subarea to other subareas and to the Public Common Areas is important to make the community more walkable. The trail system within each subarea will be defined per the City's existing code but will include connections to the trails along the major thoroughfare roadways as well as the trails within the Public Common Areas, if applicable. To maintain safety and security, public sidewalks, trails, and multi-purpose paths within Subarea B will be limited to locations adjacent to public roadways.

Sustainability and Green Infrastructure

The overall development will consider and encourage a number of sustainable development techniques and infrastructure. Stormwater management techniques will encourage the protection of sensitive natural areas through the inclusion of these areas in the Public Common Area subareas. In addition, the use of low-impact design standards will be encouraged to include natural grass drainage swales along roadways when applicable, bioswales to slow stormwater runoff, and to provide a connection between the detention basins. Electric charging stations will be installed and available within all multi-family residential developments as well as many of the industrial buildings to promote the use of alternative fuels and transportation methods.

Community Authority

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

MARYSVILLE EAST ANNEXATION #2 PUD OVERALL DESIGN GOALS

All development within Marysville East Annexation #2 will strive to achieve the following goals:

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

DESCRIPTION OF ZONING REQUIREMENTS FOR EACH SUBAREA

Subarea B – Manufacturing/Innovation District

The Manufacturing/Innovation District created with Annexation #1 consisted of 251.31 acres and

this subarea is being expanded to include approximately 237.3 acres in additional contiguous ground included in Annexation #2. The subareas created within Annexations #1 and #2 are generally located to the north/northeast of and adjacent to US Route 33, extending northward through Watkins Road to the old railroad tracks generally running east-west. This industrial/manufacturing subarea is a very important part of this PUD and will ultimately provide for future business development within the Marysville area and will lead to new employers, employees, and residents. In addition, this area will generate tax revenues for the Schools, City, and County.

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

List of Permitted Uses

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

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

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

- Ground Passenger Dispatch
- Recycling Centers, if operated at an industrial scale

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

Accessory Structures

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

Lots Size, Open Space, or Coverage Ratio

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

Setbacks

- Parking and pavement and building setbacks in Subarea B, all of which shall be measured from either the edge of right-of-way or the perimeter boundary of Subarea B, as applicable, shall be as follows:
    - Unless otherwise specified below or elsewhere in this text, setbacks from the perimeter boundary of Subarea B shall be a minimum of 50' for parking and pavement and 100' for buildings.
    - Setbacks from Watkins Road shall be a minimum of 50' from the ROW for parking and pavement and 100' from the ROW for buildings.
    - The minimum setback from the US 33 ROW will be 100' for parking, pavement, and buildings.
    - The minimum setbacks from interior public roads which are not otherwise specified herein shall be 25' from the edge of the right-of-way for parking and pavement and 50' from the edge of the right-of-way for buildings.
    - An existing private drive is located generally along the western edge of this subarea within a private easement area which is defined in an instrument that is of record with the Office of the Recorder of Union County and includes, but is not limited to, Wildwood Lane. Existing or replacement pavement shall be permitted to be located within the required minimum setbacks that overlap with this easement area.

Access, Parking, Loading, and Pedestrian Connectivity

- Access to subarea B is defined under General Development Standards as part of the Thoroughfare Plan and includes improvements to Watkins Road and the construction of a new Road A.

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

Landscaping

- The landscaping requirements of subarea B will be per the general landscaping standards identified in Section 1125 of the Marysville Codified Ordinances unless noted below.
- Perimeter fencing will be added to the south side along US 33 as well as along the south and west sides of Watkins Road. Fencing along Road A is defined in the General Development Standards. Perimeter fencing along US 33 shall be located not less than 10' from the edge of the US 33 right-of-way unless otherwise required to accommodate stormwater drainage. Perimeter fencing along Watkins Road shall be located 1' outside the Watkins Road right-of-way or the adjacent sidewalk or mixed-use path, whichever is greater.
- The landscape treatment along the eastern and western boundaries of subarea B that are not shared with the Buxton Meadows neighborhood or which are next to Wildwood Lane will include a foot (3') mound located within the parking and pavement setback. This mounding requirement may be waived with the approval of the City Arborist if necessary to preserve and maintain existing tree stands. This landscaping treatment requirement is eliminated should subarea B be expanded in future annexations or zonings beyond the boundaries of this application.
- Service and Loading Areas: Service areas and loading docks shall be screened to limit visibility from off-site with a minimum opacity of 75%.
- Landscaping and/or the use of existing vegetation shall be utilized where appropriate to enhance the aesthetics of the building and to lessen its visual impact when viewed from public rights-of-way.
- Buffering, Preservation, Landscaping, and Screening: The following landscaping requirements shall apply to this subarea:
  - Tree Preservation Zones: A Tree Preservation Zone may be defined in the future to preserve and protect trees in various locations within the development. These areas will be defined as the roadway discussion is completed. Within Tree Preservation Zones, the developer shall preserve existing healthy and mature trees, provided that trees may be removed if they present a danger to persons or property or as necessary to extend utilities. Understory may be removed for any reason, and plants or trees that are of a noxious and invasive species may also be removed.
  - The City of Marysville Tree replacement program will apply to the property included in Annexation #2.
  - Within parking areas large unbroken expanses of parking lot shall be avoided. Large lots should be separated into a series of smaller interconnected lots separated by peninsulas or islands. No individual landscape areas shall be smaller than three

hundred fifty (350) square feet. For each one hundred (100) square feet of parking area, a minimum of five (5) square feet of landscaped area shall be provided. Within the parking lot landscape islands or peninsulas at least one deciduous canopy tree with a clear trunk of at least five (5) feet above the ground shall be planted. Vehicular use area requirement, one (1) standard tree with a nursery caliper of not less than two (2) inches shall be planted for each fifty (50) feet of vehicular use area and/or parking area perimeter distance.

Open Space

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

Fencing

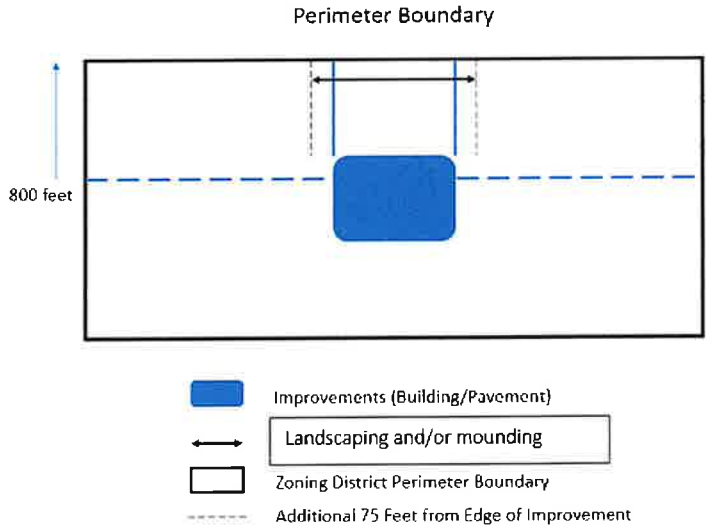
- Code Section 1123.20.c.(1) shall not apply to Subareas B. Vinyl, barbed wire, and chain link fencing shall be prohibited in this subarea, except that black vinyl-coated chain link fencing shall be permitted. The setback requirements for fencing that apply to this subarea are set forth in Codified Ordinances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

Perimeter Landscape Standards

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

buffering, the mounding may be omitted and the existing trees may be utilized as the required screening. The requirement for a minimum 80% opacity within 4 years after installation is still applicable with this alternative and, therefore, if necessary, additional landscaping materials (i.e., deciduous trees, evergreens, or bushes) shall be planted along those perimeter boundary areas to meet the minimum 80% opacity requirement. The plan for these areas must be reviewed and approved by the Design Review Board.

- Phasing of Residential Screening. In recognition of the significant amount of land area and the lengths of the perimeter boundaries contained within Subarea B, for all portions of Subarea B where there is required mounding and landscaping, it may be installed in phases. For each phase of development in Subarea B, such required mounding and landscaping shall be installed when it is anticipated (as provided in plans associated with relevant applications) that buildings, paved parking areas, and/or above-ground equipment or utility infrastructure, once constructed within that phase, will be located within 800 feet of the relevant perimeter boundary line. At a minimum for each phase, this mounding and landscaping shall be installed along the portion of the relevant perimeter boundary line of the subarea between two points which are determined by extending two straight lines from the perimeter boundary line of the subarea to the furthest distance on each side where planned improvements are to be constructed in that phase, and then adjusting those lines so that they are an additional distance of 150 apart. The following illustration is being provided as an example of this requirement:



Architecture

- Building Designs - The following design requirements and criteria shall apply to all permitted building typologies in this subarea, other than the Office Building Typology:
  - Building designs shall not mix architectural elements or ornamentation from different styles.
  - Buildings shall be required to employ a consistent use of materials on all elevations.
  - The number, location, spacing, and shapes of windows and door openings shall be carefully considered. Subject to functional requirements for a specific building, door openings and windows should be arranged in a regular or symmetric manner except

appropriate to highlight entrances. Primary entrances shall be made sufficiently prominent that they can be easily identified from a distance, except on buildings where pedestrian traffic is expected to be minimal such as, but not necessarily limited to, data centers or warehouses, or in the context of multi-building projects where the visibility of building entrances may be obstructed.

- Elements such as meter boxes, utility conduits, generators, water and material tanks, and roof and wall projections such as vent and exhaust pipes, basement window enclosures, and trash containers shall be designed, located, or screened so as to minimize their visibility and visual impact from off-site. Solar energy systems shall be excluded from the requirements of this section.

- Building Forms
  - All building elevations shall be designed to be compatible with each other and to reflect a consistent design approach.
  - Gable or hip roofs shall be avoided unless a building design replicates a traditional American architectural style that employs such roof forms. Flat roofs are permitted.
- Materials
  - Exterior building materials shall avoid overly reflective surfaces. Traditional materials such as, but not limited to, wood, stone, brick, and concrete shall be permitted, along with contemporary materials such as, but not limited to, aluminum, metal, glass, stucco, or cementitious fiberboard (e.g., Hardi-plank or equivalent) shall be permitted on buildings not employing traditional styles. The use of reflective or mirrored glass shall be prohibited.
  - Majority of building colors will be natural colors but additional colors can be considered to allow for innovation/variations in this subarea. Fluorescent colors are prohibited. Color palettes for future buildings will be discussed and reviewed as part of the Design Review process.
  - Prefabricated metal buildings, untreated masonry block structures, and buildings featuring untreated poured concrete exterior walls are prohibited. Notwithstanding the foregoing, ancillary structures built and operated for the purpose of enclosing equipment and which are not occupied by tenants or persons on a regular basis may be constructed using pre-engineered metal.
  - Generally, the quantity of materials selected for a building shall be minimized. A single material selection for each of the independent building components of roof, wall, and accents (i.e. different material or color) is permitted.
  - Loading docks are not required to have the same degree of finish as a main entry unless they are visible from a public right-of-way.
- Additional Standards
  - In designing buildings, the user or applicant shall take into account the following, which are intended to set a level of expectation for the quality of design:
    - Architectural designs for all portions of a building or structure that are visible from a public right-of-way (excluding public rights-of-way whose primary purpose is to accommodate truck traffic or service loading areas) shall be of high quality while taking into account the unique nature of the use(s) that will be found therein.
    - Uninterrupted blank wall facades shall be prohibited to the extent that they are visible from a public right-of-way. Design variations on long exterior walls shall be employed in order to create visual interest. Examples of such design variations include but are not limited to, the use of offsets, recesses and/or projections, banding, windows, and/or reveals; scoring of building facades; color changes; texture or material changes; and variety in building

height. The distance between offsets, recesses, and/or projections will vary depending on the size of a particular building, the size of exterior building panels, and the number and location of entry points.

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

- Roof-Mounted Equipment
  - Screening of all roof-mounted equipment shall be required on all four sides of buildings using materials that are consistent and harmonious with the building's façade and character. Such screening shall be provided to screen the equipment from off-site view as measured from the property line of the parcel. Parapets (among other architectural elements) may be used to provide screening. Where a building is screened from view from outside of this subarea by a building located within this subarea, the Design Review Board may waive or reduce these screening requirements.
- Data Center Buildings
  - The images below are intended to demonstrate data center building types that would be acceptable for development and construction in this subarea. These images are not meant to require any particular building type to be designed in the manner that is illustrated, and a variety of building aesthetics and character is encouraged throughout the subarea. The buildings that are shown below are representations of the quality of buildings that will be manifested from compliance with the architectural requirements for this subarea:







Signage

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

Lighting

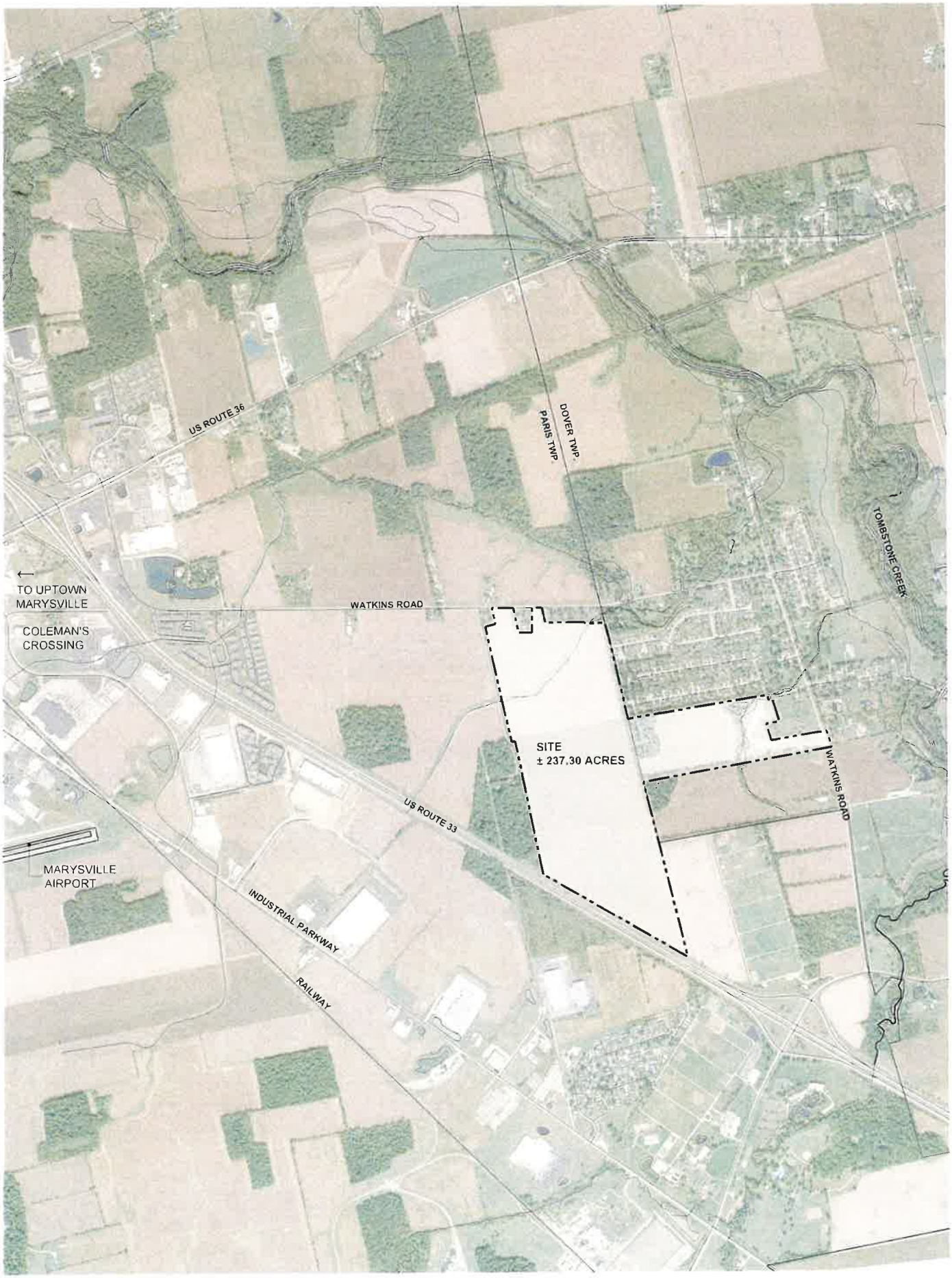
- All parking lot and private driveway lighting shall be cut-off type fixtures and downcast. Parking lot lighting shall be from a controlled source in order to minimize light spilling beyond the boundaries of the site.
- All parking lot lighting within an individual development project shall be of the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

source type and style.

- All parking lot light poles shall be constructed of metal, shall be dark in color, and consistent throughout each individual development. Light poles shall not exceed 28 feet in height, including the base as measured from the pavement level, except that light poles located within 300 feet of properties where residential uses exist or are permitted shall be no higher than 18 feet in height.
- No permanent-colored lights that would result in a "color washing" of a building or neon lights shall be used on the exterior of any building.
- All other lighting on the site shall be in accordance with the Code.
- Street lighting must meet the City's standards and specifications.
- No light spillage onto properties that are adjacent to this subarea shall be permitted from lighting sources within this subarea.

Sound

- Development within Subarea B shall comply with the performance standard regulations of Codified ordinances Section 1123.17. Noise levels shall be measured at the perimeter boundary lines of Subarea B.



WATKINS EAST - REGIONAL CONTEXT MAP

CITY OF MARYSVILLE, UNION COUNTY, OHIO

EXHIBIT A

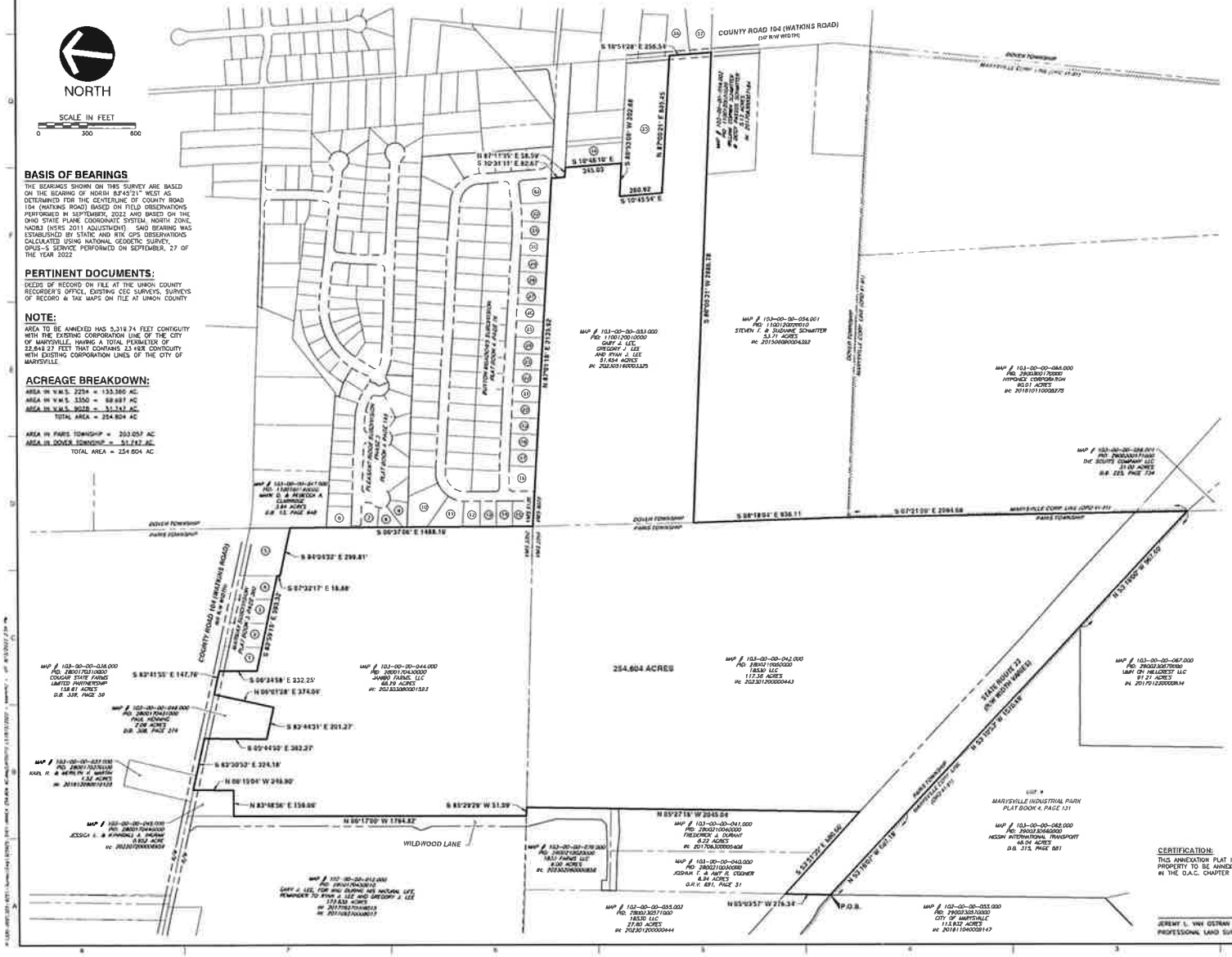
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of 12.2023

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ANNEXATION PLAT

STATE OF OHIO, COUNTY OF UNION, TOWNSHIPS OF PARIS AND DOVER,
VIRGINIA MILITARY SURVEY NUMBERS 2254, 3350 & 9028.



BASIS OF BEARINGS

THE BEARINGS SHOWN ON THIS SURVEY ARE BASED ON THE BEARING OF NORTH 87°45'21" WEST AS DETERMINED FOR THE CENTERLINE OF COUNTY ROAD 104 (WATKINS ROAD) BASED ON FIELD OBSERVATIONS PERFORMED IN SEPTEMBER, 2022 AND BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83 (NSRS 2011 ADJUSTMENT). SAID BEARING WAS ESTABLISHED BY STATIC AND RTK GPS OBSERVATIONS CALCULATED USING NATIONAL GEODETIC SURVEY, OPUS-S SERVICE PERFORMED ON SEPTEMBER, 27 OF THE YEAR 2022

PERTINENT DOCUMENTS:

DEEDS OF RECORD ON FILE AT THE UNION COUNTY RECORDER'S OFFICE, EXISTING CEC SURVEYS, SURVEYS OF RECORD & TAX MAPS ON FILE AT UNION COUNTY

NOTE:

AREA TO BE ANNEXED HAS 5,319.74 FEET CONTIGUITY WITH THE EXISTING CORPORATION LINE OF THE CITY OF MARYSVILLE, HAVING A TOTAL PERIMETER OF 22,848.27 FEET THAT CONTAINS 23.49% CONTIGUITY WITH EXISTING CORPORATION LINES OF THE CITY OF MARYSVILLE.

ACREAGE BREAKDOWN:

AREA IN V.M.S. 2254 = 155.380 AC.
AREA IN V.M.S. 3350 = 68.687 AC.
AREA IN V.M.S. 9028 = 31.141 AC.
TOTAL AREA = 254.804 AC

AREA IN PARIS TOWNSHIP = 203.057 AC.
AREA IN DOVER TOWNSHIP = 51.747 AC.
TOTAL AREA = 254.804 AC

(1) MAP # 101-05-01-000.000
PID: 2802170410000
MARY L. & GENE WILSON
0.71 ACRE (LOT 1)
O.R.V. 837, PAGE 136

(2) MAP # 103-05-01-004.000
PID: 2802170410000
JACOB G. MCLAUGHLIN
0.71 ACRE (LOT 4)
O.R.V. 1008, PAGE 1014

(3) MAP # 103-05-01-003.000
PID: 2802170420000
EDMUND B. & JEAN M. LIGGLE
0.71 ACRE (LOT 3)
O.R.V. 870, PAGE 617

(4) MAP # 103-05-01-002.000
PID: 2802170430000
JAMES F. & JOAN M. ROBINSON
0.71 ACRE (LOT 2)
Inc 202330130004072

(5) MAP # 101-05-01-001.000
PID: 2802170380000
JOSHUA A. HOWARTH
& ASHLEY LYNN CUMMINS HOWARTH
1.97 ACRES (LOT 1)
Inc 201811030008125

(6) MAP # 103-08-03-035.000
PID: 1100162210000
ABBY R. JEFFREY
(LOT 70)
Inc 201805100003570

(7) MAP # 103-08-01-068.000
PID: 1100162000000
WILLIAM L. & AMY L. PARRETT
(LOT 69)
O.R.V. 659, PAGE 366

(8) MAP # 103-08-01-067.000
PID: 1100162130000
WOLF A. COOK
(LOT 68)
O.R.V. 890, PAGE 413

(9) MAP # 103-08-01-066.000
PID: 1100162180000
RICHARD N. BYRNSIDE
(LOT 67)
D.B. 255, PAGE 589

(10) MAP # 103-08-04-032.000
PID: 1100160120000
KENNETH A. MOON
(LOT 93)
Inc 202112310011791

(11) MAP # 103-08-04-033.000
PID: 1100162310000
MARIAH & TYLER BAILEY
(LOT 28)
Inc 202108180011121

(12) MAP # 103-08-04-034.000
PID: 1100162720000
JAMES & MARY MELISSA CUMMINGHAM
(LOT 27)
D.B. 303, PAGE 321

(13) MAP # 101-08-04-035.000
PID: 1100162720000
LYNN D. & SUSAN L. CLARRIDGE
(LOT 28)
D.B. 342, PAGE 152

(14) MAP # 101-08-04-036.000
PID: 1100162740000
LYNN D. & SUSAN L. CLARRIDGE
(LOT 29)
D.B. 307, PAGE 645

(15) MAP # 101-08-04-037.000
PID: 1100162760000
KEITH H. & BEBA A. WOHLER
(LOT 30)
D.B. 66, PAGE 758

(16) MAP # 101-08-04-018.000
PID: 1100161740000
WADE & ERIN POWELL-SMITH
(LOT 87)
Inc 202106230005488

(17) MAP # 101-08-08-017.000
PID: 1100161130000
DARIAN D. & JONATHAN T. MILLER
(LOT 68)
Inc 201803032000534

(18) MAP # 103-08-08-016.000
PID: 1100161140000
RYAN M. & STEPHANIE R. HOWAN
(LOT 69)
Inc 202203240003103

(19) MAP # 103-08-08-015.000
PID: 1100161150000
RAYMOND F. & LUCY A. MERRILL
(LOT 70)
D.B. 312, PAGE 721

(20) MAP # 103-08-08-014.000
PID: 1100161160000
JOHN L. BROWN & TAMARA J. MILLER
(LOT 71)
O.R.V. 537, PAGE 938

(21) MAP # 103-08-08-013.000
PID: 1100161170000
DERRICK C. & NICOLE R. WOLF
(LOT 72)
O.R.V. 1038, PAGE 243

(22) MAP # 103-08-08-012.000
PID: 1100161180000
MICHAEL C. BRANSWICK
(LOT 73)
Inc 201803080001898

(23) MAP # 103-08-08-011.000
PID: 1100161190000
TIMOTHY CARVOUR
(LOT 74)
O.R.V. 486, PAGE 253

(24) MAP # 103-08-08-010.000
PID: 1100162200000
PAUL & CHRISTINE SANDSTROM
(LOT 75)
D.B. 347, PAGE 180

(25) MAP # 103-08-08-009.000
PID: 1100162210000
WONGHONH SIHAPHAKAT
(LOT 76)
O.R.V. 994, PAGE 91

(26) MAP # 103-08-08-008.000
PID: 1100162230000
MARK R. & WHITNEY L. WILLOUGHBY
(LOT 77)
D.B. 342, PAGE 843

(27) MAP # 103-08-08-007.000
PID: 1100162300000
JOSETH M. HUGEL
(LOT 78)
Inc 202101120000420

(28) MAP # 103-08-08-006.000
PID: 1100162460000
ALAN E. JR & AMBER S. SMITHE
(LOT 79)
Inc 201705010003522

(29) MAP # 103-08-08-005.000
PID: 1100162530000
DAVID L. & TAYLOR A. FOSTER
(LOT 80)
Inc 202211230010903

(30) MAP # 103-08-08-004.000
PID: 1100162640000
DOUGLAS MATTHEWS & CHELSA CLEY
(LOT 81)
Inc 201811060010088

(31) MAP # 103-08-08-003.000
PID: 1100162720000
CHARLES S. & MARCH A. EASTON
(LOT 82)
D.B. 297, PAGE 375

(32) MAP # 103-08-08-002.000
PID: 1100162880000
ELIZABETH JACOBY
(LOT 83)
O.R.V. 486, PAGE 844

(33) MAP # 103-08-08-001.000
PID: 1100162960000
MERRILL L. REED
(LOT 84)
Inc 201806160004527

(34) MAP # 103-08-03-048.000
PID: 1100120021100
STACY B. & PAMELA M. CRAIG
1.00 ACRE
D.B. 324, PAGE 77

(35) MAP # 103-08-03-052.000
PID: 1100120019000
THOMAS A. & ANNALISE ROMINE
5.00 ACRES
D.B. 326, PAGE 4

(36) MAP # 103-08-03-053.002
PID: 1100120010120
MICHAEL JAMES TOTTENDALE
2.00 ACRES
O.R.V. 819, PAGE 347

(37) MAP # 103-08-03-053.001
PID: 1100120010110
STEVEN & EMILY HICE
14.07 ACRES
Inc 201904030003247

CERTIFICATION:

THIS ANNEXATION PLAT IS A GENERAL DESCRIPTION OF THE LOCATION OF PROPERTY TO BE ANNEXED AND IS NOT A BOUNDARY SURVEY AS DEFINED IN THE O.A.C. CHAPTER 4733-37.

JEREMY L. VAN OSTRAN DATE
PROFESSIONAL LAND SURVEYOR NO. 8283

REVISION RECORD

NO	DATE	DESCRIPTION
1	2/4/23	

Civil & Environmental Consultants, Inc.
250 W. Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085
614-540-6633 · 866-598-6808
www.cec-inc.com

PARIS TOWNSHIP
AND DOVER TOWNSHIP
UNION COUNTY, OHIO

ANNEXATION PLAT

DATE	AUGUST 2022	DRAWN BY: KAS
DRG SCALE	1" = 300'	CHECKED BY: JLV
PROJECT NO.		321-22S
APPROVED BY		DRAFT

DRAWING NO.
ANNEX

SHEET 1 OF 1

DESCRIPTION OF 254.804 ACRES

Situated in the State of Ohio, County of Union, Townships of Paris and Dover, Virginia Military Survey Numbers 2254, 3350 and 9028, being all of a 51.654 acre tract of land described in deed to Gary J. Lee, Gregory J. Lee and Ryan J. Lee of record in Instrument Number 202305160003325, being all of a 68.29 acre tract of land described in deed to Janibo Farms, LLC of record in Instrument Number 202303080001593, being all of a 117.36 acre tract of land described in deed to 18530 LLC of record in Instrument Number 202301200000443, and being part of the right-of-way of State Route 33, all references to records being on file in the Office of the Recorder, Union County, Ohio, said 254.804 acre tract being more fully described herein;

BEGINNING at a point on the southerly limited access right-of-way of State Route 33, being on a northerly line of the City of Marysville as incorporated in Ordinance 41-91, being on a southerly line of Paris Township, being at the northwest corner of Lot 4 of Marysville Industrial Park of record in Plat Book 4, Page 131 being a 48.04 acre tract of land as described in deed to Nissin International Transport of record in Deed Book 315, Page 681, and being at the northeast corner of a 113.932 acre tract of land described in deed to City of Marysville of record in Instrument Number 201611040009147;

Thence **North 05°03'57" West**, a distance of **276.34** feet, across said State Route 33, to a point on the northerly limited access right-of-way line of said State Route 33, being at the southeast corner of a 27.60 acre tract of land described in deed to 18530 LLC of record in Instrument Number 202301200000444, and being at the southwest corner of a 6.94 acre tract of land described in deed to Joshua T. & Amy R. Codner of record in Official Record Volume 691, Page 51;

Thence **South 53°51'35" East**, a distance of **680.66** feet, with the northerly limited access right-of-way line of said State Route 33, with the south line of said 6.94 acre tract, and with the south line of a 8.22 acre tract of land described in deed to Frederick J. Durant of record in Instrument Number 201706300005406, to a point at the southeast corner of said 8.22 acre tract, and being at the southwest corner of said 117.36 acre tract;

Thence **North 05°27'16" West**, a distance of **2045.04** feet, with the west line of said 117.36 acre tract, with the east line of said 8.22 acre tract, with the east right-of-way line of Wildwood Lane, and with the east line of a 6.00 acre tract of land described in deed to 1833 Farms LLC of record in Instrument Number 202302060000856, to a point at the northwest corner of said 117.36 acre tract, being at the northeast corner of said 6.00 acre tract, being on the south line of said 68.29 acre tract, being on the north line of Virginia Military Survey Number 2254, and being on the south line of Virginia Military Survey Number 3350;

Thence **South 85°29'29" West**, a distance of **51.09** feet, with the south line of said 68.29 acre tract, with the north line of said 6.00 acre tract, with the east right-of-way line of said Wildwood Lane, with the north line of said Virginia Military Survey Number 2254, and with the south line of said Virginia Military Survey Number 3350, to a point at the southwest corner of said 68.29 acre tract, and being at the southeast corner of a 173.63 acre tract of land described in deed to Gary J. Lee, for and during his natural life, remainder to Ryan J. Lee and Gregory J. Lee in Instrument Numbers 201709270008015 and 201709270008017;

Thence **North 06°17'00" West**, a distance of **1794.82** feet, with the west line of said 68.29 acre tract, with the east right-of-way line of said Wildwood Lane, and with the east line of said 173.63 acre tract, to a point at a northwest corner said 68.29 acre tract, and being at the southwest corner of a 0.952 acre tract of land described in deed to Jessica L. & Kynndall A. Ingram of record in Instrument Number 202207200006959;

Thence with the exterior boundary of said 68.29 acre tract and said 0.952 acre tract, the following two (2) courses:

1. **North 83°48'56" East**, a distance of **159.06** feet, to a point;
2. **North 06°15'04" West**, a distance of **249.90** feet, to a point in the centerline of County Road 104 (Watkins Road);

250 W. Old Wilson Bridge Road, Suite 250 | Worthington, OH 43085 | p: 614-540-6633 f: 614-540-6638 | www.cecinc.com

Thence **South 83°30'52" East**, a distance of **324.18** feet, with the north line of said 68.29 acre tract, and with the centerline of said County Road 104, to a point at the northwest corner of a 2.08 acre tract of land described in deed to Paul Henning of record in Deed Book 308, Page 274;

Thence with the exterior boundary of said 68.29 acre tract and said 2.08 acre tract, the following three (3) courses:

1. **South 05°44'50" East**, a distance of **382.27** feet, to a point;
2. **South 83°44'31" East**, a distance of **201.27** feet, to a point;
3. **North 06°01'28" East**, a distance of **374.04** feet, to a point in the centerline of said County Road 104 (Watkins Road);

Thence **South 83°41'55" East**, a distance of **147.76** feet, with the north line of said 68.29 acre tract, and with the centerline of said County Road 104, to a point at the northwest corner of Lot 5 of Marmax Subdivision of record in Plat Book 3, Page 360;

Thence with the exterior boundary of said 68.29 acre tract and said Marmax Subdivision, the following four (4) courses:

1. **South 06°34'58" East**, a distance of **232.25** feet, to a point;
2. **South 83°59'15" East**, a distance of **593.32** feet, to a point;
3. **South 07°32'17" East**, a distance of **18.88** feet, to a point;
4. **South 84°04'32" East**, a distance of **299.81** feet, to a point at the northeast corner of said 68.29 acre tract, being at the southeast corner of Lot 1 of said Marmax Subdivision, being on the west line of a 3.84 acre tract of land described in deed to Mark D. & Rebecca A. Clarridge of record in Deed Book 13, Page 648, being on the east line of Paris Township, being on the west line of Dover Township, being on the east line of Virginia Military Survey Number 3350, and being on the west line of Virginia Military Survey Number 5135;

Thence **South 06°37'06" East**, a distance of **1488.16** feet, with the east line of said 68.29 acre tract, with the west line of said 3.84 acre tract, with the west line of Pleasant Ridge Subdivision Phase 3 of record in Plat Book 4, Page 149, with the west line of Buxton Meadows Subdivision of record in Plat Book 4, Page 76, with the east line of Paris Township, with the west line of Dover Township, with the east line of Virginia Military Survey Number 3350, and with the west line of Virginia Military Survey Number 5135, to a point at the southeast corner of said 68.29 acre tract, being at the southwest corner of Lot 30 of said Buxton Meadows Subdivision, being at the northwest corner of said 51.654 acre tract, being at the northeast corner of said 117.36 acre tract, and being at a common corner of Virginia Military Survey Numbers 3350, 5135, 9028 and 2254;

Thence **North 87°01'18" East**, a distance of **2135.92** feet, with the north line of said 51.654 acre tract, with the south line of said Buxton Meadows Subdivision, with the south line of said Virginia Military Survey Number 5135, and with the north line of said Virginia Military Survey Number 9028, to a point at the southeast corner of Lot 84 of said Buxton Meadows Subdivision;

Thence with the exterior boundary of said 51.654 acre tract and said Buxton Meadows Subdivision, the following two (2) courses:

1. **South 10°31'11" East**, a distance of **82.67** feet, to a point;
2. **North 87°11'35" East**, a distance of **58.59** feet, to a point at the northwest corner of a 1.00 acre tract of land described in deed to Stacy W. & Pamela M. Craig of record in Deed Book 334, Page 77;

Thence **South 10°46'10" East**, a distance of **345.03** feet, with the east line of said 51.654 acre tract, and with the west line of said 1.00 acre tract, to a point at the southwest corner of said 1.00 acre tract, and being on the north line of a 5.00 acre tract of land described in deed to Thomas A. & Annalise Romine of record in Deed Book 326, Page 4;

Thence with the exterior boundary of said 51.654 acre tract and said 5.00 acre tract, the following three (3) courses:

1. **South 86°53'06" West**, a distance of **202.68** feet, to a point;

2. **South 10°45'54" East**, a distance of **260.92** feet, to a point;

3. **North 87°00'21" East**, a distance of **845.45** feet, to a point in the centerline of said County Road 104 (Watkins Road);

Thence **South 10°51'28" East**, a distance of **256.54** feet, with the east line of said 51.654 acre tract, and with the centerline of said County Road 104, to a point at the southeast corner of said 51.654 acre tract, and being at the northeast corner of a 5.13 acre tract of land described in deed to William Corwin Schmitter & Deisy Passos Schmitter of record in Instrument Number 201708300007184;

Thence **South 86°05'31" West**, a distance of **2886.78** feet, with the south line of said 51.654 acre tract, with the north line of said 5.13 acre tract, and with the north line of a 53.71 acre tract of land described in deed to Steven T. & Suzanne Schmitter of record in Instrument Number 201506090004392, to a point at the southwest corner of said 51.654 acre tract, being at the northwest corner of said 53.71 acre tract, being on the east line of said 117.36 acre tract, being on the east line of Paris Township, being on the west line of Dover Township, being on the east line of Virginia Military Survey Number 2254, and being on the west line of Virginia Military Survey Number 9028;

Thence **South 08°18'04" East**, a distance of **936.11** feet, with the east line of said 117.36 acre tract, with the west line of said 53.71 acre tract, with the east line of Paris Township, with the west line of Dover Township, with the east line of Virginia Military Survey Number 2254, and with the west line of Virginia Military Survey Number 9028, to a point at the southwest corner of said 53.71 acre tract, being at the northwest corner of a 90.01 acre tract of land described in deed to Hyponex Corporation of record in Instrument Number 201610110008275, and being at a common corner of said Paris Township, said Dover Township, and said Marysville Corporation Line;

Thence **South 07°21'20" East**, a distance of **2094.68** feet, with the east line of said 117.36 acre tract, with the west line of said 90.01 acre tract, with the east line of Paris Township, with a west line of said Marysville Corporation Line, with the east line of Virginia Military Survey Number 2254, and with the west line of Virginia Military Survey Number 9028, and crossing said State Route 33, to a point on the southerly limited access right-of-way line of said State Route 33, being at the northwest corner of a 31.00 acre tract of land described in deed to The Scotts Company LLC of record in Deed Book 225, Page 734, and being at a northeasterly corner of a 91.21 acre tract of land described in deed to UMH OH Hillcrest LLC of record in Instrument Number 201701230000634;

Thence **North 53°16'00" West**, a distance of **967.40** feet, with the southerly limited access right-of-way line of said State Route 33, with a northerly line of said 91.21 acre tract, with a southerly line of said Paris Township, and with a northerly line of said City of Marysville Corporation Line, to a point at a northerly corner of said 91.21 acre tract, and being at a northeasterly corner of said 48.04 acre tract;

Thence with the southerly limited access right-of-way line of said State Route 33, with the northerly line of said 48.04 acre tract, with a southerly line of said Paris Township, and with a northerly line of said City of Marysville Corporation Line, the following two (2) courses:

1. **North 53°10'53" West**, a distance of **1570.48** feet, to a point;

2. **North 53°16'07" West**, a distance of **687.18** feet, to the **POINT OF BEGINNING**, containing **254.804** acres, which 133.360 acres lies within Virginia Military Survey Number 2254, which 69.697 acres lies within Virginia Military Survey Number 3350, which 51.747 acres lies within Virginia Military Survey Number 9028, and which 203.057 acres lies within Paris Township, which 51.747 acres lies within Dover Township.

The bearings shown on this survey are based on the bearing of North 83°45'21" West as determined for the centerline of County Road 104 (Watkins Road) based on field observations performed in September, 2022 and based on the Ohio State Plane Coordinate System, North Zone, NAD83 (NSRS 2011 adjustment). Said bearing was established by Static and RTK GPS Observations, calculated using National Geodetic Survey, OPUS-S service performed on September, 27 of the year 2022.

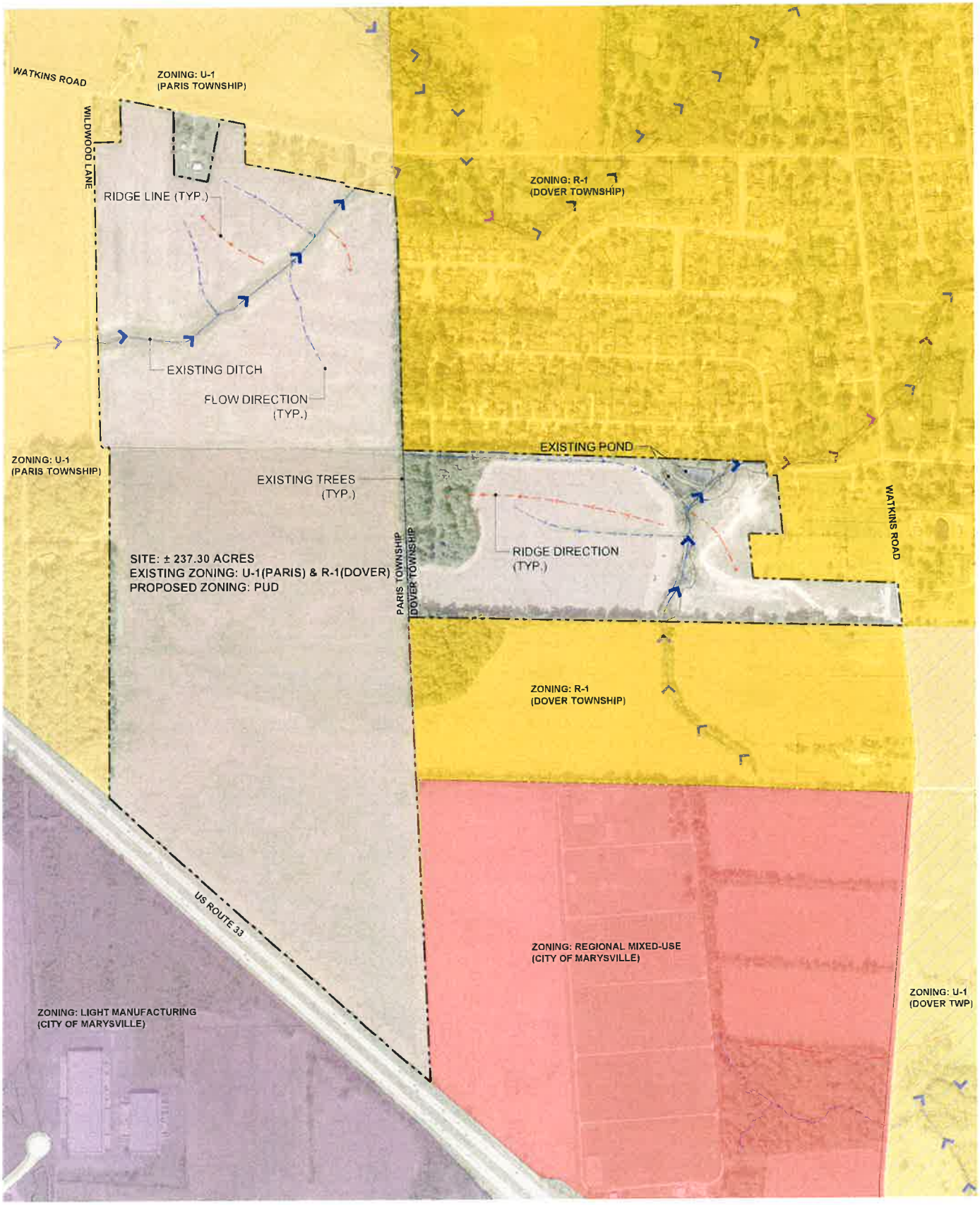
The above description is based on deeds of record and available existing surveys, the aforementioned description is not intended to be used for the transfer of real property. The acreages and distances shown are intended for annexation purposes only.

Area to be annexed has 5,319.74 feet contiguity with the existing corporation line of the City of Marysville, having a total perimeter of 22,649.27 feet that contains 23.49% contiguity with existing corporation lines of the City of Marysville.

The above description is a general description of the location of the property to be annexed. The survey was performed in September of 2022.

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

Jeremy L. Van Ostran, P.S. Date
Registered Surveyor No. 8283



ZONING KEY

- REGIONAL MIXED USE DISTRICT (RMU)
- MANUFACTURING / INNOVATION DISTRICT (M/I)
- FARM / RESIDENTIAL DISTRICT (U-1) PARIS TOWNSHIP
- FARM / RESIDENTIAL DISTRICT (U-1) DOVER TOWNSHIP
- RESIDENTIAL DISTRICT (R-1) DOVER TOWNSHIP

WATKINS EAST - EXISTING CONDITIONS

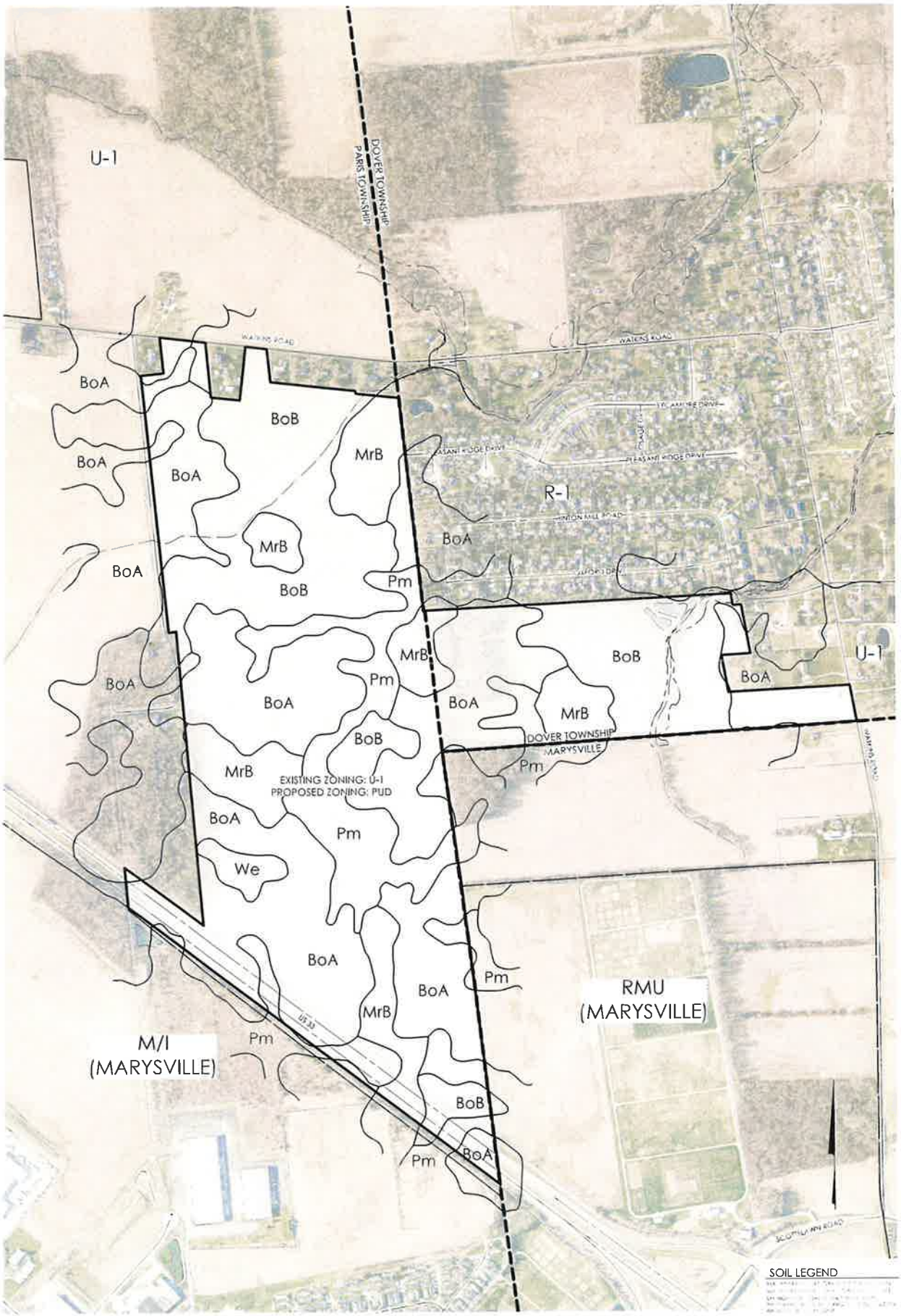
CITY OF MARYSVILLE, UNION COUNTY, OHIO

EXHIBIT B

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09.12.2025

G2



MARYSVILLE EAST ANNEXATION #2
PUD DEVELOPMENT PLAN

EXISTING SOILS PLAN

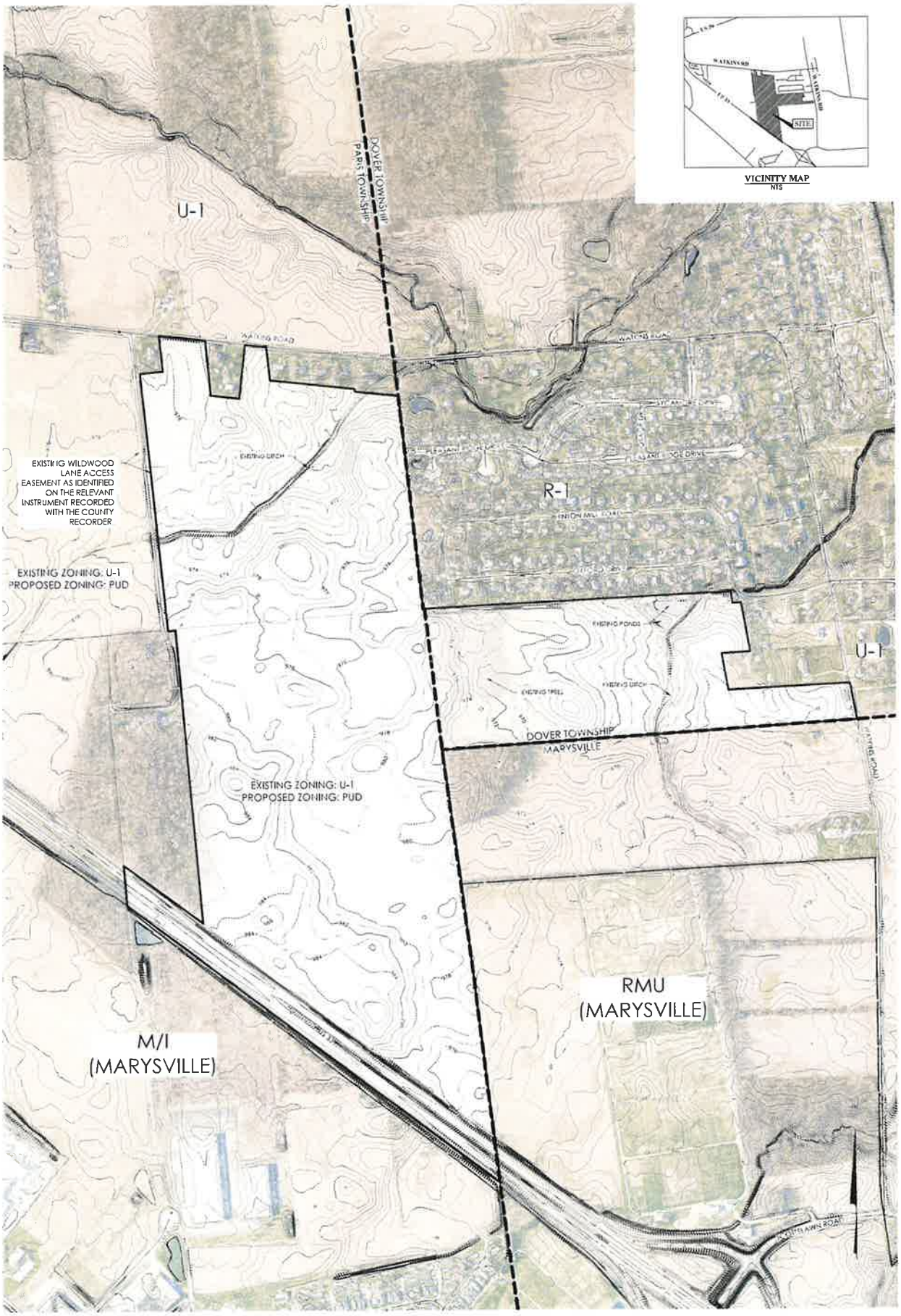
CITY OF MARYSVILLE, UNION COUNTY, OHIO

NOVEMBER 8, 2023

EMH&T

GRAPHIC SCALE

J:\2023\2023\Dwg\04Sheet\Mxgrx4e Cost\PUD Development Plan - Annexation 2\2023023 - Existing Soils Plan.dwg Last Saved By kahara 11/8/2023 8:48 AM Last Printed By Ohara, Shaun 11/8/2023 11:53 AM (No Xrefs)



VICINITY MAP
NTS

\\2023\2023\Dwg\04Design\Marysville East\PUD Development Plan - Annexation 2\1 Existing Conditions Plan.dwg Last Saved By: ashaw 11/8/2023 8:46 AM Last Plotted By: O'Hara, Shaun
11/8/2023 11:52 AM (No Scale)

MARYSVILLE EAST ANNEXATION #2
PUD DEVELOPMENT PLAN

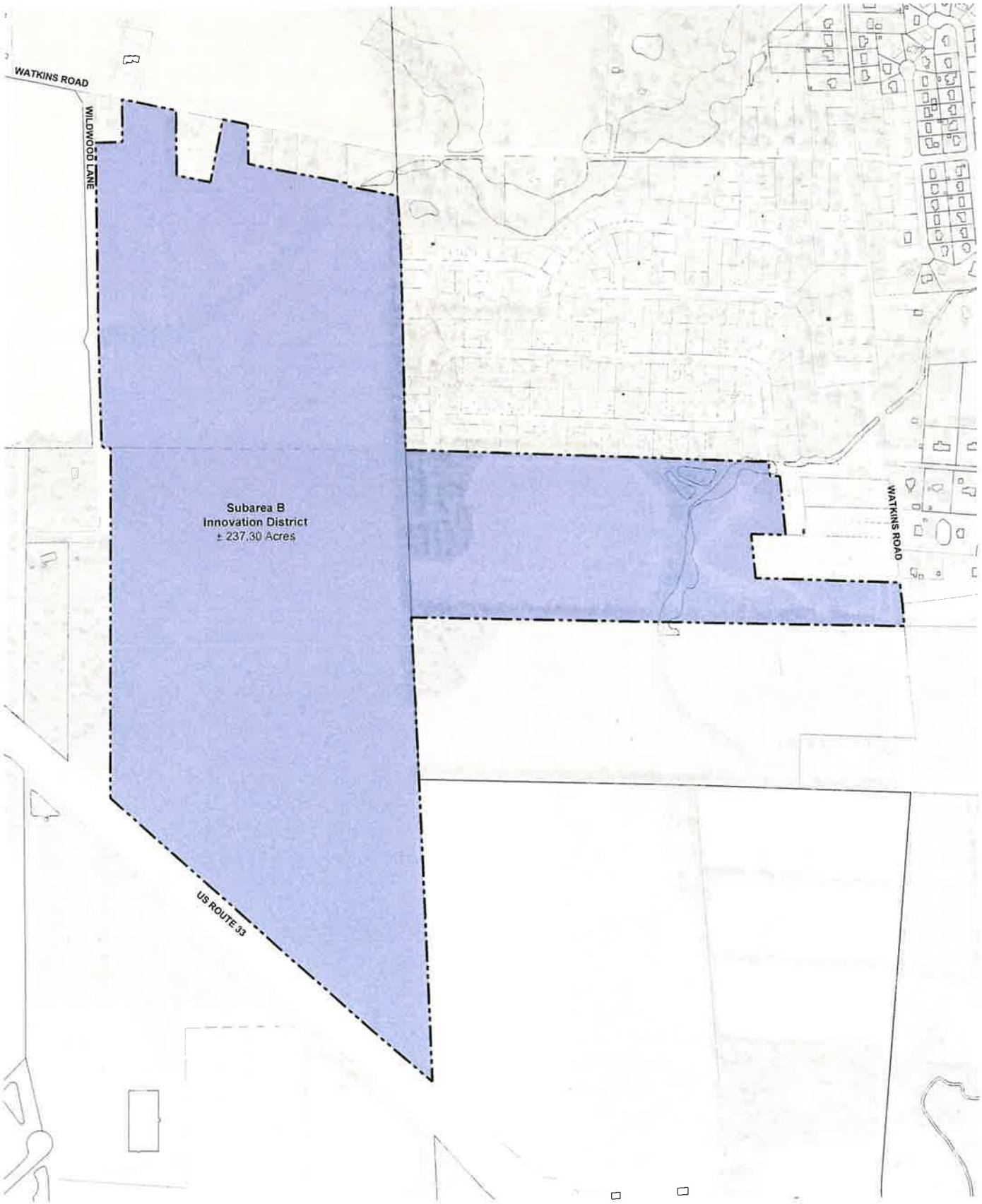
EMHT

EXISTING CONDITIONS PLAN

CITY OF MARYSVILLE, UNION COUNTY, OHIO

NOVEMBER 8, 2023

GRAPHIC SCALE
0 150 300 600
1 inch = 300 feet



SUBAREA DATA

Total Site:	± 237.30 Acres
Subarea B Innovation District:	± 237.30 Acres

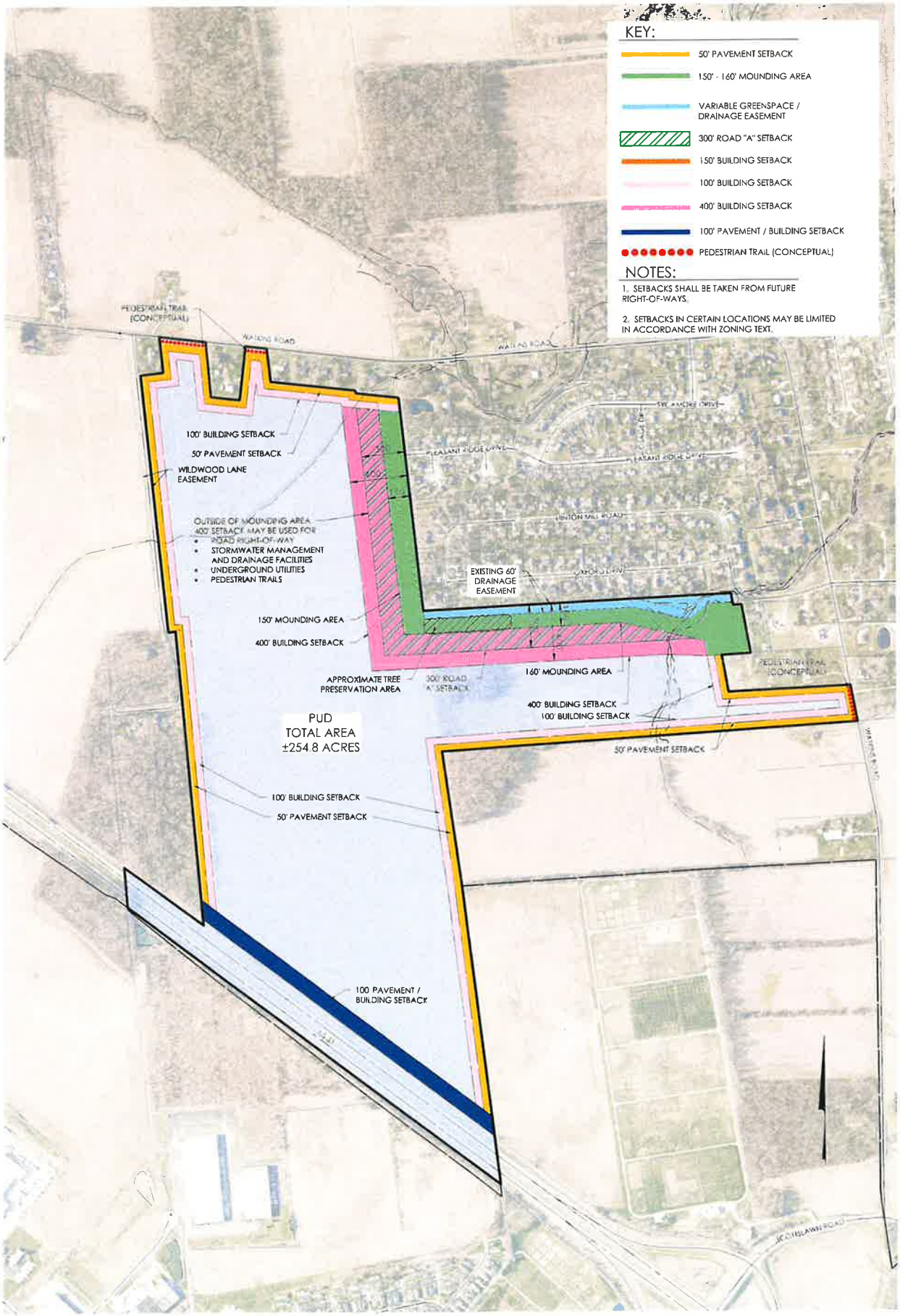
WATKINS EAST - SUBAREA PLAN
CITY OF MARYSVILLE, UNION COUNTY, OHIO

EXHIBIT C

N

09.12.2023

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MARYSVILLE EAST ANNEXATION #2
PUD DEVELOPMENT PLAN

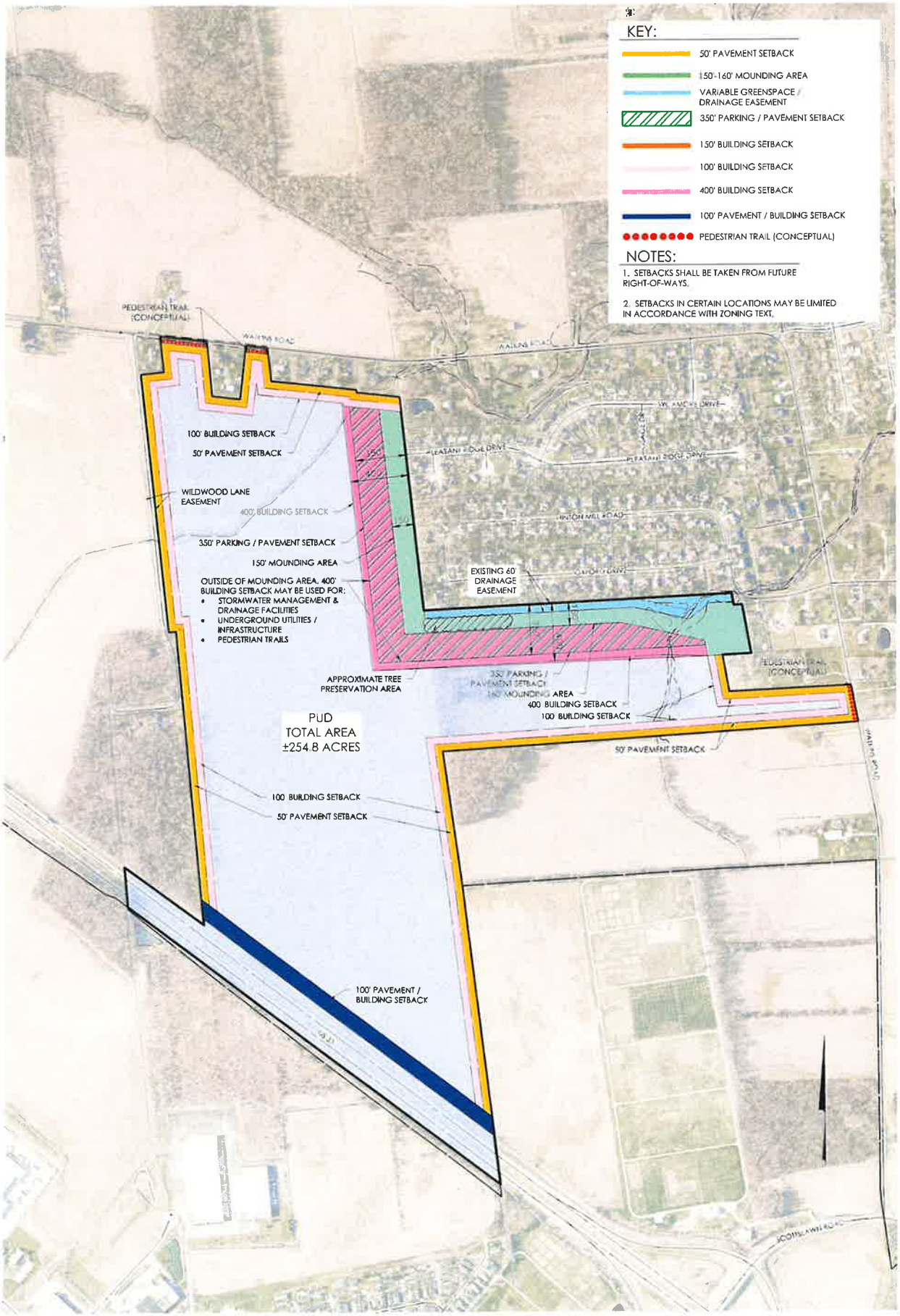
SITE PLAN SCENARIO A

CITY OF MARYSVILLE, UNION COUNTY, OHIO

FEBRUARY 7, 2024

EMHT

GRAPHIC SCALE
0 150 300 600
1 Inch = 300 Feet



MARYSVILLE EAST ANNEXATION #2
PUD DEVELOPMENT PLAN

SITE PLAN SCENARIO B

CITY OF MARYSVILLE, UNION COUNTY, OHIO

FEBRUARY 7, 2024

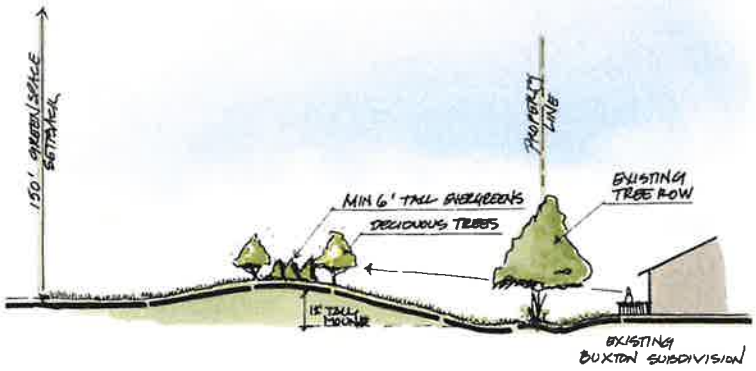
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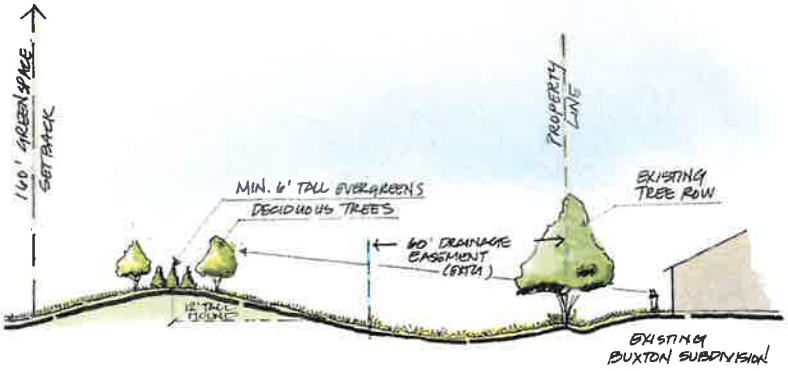
1 inch = 300 feet

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CONCEPTUAL MOUNDING AREA SECTION

BUXTON MEADOWS - WESTERN BOUNDARY LINE



CONCEPTUAL MOUNDING AREA SECTION

BUXTON MEADOWS - SOUTHERN BOUNDARY LINE

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MARYSVILLE EAST ANNEXATION #2

PUD DEVELOPMENT PLAN

EMHT

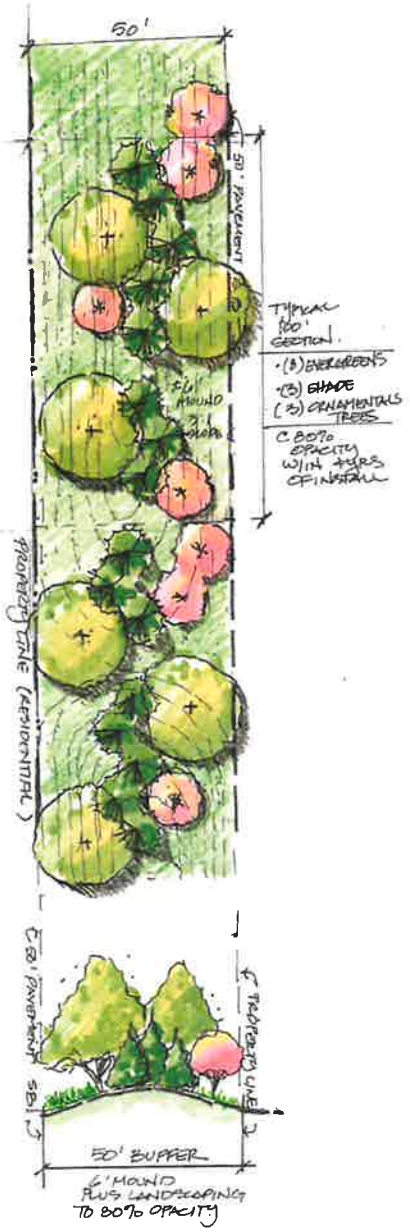
BUXTON MEADOWS CONCEPTUAL MOUNDING AREA EXHIBIT

CITY OF MARYSVILLE, UNION COUNTY, OHIO

FEBRUARY 7, 2024

NO SCALE

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Buffer Plan & Section

MARYSVILLE EAST ANNEXATION #2

PUD DEVELOPMENT PLAN

SUBAREA B BUFFER PLAN

CITY OF MARYSVILLE, UNION COUNTY, OHIO

EMH&T

1 15 30
1" = 30.0'

OCTOBER 17, 2023



BUFFER OPTION A

CONCEPTUAL

MARYSVILLE EAST ANNEXATION #2
PUD DEVELOPMENT PLAN

EMHT

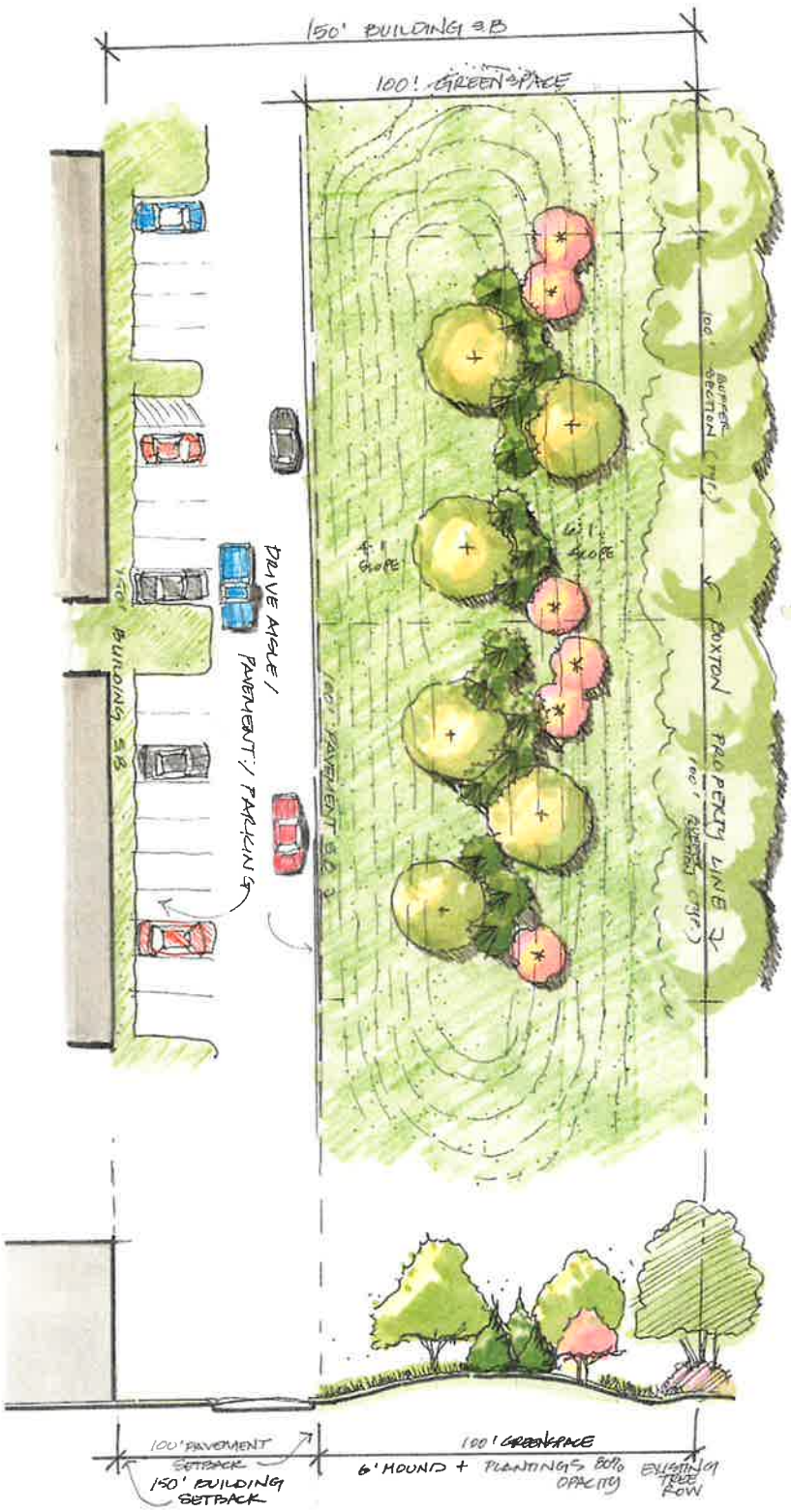
BUFFER OPTION A

CITY OF MARYSVILLE, UNION COUNTY, OHIO
DECEMBER 5, 2023

1 1.5 30
1" = 30.0'

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BUFFER OPTION B

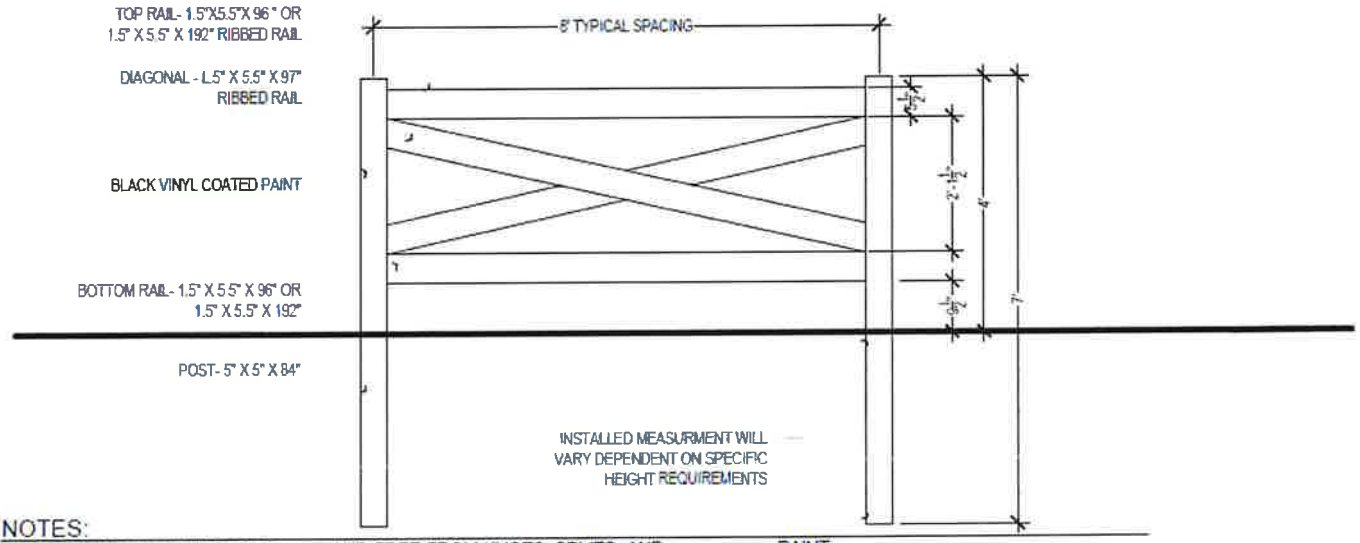
CONCEPTUAL

MARYSVILLE EAST ANNEXATION #2
PUD DEVELOPMENT PLAN

EMHT

BUFFER OPTION B
CITY OF MARYSVILLE, UNION COUNTY, OHIO
NOVEMBER 8, 2023

1 15 30
1" = 30.0'



NOTES:

POSTS SHALL BE SOUND, STRAIGHT AND FREE FROM KNOTS, SPLITS, AND SHAKES, AND PEELED THEIR ENTIRE LENGTH. BOTH ENDS SHALL BE DOUBLE TRIMMED AND SAWED SQUARE .

FENCE BOARDS:

BOARDS SHALL BE 1.5" X 5.5" X 98" OR 1.5" X 5.5" X 192" POPLAR, PRESSURE TREATED. THE BOARDS SHALL BE SOUND, STRAIGHT AND FREE OF KNOTS AND SHAKES.

PAINT:
BLACK

FASTENERS:
NAILS-10D PLAIN SHANK BOX GALVANIZED

Fence Design
Exhibit 14

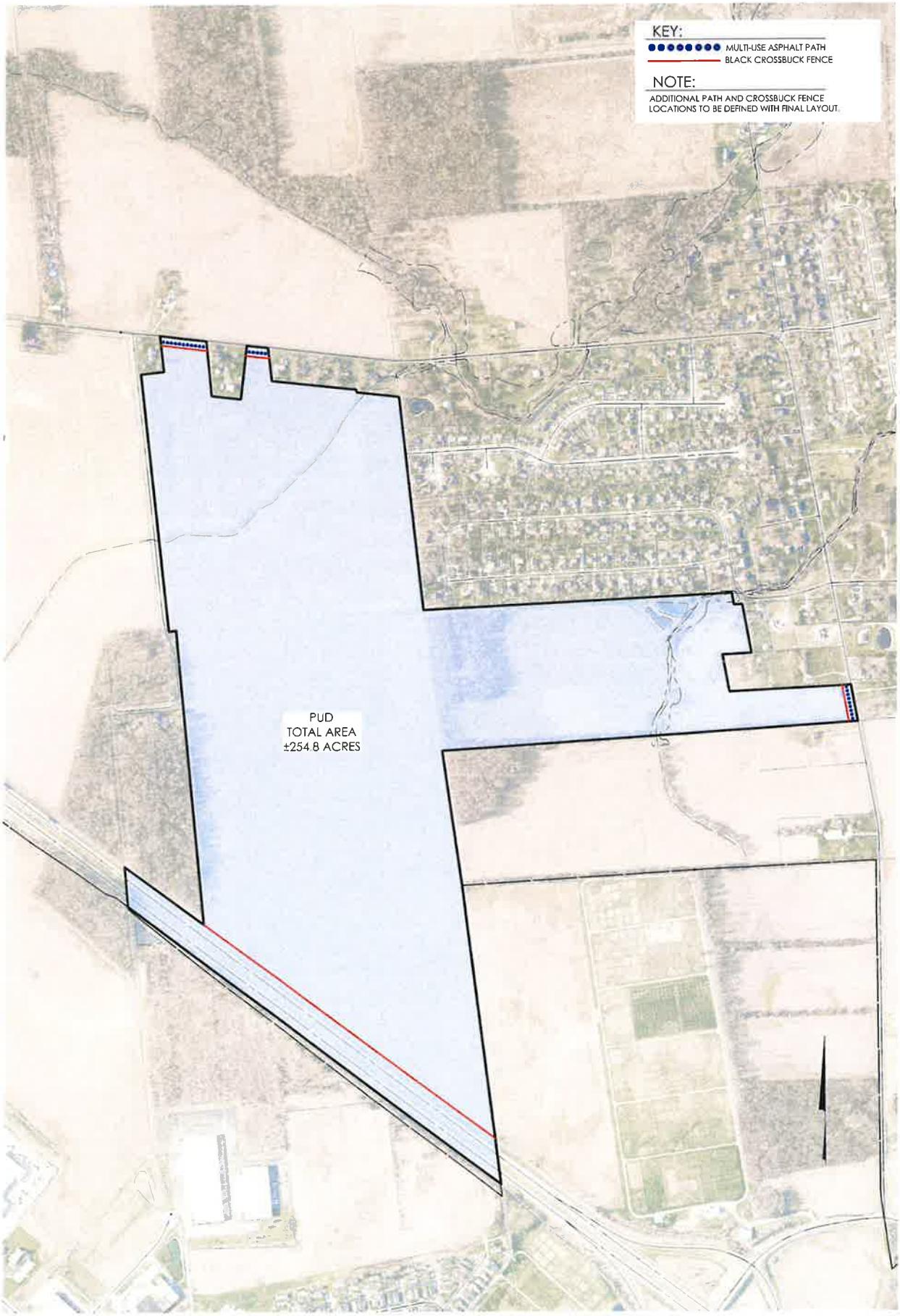
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ROCKFORD DEVELOPMENT INVESTMENTS



MARYSVILLE EAST ANNEXATION #2
PUD DEVELOPMENT PLAN

EMHT

OVERALL FENCE AND PATH PLAN

CITY OF MARYSVILLE, UNION COUNTY, OHIO

DECEMBER 28, 2023

GRAPHIC SCALE
0 150 300 600
1 Inch = 300 Feet

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Exhibit 15 –
Additional Architectural Building Images

Major Office Buildings






EASi
8100


FEAZEL



Warehousing and Distribution Facilities





Manufacturing, Production, and Industrial Buildings







Planning Commission

ORDINANCE 041-2024

TO APPROVE PLANNING COMMISSION'S RECOMMENDATION TO APPROVE A ZONING AMENDMENT APPLICATION TO REVISE THE PLANNED UNIT DEVELOPMENT FOR THE MARYSVILLE EAST SECTION I PLANNED UNIT DEVELOPMENT (PUD)

WHEREAS, an application was submitted to the City Planning Commission by the Marysville Land Company (MLC), and the Planning Commission has reviewed the application to add +/- 15.1 acres to Subarea B of the existing PUD district that applies to Marysville East Annexation Section I. The Planning Commission Resolution approving the amendment to the PUD (attached as Appendix A to the Resolution) is attached and incorporated herein as Exhibit A; and

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

WHEREAS, on July 2, 2024, the City Planning Commission reviewed the application and recommended approval of the rezoning amendment to the aforementioned Planned Unit Development (PUD) as set forth and incorporated herein as Exhibit A; and

WHEREAS, upon receiving this recommendation from the Planning Commission, the City Council shall consider Planning Commission's recommendation and hold a public hearing on the aforementioned zoning amendment with the publication of at least seven (7) days' notice of said hearing; now, therefore

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MARYSVILLE, OHIO, That:

SECTION I. Having conducted the aforementioned advertised public hearing, City Council hereby approves the recommendation from Planning Commission and hereby amends Subarea B of the Planned Unit Development known as Marysville East Section I, as set forth and incorporated herein as Exhibit A.

SECTION II. The Clerk of Council shall cause the City's Zoning Map to be modified consistent with this amendment.

1st Reading September 9, 2024

2nd Reading September 23, 2024

3rd Reading October 14, 2024

Passed: October 14, 2024

PRESIDENT OF COUNCIL

APPROVED AS TO FORM:

LAW DIRECTOR

ATTEST:

CLERK OF COUNCIL

EXHIBIT A

RESOLUTION _____

TO APPROVE A ZONING AMENDMENT APPLICATION TO REVISE THE PLANNED UNIT DEVELOPMENT FOR THE MARYSVILLE EAST SECTION 1 PLANNED UNIT DEVELOPMENT

WHEREAS, on July 2, 2024, the City Planning Commission has reviewed an application for a Zoning Amendment to the Planned Unit Development (PUD) zoning for Marysville East Section 1 PUD as set forth in Appendix A, incorporated herein; and

WHEREAS, The City Planning Commission recommended APPROVAL for the Zoning Amendment of the PUD, which is set forth in Exhibit A, attached and incorporated herein; and

WHEREAS, a recommendation from the City Planning Commission is to be transmitted to City Council pursuant to Section 1141.34 of the Planning and Zoning Code, now therefore;

BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF MARYSVILLE, OHIO, That:

SECTION I. The City Planning Commission recommends to City Council that the requested Amendment to the Planned Unit Development zoning of Marysville East Section 1 be **APPROVED** in accordance with this Resolution.

Passed 7-2-2024

_____
Chairman of Planning Commission

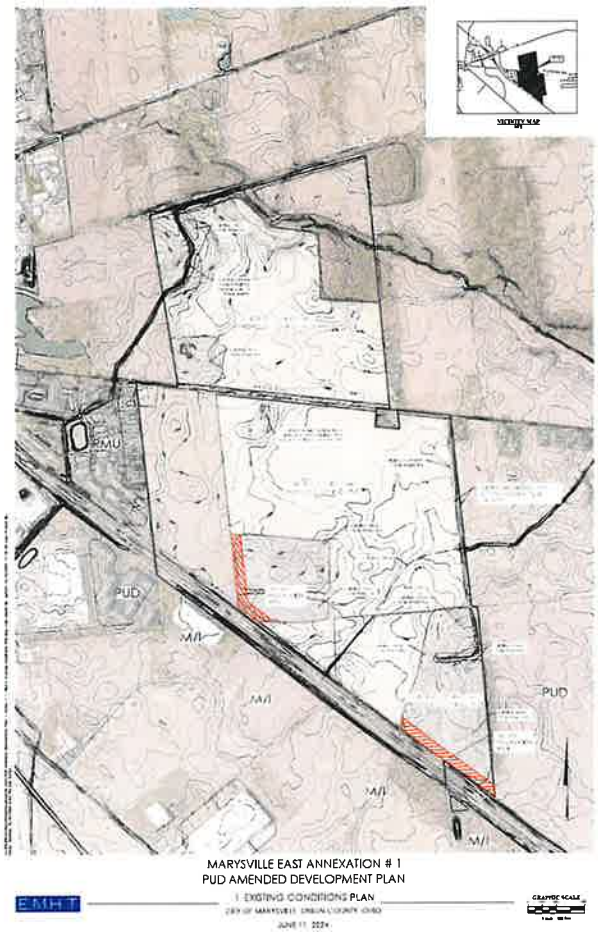
ATTEST:

_____
Planning and Development Manager, Ashley Gaver

APPENDIX A

Marysville East Annexation #1

Marysville, Ohio



PUD Development Plan Submittal – October 17, 2023

Subarea B Amendment to Add Property – June 11, 2024

Subarea B – Manufacturing/Innovation District

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

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

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

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

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

List of Permitted Uses

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

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

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

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

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

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

Accessory Structures

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

Lots Size, Open Space, or Coverage Ratio

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

Setbacks

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

applicable, shall be as follows:

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

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

Access, Parking, Loading, and Pedestrian Connectivity

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

Landscaping

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

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

Open Space

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

Fencing

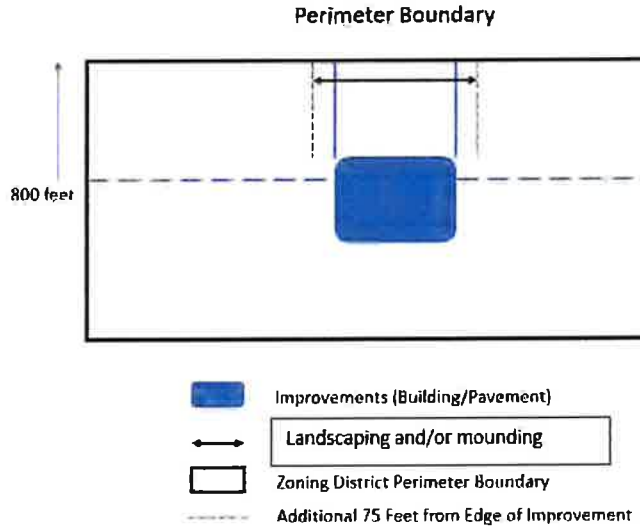
- Code Section 1123.20.c.(1) shall not apply to Subareas B. Vinyl, barbed wire, and chain link fencing shall be prohibited in this subarea, except that black vinyl-coated chain link fencing shall be permitted. The setback requirements for fencing that apply to this subarea are set forth in Codified Ordinances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

Perimeter Landscape Standards

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

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

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



Architecture

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

permitted, along with contemporary materials such as, but not limited to, aluminum, metal, glass, stucco, or cementitious fiberboard (e.g., Hardi-plank or equivalent) shall be permitted on buildings not employing traditional styles. The use of reflective or mirrored glass shall be prohibited.

- Primary building colors shall be natural or neutral colors, including variations in the shade of colors in order to break up long facades. Up to two (2) additional colors may be used as accent elements. Fluorescent building colors are prohibited.
- Prefabricated metal buildings, untreated masonry block structures, and buildings featuring untreated poured concrete exterior walls are prohibited. Notwithstanding the foregoing, ancillary structures built and operated for the purpose of enclosing equipment and which are not occupied by tenants or persons on a regular basis may be constructed using pre-engineered metal.
- Generally, the quantity of materials selected for a building shall be minimized. A single material selection for each of the independent building components of roof, wall, and accents is permitted. Accents will feature at a minimum a different design element which could be an alternative material or color.
- Loading docks are not required to have the same degree of finish as a main entry unless they are visible from a public right-of-way.

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

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

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







Signage

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

Lighting

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

- All parking lot lighting within an individual development project shall be of the same light source type and style.
- All parking lot light poles shall be constructed of metal, shall be dark in color, and consistent throughout each individual development. Light poles, including the base, shall not exceed 28 feet in height, except that light poles located within 300 feet of properties where residential uses exist or are permitted shall be no higher than 18 feet in height, each height measurement to include the base and as measured from the pavement level.
- No permanent-colored lights which would result in a "color washing" of a building or neon or florescent lights shall be used on the exterior of any building.
- All other lighting on the site shall be in accordance with the Code.
- Street lighting must meet the City's standards and specifications.
- No light spillage onto properties that are adjacent to this subarea shall be permitted from lighting sources within this subarea.

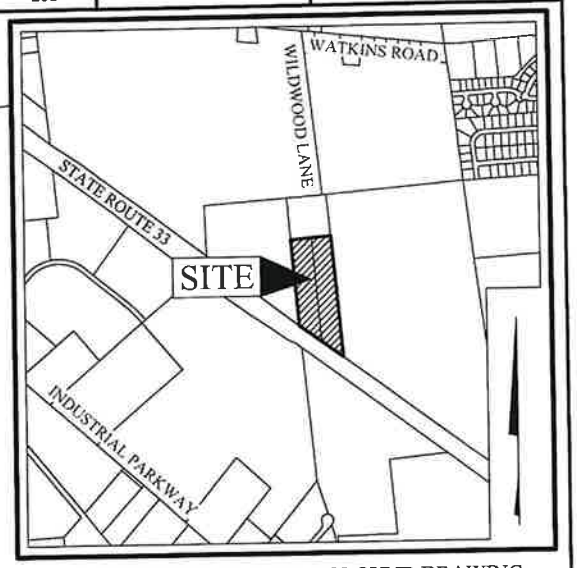
APPENDIX A

PROPOSED ANNEXATION OF 15.1 ACRES

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

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

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



LOCATION MAP AND BACKGROUND DRAWING
NOT TO SCALE

CITY OF MARYSVILLE CORPORATION LINE ORD NO. 003-2024 I.N. 202402260001313

VMS 3350
VMS 2254

1833 FARMS, LLC 6 AC. (DEED) I.N. 202302060000856 A.P.N. 28-00210020000 MAP NO. 103-00-00-039.000

CITY OF MARYSVILLE CORPORATION LINE ORD NO. 006-2024 I.N. 202404080002419

WILDWOOD LANE

EASTERLY 502'±

18530, LLC 27.60 AC. (DEED) I.N. 202301200000444 A.P.N. 28-00230571000 MAP NO. 102-00-00-055.002

15.1 AC.

18530, LLC 117.357 AC. (DEED) I.N. 202301200000443 A.P.N. 28-00210050000 MAP NO. 103-00-00-042.000

JOSHUA T. CODNER AMY R. CODNER 6.942 AC. (DEED) O.R. 691, P. 51 A.P.N. 28-00210030000 MAP NO. 103-00-00-040.000

FREDERICK J. DURANT 8.222 AC. (DEED) I.N. 201706300005406 A.P.N. 28-00210040000 MAP NO. 103-00-00-041.000

NORTHERLY 1078'±

SOUTHERLY 1526'±

CITY OF MARYSVILLE CORPORATION LINE ORD NO. 003-2024 I.N. 202402260001313

POB

CITY OF MARYSVILLE CORPORATION LINE ORD NO. 006-2024 I.N. 202404080002419

NORTHWESTERLY 682'±

STATE ROUTE 33
UNI-33-12.04

-LA R/W-

CITY OF MARYSVILLE CORPORATION LINE ORD NO. 41-91

AREA TO BE ANNEXED

PROPOSED CITY OF MARYSVILLE CORPORATION LINE

EXISTING CITY OF MARYSVILLE CORPORATION LINE

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

0 200
SCALE (in feet)

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

By _____
Heather L. King
Professional Surveyor No. 8307
hking@emht.com

4/16/24
Date

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

APPENDIX A

PROPOSED ANNEXATION OF 15.1 ACRES

FROM: PARIS TOWNSHIP

TO: CITY OF MARYSVILLE

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

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

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

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

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

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

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



EVANS, MECHWART, HAMBLETON & TILTON, INC.

4/16/24

Heather L. King
Professional Surveyor No. 8307

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

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

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

APPENDIX A

Public Service with integrity

Date: 4/17/2024

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

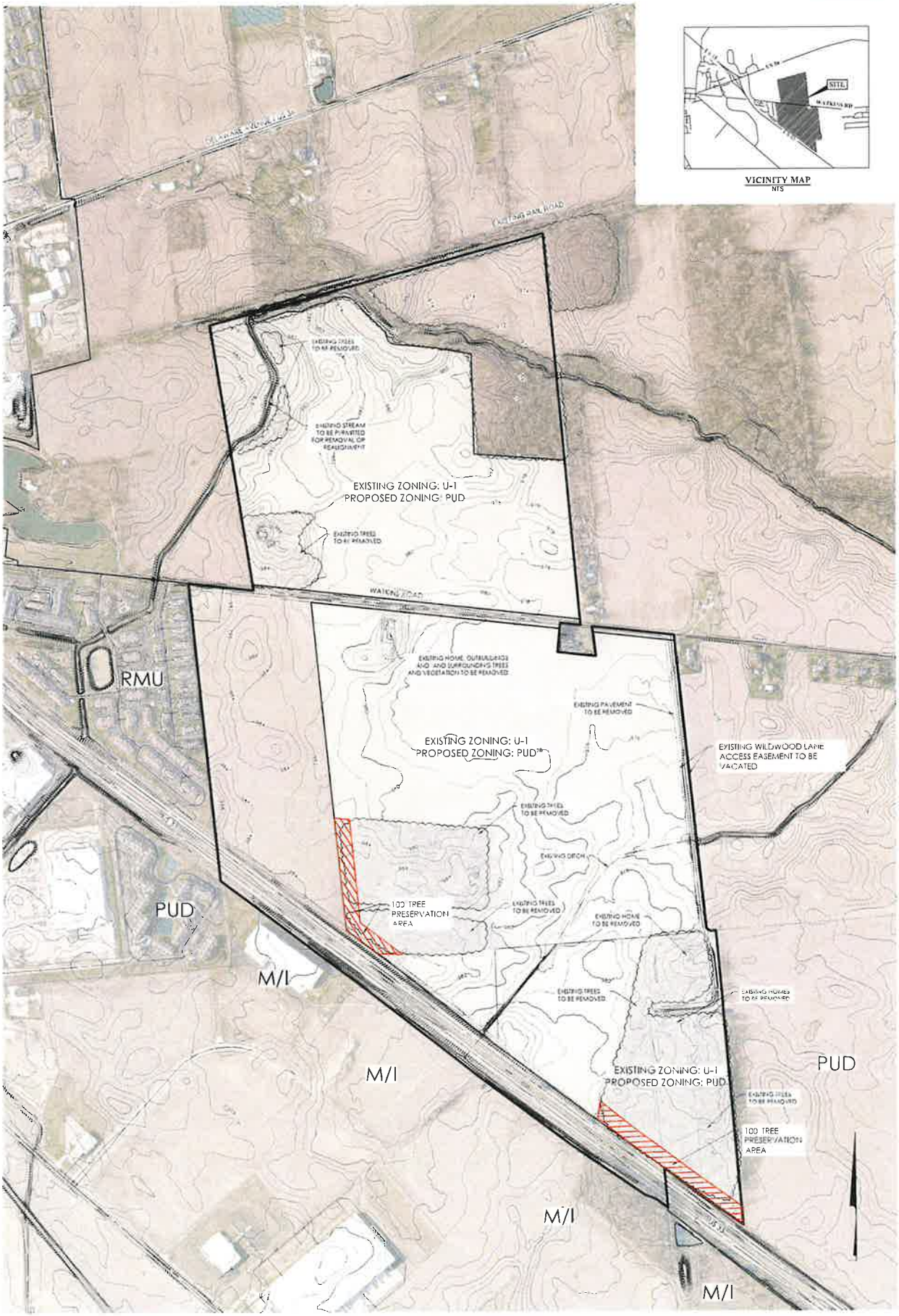
Kyle:
The above referenced and attached annexation plat and description of 15.14 acres being annexed into the City of Marysville has been reviewed for overall closure, acreage, and adjoining deed information. The results of this review are acceptable. Final review and approval will follow after formal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

If there are any questions feel free to contact us.

Sincerely,

Chris Clapsaddle
Mapping Manager
(937) 645-3021

cc: City of Marysville Planning and Zoning



MARYSVILLE EAST ANNEXATION # 1
PUD AMENDED DEVELOPMENT PLAN

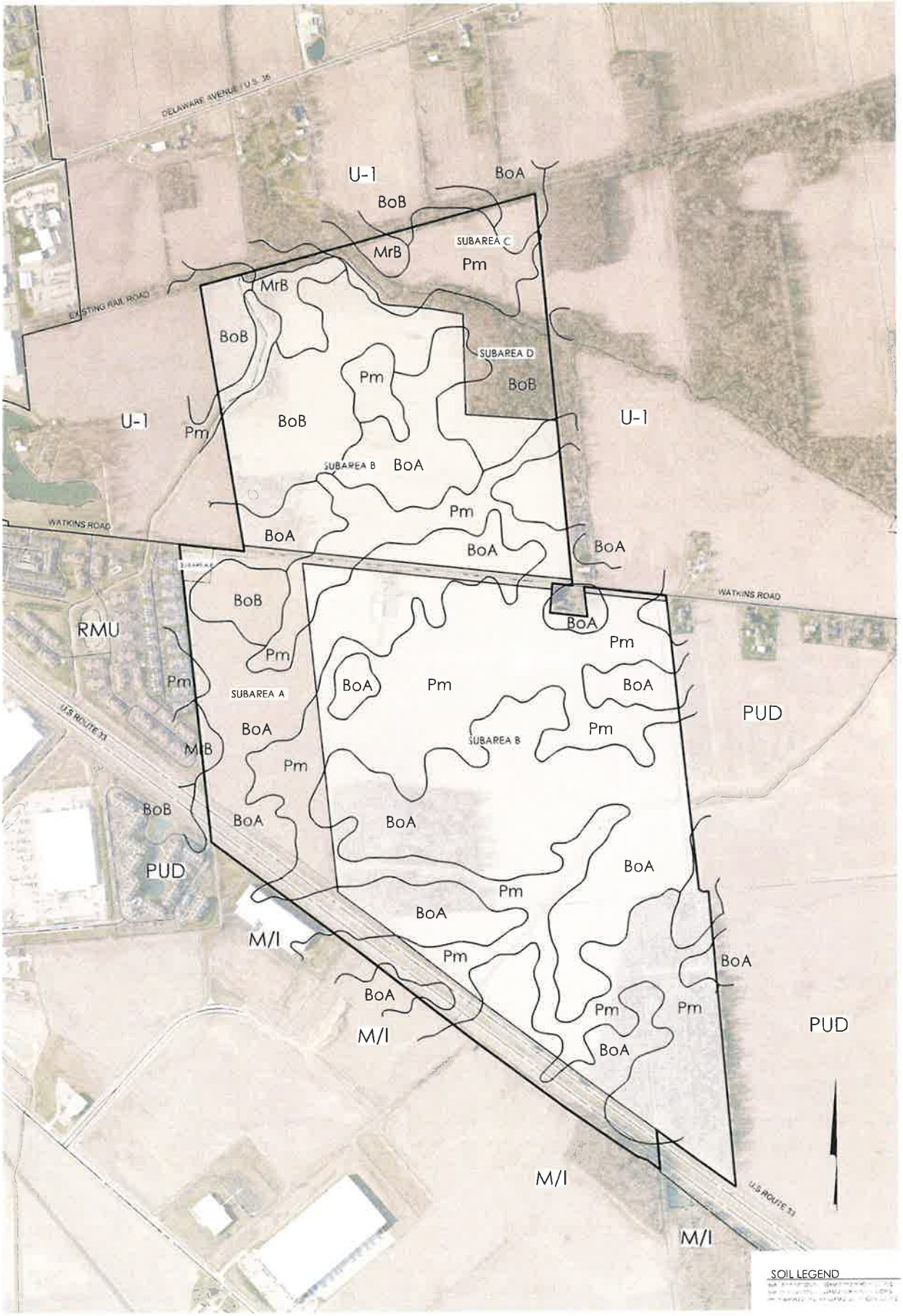
EMHT

1 EXISTING CONDITIONS PLAN

CITY OF MARYSVILLE, UNION COUNTY, OHIO

JUNE 11, 2024

GRAPHIC SCALE
1 inch = 300 feet



J:\2020\2021\Dwg\045mesh\Marysville Dwg\PUD Amended Development Plan - Annex 1 - Rev\2 Existing Soils Plan.dwg, Last Saved By jgibson, 6/10/2024 11:19 AM Last Printed By Mesh, Matthew, 6/10/2024 4:15 PM (No Xref)

MARYSVILLE EAST ANNEXATION # 1
PUD AMENDED DEVELOPMENT PLAN

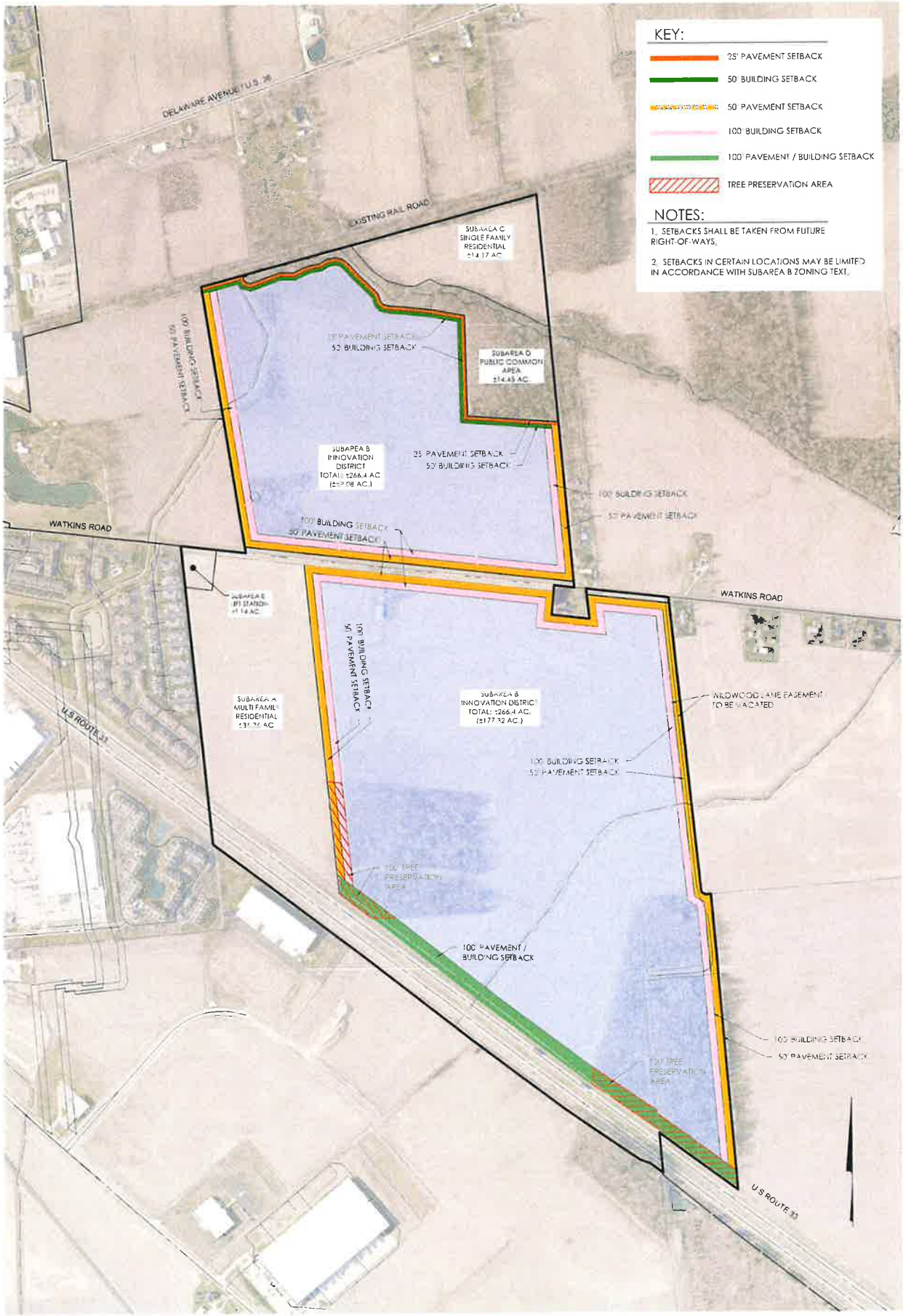
EMHT

2 EXISTING SOILS PLAN

CITY OF MARYSVILLE, UNION COUNTY, OHIO

JUNE 11, 2024

GRAPHIC SCALE
0 150 300 600
1 inch = 300 feet



MARYSVILLE EAST ANNEXATION # 1
PUD AMENDED DEVELOPMENT PLAN

3 SITE PLAN

CITY OF MARYSVILLE, UNION COUNTY, OHIO

JUNE 11, 2024

EMHT

GRAPHIC SCALE

1 inch = 300 feet

J:\2023\2023-0045\Data\045Events\Marysville East\PUD Amended Development Plan - Annex 1 - Rev\3 Site Plan.dwg, Last Saved By: jkrumm, 6/10/2024 11:18 AM Last Printed By: Hucke, Matthew, 6/10/2024 6:08 PM (No Xrefs)

ORDINANCE 017-2023

TO APPROVE PLANNING COMMISSION'S RECOMMENDATION TO AMEND SECTIONS 1121.07 - 1121.15, 1121.18, and 1121.20 - 1121.22 – SETBACK LANGUAGE AND SINGLE FAMILY ATTACHED STANDARDS IN SRD, SCD, ARD, VRD, NCD, HMD, M/I, LMD, RMU, UC, USF, UT AND M/I-O, OF THE PLANNING AND ZONING CODE OF THE CODIFIED ORDINANCES OF THE CITY OF MARYSVILLE

WHEREAS, on March 7, 2023 the Planning Commission held a public hearing and recommended approval of zoning amendments to Sections 1121.07 - 1121.15, 1121.18, and 1121.20 - 1121.22 – Setback Language and Single Family Attached Standards in the SRD, SCD, ARD, VRD, NCD, HMD, M/I, LMD, RMU, UC, USF, UT AND M/I-O of the Planning and Zoning Code, as set forth in Exhibit A, which is attached and incorporated herein; and

WHEREAS, upon receiving this recommendation from the Planning Commission, the City Council shall consider Planning Commission's recommendations and hold a public hearing on the aforementioned zoning amendment with publication in a newspaper of general circulation with at least seven (7) days' notice of said hearing; now, therefore

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MARYSVILLE, OHIO, That:

SECTION I. City Council agrees with the recommendation from Planning Commission and hereby amends Part Eleven of the Planning and Zoning Code of Codified Ordinances of the City of Marysville as set forth in Exhibit A, which is attached and incorporated herein.

SECTION II. The Clerk of Council shall cause the Planning and Zoning Code of the Codified Ordinances to be amended accordingly.

1st Reading March 27, 2023

2nd Reading April 10, 2023

3rd Reading April 24, 2023

Passed: April 24, 2023

Hank Berbee
PRESIDENT OF COUNCIL

APPROVED AS TO FORM:
Law Director Date 4/18/23

ATTEST: Mckinzie Brandfoot
CLERK OF COUNCIL

EXHIBIT A

RESOLUTION _____
Planning Commission

TO AMEND SECTIONS 1121.07 - 1121.15, 1121.18, and 1121.20 - 1121.22 – SETBACK LANGUAGE AND SINGLE FAMILY ATTACHED STANDARDS IN SRD, SCD, ARD, VRD, NCD, HMD, M/I, LMD, RMU, UC, USF, UT AND M/I-O, OF THE PLANNING AND ZONING CODE

WHEREAS, the City Planning Commission has initiated and reviewed for amendment Sections 1121.07 - 1121.15, 1121.18, and 1121.20 - 1121.22 – Setback language and Single family attached standards in SRD, SCD, ARD, VRD, NCD, HMD, M/I, LMD, RMU, UC, USF, UT AND M/I-O of the Planning and Zoning Code of the City of Marysville Codified Ordinances; and

WHEREAS, on March 7, 2023, The City Planning Commission recommended the amendment to Sections 1121.07 - 1121.15, 1121.18, and 1121.20 - 1121.22, which is set forth in Exhibit A, attached and incorporated herein; and

WHEREAS, a recommendation from the City Planning Commission is to be transmitted to City Council pursuant to Section 1141.34 of the Planning and Zoning Code, now therefore;

BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF MARYSVILLE, OHIO, That:

SECTION I. The City Planning Commission recommends to City Council that Sections 1121.07 - 1121.15, 1121.18, and 1121.20 - 1121.22 – Setback language and Single family attached standards in SRD, SCD, ARD, VRD, NCD, HMD, M/I, LMD, RMU, UC, USF, UT AND M/I-O of the Planning and Zoning Code be amended as set forth in Exhibit A.

SECTION II. The Planning Commission shall transmit this Resolution to City Council pursuant to Section 1141.34 of the Codified Ordinances of the City of Marysville.

Passed: 3-7-2023

Chairman of Planning Commission

ATTEST:



Planning and Development Manager, Ashley Gaver

EXHIBIT A

District	Typology	Front Setback	Side Setback	Rear Setback
SRD	Single Family Detached	30 feet from lot line, easement line or Right-of-Way *	7.5 feet from lot line, easement line or Right-of-Way *	20 feet from lot line, easement line or Right-of-Way *
SRD	Single Family Attached	30 feet from lot line, easement line or Right-of-Way *	7.5 feet from lot line, easement line or Right-of-Way *	20 feet from lot line, easement line or Right-of-Way *
SRD	Community Center	25 feet from lot line, easement line or Right-of-Way *	20 feet from lot line, easement line or Right-of-Way *	20 feet from lot line, easement line or Right-of-Way *
SRD	Institutional Flex	20 feet from lot line, easement line or Right-of-Way *	20 feet from lot line, easement line or Right-of-Way *	30 feet from lot line, easement line or Right-of-Way *
SRD	Multi-Family	20 feet from lot line, easement line or Right-of-Way *	20 feet from lot line, easement line or Right-of-Way *	10 feet from lot line, easement line or Right-of-Way *

District	Typology	Front Setback	Side Setback	Rear Setback
SCD	Commercial	25 feet from lot line, easement line or Right-of-Way, subject to build-to-line regulations under Chapter 1133.10 *	10 feet from lot line, easement line or Right-of-Way *	20 feet from lot line, easement line or Right-of-Way *
SCD	Office	30 feet from lot line, easement line or Right-of-Way, subject to build-to-line regulations under Chapter 1133.10 *	10 feet from lot line, easement line or Right-of-Way *	20 feet from lot line, easement line or Right-of-Way *
SCD	Institutional Flex	25 feet from lot line,-easement or Right-of-Way *	10 feet from lot line, easement line or Right-of-Way *	20 feet from lot line, easement line or Right-of-Way *
SCD	Single Family Attached	15 feet from lot line, easement line or Right-of-Way *	5 feet from lot line, easement line or Right-of-Way *	20 feet from lot line, easement line or Right-of-Way *

SCD	Multi-Family	20 feet from lot line, easement line or Right-of-Way *	10 feet from lot line, easement line or Right-of-Way *	20 feet from lot line, easement line or Right-of-Way *

District	Typology	Front Setback	Side Setback	Rear Setback
ARD	Single Family Detached	60 feet from lot line, easement line or Right-of-Way *	20 feet from lot line, easement line or Right-of-Way *	60 feet from lot line, easement line or Right-of-Way *

District	Typology	Front Setback	Side Setback	Rear Setback
VRD	Single Family Detached	Existing Text	5 feet from lot line, easement line or Right-of-Way *	20 feet from lot line, easement line or Right-of-Way *
VRD	Single Family Attached	Existing Text	5 feet from lot line, easement line or Right-of-Way *	20 feet from lot line, easement line or Right-of-Way *
VRD	Multi Family	30 feet from lot line, easement line or Right-of-Way *	5 feet from lot line, easement line or Right-of-Way *	20 feet from lot line, easement line or Right-of-Way *
VRD	Institutional Flex	20 feet from lot line, easement line or Right-of-Way *	30 feet from lot line, easement line or Right-of-Way *	20 feet from lot line, easement line or Right-of-Way *

District	Typology	Front Setback	Side Setback	Rear Setback
NCD	Commercial	20 feet from lot line,-easement line or Right-of-Way, subject to build-to-line regulations under Chapter 1133.10 *	10 feet from lot line, easement line or Right-of-Way *	25 feet from lot line, easement line or Right-of-Way *
NCD	Institutional Flex	20 feet from lot line, easement line or Right-of-Way *	10 feet from lot line, easement line or Right-of-Way *	20 feet from lot line, easement line or Right-of-Way *

NCD	Mixed Use	20 feet from lot line, easement line or Right-of-Way, subject to build- to-line regulations under Chapter 1133.10 *	10 feet from lot line, easement line or Right-of-Way *	20 feet from lot line, easement line or Right-of-Way *
NCD	Single Family Attached	Existing Text	5 feet from lot line, easement line or Right-of-Way *	20 feet from lot line, easement line or Right-of-Way *
NCD	Multi-Family	20 feet from lot line, easement line or Right-of-Way *	10 feet from lot line, easement line or Right-of-Way *	20 feet from lot line, easement line or Right-of-Way *

District	**Typology**	**Front Setback**	**Side Setback**	**Rear Setback**
HMD	Single Family Attached	15 feet from lot line, easement line or Right-of-Way *	5 feet from lot line, easement line or Right-of-Way *	20 feet from lot line, easement line or Right-of-Way *
HMD	Mixed Use	15 feet from lot line, easement line or Right-of-Way *	5 feet from lot line, easement line or Right-of-Way *	20 feet from lot line, easement line or Right-of-Way *
HMD	Multi-Family	15 feet from lot line, easement line or Right-of-Way *	5 feet from lot line, easement line or Right-of-Way *	20 feet from lot line, easement line or Right-of-Way *
HMD	Office	15 feet from lot line, easement line or Right-of-Way *	10 feet from lot line, easement line or Right-of-Way *	20 feet from lot line, easement line or Right-of-Way *

District	Typology	Front Setback	Side Setback	Rear Setback
M/I	Manufacturing	50 feet from lot line, easement line or Right-of-Way *	30 feet min. from each side lot line, easement line or Right-of-Way (40 feet min. from residential use) *	40 feet min. from lot line, easement line or Right-of-Way (75 feet min. from residential use) *
M/I	Office / Warehouse Flex	50 feet from lot line, easement line or Right-of-Way *	20 feet min. from each side lot line, easement line or Right-of-Way (40 feet min. from residential use) *	40 feet min. from lot line, easement line or Right-of-Way (75 feet min. from residential use) *
M/I	Office	50 feet from lot line, easement line or Right-of-Way *	20 feet min. from lot line, easement line or Right-of-Way *	20 feet from lot line, easement line or Right-of-Way *

District	Typology	Front Setback	Side Setback	Rear Setback
LMD	Manufacturing	40 feet from lot line, easement line or Right-of-Way *	10 feet min. from each side lot line, easement line or Right-of-Way (40 feet min. from residential use) *	20 feet min. from each side lot line, easement line or Right-of-Way (40 feet min. from residential use) *
LMD	Office / Warehouse Flex	40 feet from lot line, easement line or Right-of-Way *	10 feet min. from each side lot line, easement line or Right-of-Way (40 feet min. from residential use) *	20 feet min. from each side lot line, easement line or Right-of-Way (40 feet min. from residential use) *

District	Typology	Front Setback	Side Setback	Rear Setback
RMU	Commercial	25 feet from lot line, easement line or Right-of-Way, subject to build-to-line regulations under Chapter 1133.10 *	10 feet from lot line, easement line or Right-of-Way *	20 feet from lot line, easement line or Right-of-Way *
RMU	Office	25 feet from lot line, easement line or Right-of-Way, subject to build-to-line regulations under Chapter 1133.10 *	10 feet from lot line, easement line or Right-of-Way *	20 feet from lot line, easement line or Right-of-Way *

RMU	Mixed Use	25 feet from lot line, easement line or Right-of-Way, subject to build-to-line regulations under Chapter 1133.10 *	10 feet from lot line, easement line or Right-of-Way *	20 feet from lot line, easement line or Right-of-Way *
RMU	Multi Family	20 feet from lot line, easement line or Right-of-Way *	10 feet from lot line, easement line or Right-of-Way *	20 feet from lot line, easement line or Right-of-Way *

District	Typology	Front Setback	Side Setback	Rear Setback
UC	Uptown Commercial	Existing Text	5 feet min. from each side lot line, easement line or Right-of-Way *	5 feet min. from rear lot line, easement line or Right-of-Way *

District	Typology	Front Setback	Side Setback	Rear Setback
USF	Uptown Single Family	Existing Text	5 feet min. from each side lot line, easement line or Right-of-Way *	20 feet min. from rear lot line, easement line or Right-of-Way *

District	Typology	Front Setback	Side Setback	Rear Setback
UT	Uptown Transitional	Existing Text	5 feet min. from each side lot line, easement line or Right-of-Way *	20 feet min. from rear lot line, easement line or Right-of-Way *

District	Typology	Front Setback	Side Setback	Rear Setback
M/I-O	Manufacturing	40 feet from lot line, easement line or Right-of-Way *	10 feet min. from each side lot line, easement line or Right-of-Way (40 feet min. from residential use) *	20 feet min. from lot line or Right-of-Way; 40 feet min. from lot line, easement line or right-of-way when adjacent to residential development *

M/I-O	Office / Warehouse Flex	40 feet from lot line, easement line or Right-of-Way *	10 feet min. from each side lot line, easement line or Right-of-Way (40 feet min. from residential use) *	20 feet min. from lot line, easement line or Right-of-Way; 40 feet min. from lot line or Right-of-Way when adjacent to residential development *

Supplemental Regulations:

Sections 1121.07, 1121.08, 1121.09, 1121.10, 1121.11, 1121.12, 1121.13, 1121.14, 1121.15, 1121.16, 1121.17, 1121.18, 1121.20, 1121.21, and 1121.22

***** Determination of the setback line starting point, as it relates to the right-of-way line, lot line or easement line, shall be at the discretion of the Division of Engineering.

Sections 1121.07, 1121.08, 1121.12 - Single Family Attached

Maximum continuous frontage of 200 feet for attached units. 20 feet minimum spacing between any grouping of attached units.

Sections 1121.10, 1121.11 - Single Family Attached

Maximum continuous frontage of 185 feet for attached units. 15 feet minimum spacing between any grouping of attached units.

Planning Commission

ORDINANCE 055-2023

TO APPROVE PLANNING COMMISSION'S RECOMMENDATION TO AMEND SECTION 1121.15 – REGIONAL MIXED-USE DISTRICT, LOT COVERAGE STANDARDS FOR COMMERCIAL, MIXED-USE, OFFICE AND MULTI-FAMILY BUILDING TYPOLOGIES OF THE PLANNING AND ZONING CODE OF THE CODIFIED ORDINANCES OF THE CITY OF MARYSVILLE

WHEREAS, on August 1, 2023 the Planning Commission held a public hearing and recommended approval of the zoning amendments to Section 1121.15 – Lot Coverage Standards for Commercial, Mixed-Use, Office and Multi-Family Building Typologies of the Planning and Zoning Code, as set forth in Exhibit A, which is attached and incorporated herein; and

WHEREAS, upon receiving this recommendation from the Planning Commission, the City Council shall consider Planning Commission's recommendations and hold a public hearing on the aforementioned zoning amendment with publication in a newspaper of general circulation with at least seven (7) days notice of said hearing; now, therefore

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MARYSVILLE, OHIO, That:

SECTION I. City Council agrees with the recommendation from Planning Commission and hereby amends 1121.15 of the Planning and Zoning Code of Codified Ordinances of the City of Marysville as set forth in Exhibit A, which is attached and incorporated herein.

SECTION II. The Clerk of Council shall cause the Planning and Zoning Code of the Codified Ordinances to be amended accordingly.

1st Reading September 11, 2023

2nd Reading September 25, 2023

3rd Reading October 9, 2023

Passed: October 9, 2023

Heath Bertsee
PRESIDENT OF COUNCIL

APPROVED AS TO FORM:
Law Director Date 9/11/23

ATTEST: Michelle Radford
CLERK OF COUNCIL

EXHIBIT A

RESOLUTION _____
Planning Commission

TO AMEND SECTION 1121.15 – LOT COVERAGE STANDARDS FOR COMMERCIAL, MIXED-USE, OFFICE AND MULTI-FAMILY BUILDING TYPOLOGIES OF THE PLANNING AND ZONING CODE

WHEREAS, the City Planning Commission has initiated and reviewed the amendments to Section 1121.15 – Lot Coverage Standards for Commercial, Mixed-Use, Office and Multi-Family Building Typologies of the Planning and Zoning Code of the City of Marysville Codified Ordinances; and

WHEREAS, on August 1, 2023, The City Planning Commission recommended the amendment to Section 1121.15 which is set forth in Exhibit A, attached and incorporated herein; and

WHEREAS, a recommendation from the City Planning Commission is to be transmitted to City Council pursuant to Section 1141.34 of the Planning and Zoning Code, now therefore;

BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF MARYSVILLE, OHIO, That:

SECTION I. The City Planning Commission recommends to City Council that Section 1121.15 – Lot Coverage Standards for Commercial, Mixed-Use, Office and Multi-Family Building Typologies of the Planning and Zoning Code be amended as set forth in Exhibit A.

SECTION II. The Planning Commission shall transmit this Resolution to City Council pursuant to Section 1141.34 of the Codified Ordinances of the City of Marysville.

Passed: 8-1-2023

Chairman of Planning Commission

ATTEST:

Planning and Development Manager, Ashley Gaver

EXHIBIT A

District	Typology	Lot Coverage
RMU	Commercial	85%
RMU	Office	70%
RMU	Mixed-Use	85%
RMU	Multi-Family	70%

Planning Commission

ORDINANCE 036-2024

TO APPROVE PLANNING COMMISSION'S RECOMMENDATION TO REZONE +/- 591.6 ACRES NORTH OF SCOTTSLAWN ROAD, EAST OF WEAVER ROAD, SOUTH OF THE UNION COUNTY AIRPORT AND WEST OF THE RAILROAD, FOR THE MARYSVILLE SOUTH PUD

WHEREAS, an application was submitted to the City Planning Commission by Aaron Underhill of Underhill and Hodge, representing the New Albany Company, and the Planning Commission has reviewed the application to rezone existing parcel numbers 2800200150010, 2900300600000, 2900300470000, 2900300480000, 2900300560010, 2900300670000, 2800200150010 (undergoing annexation), 2800200160000 (to be annexed), 2900230740000, 2900230560000, 2900230731000, 2900300521050 and 2900300500000 from Manufacturing/ Innovation District and Light Manufacturing District to a Planned Unit Development (PUD). The Planning Commission Resolution approving the rezoning, along with the PUD (attached as Appendix A to the Resolution) is attached and incorporated herein as Exhibit A; and

WHEREAS, on July 2, 2024 the City Planning Commission reviewed the application and recommended approval of the rezoning to the aforementioned Planned Unit Development (PUD) as set forth and incorporated herein as Exhibit A; and

WHEREAS, upon receiving this recommendation from the Planning Commission, the City Council shall consider Planning Commission's recommendation and hold a public hearing on the aforementioned zoning amendment with the publication of at least seven (7) days' notice of said hearing; now, therefore

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MARYSVILLE, OHIO, That:

SECTION I. City Council hereby approves the recommendation from Planning Commission and hereby rezones existing parcels 2800200150010, 2900300600000, 2900300470000, 2900300480000, 2900300560010, 2900300670000, 2800200150010 (undergoing annexation), 2800200160000 (to be annexed), 2900230740000, 2900230560000, 2900230731000, 2900300521050 and 2900300500000 from Manufacturing/ Innovation District and Light Manufacturing District, to a Planned Unit Development, as set forth and incorporated herein as Exhibit A.

SECTION II. The Clerk of Council shall cause the City's Zoning Map to be modified consistent with this amendment.

1st Reading July 22, 2024

2nd Reading Amended August 12, 2024

3rd Reading August 26, 2024

Passed: August 26, 2024

PRESIDENT OF COUNCIL

APPROVED AS TO FORM:

Law Director

ATTEST:

CLERK OF COUNCIL

EXHIBIT A

RESOLUTION ZA 003-2024

TO APPROVE A PLANNED UNIT DEVELOPMENT ZONING FOR THE MARYSVILLE SOUTH PLANNED UNIT DEVELOPMENT

WHEREAS, on July 2, 2024, the City Planning Commission has reviewed an application for the Planned Unit Development (PUD) zoning for Marysville South PUD as set forth in Appendix A, incorporated herein; and

WHEREAS, The City Planning Commission recommended APPROVAL for the PUD, which is set forth in Appendix A, attached and incorporated herein; and

WHEREAS, a recommendation from the City Planning Commission is to be transmitted to City Council pursuant to Section 1141.34 of the Planning and Zoning Code, now therefore;

BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF MARYSVILLE, OHIO, That:

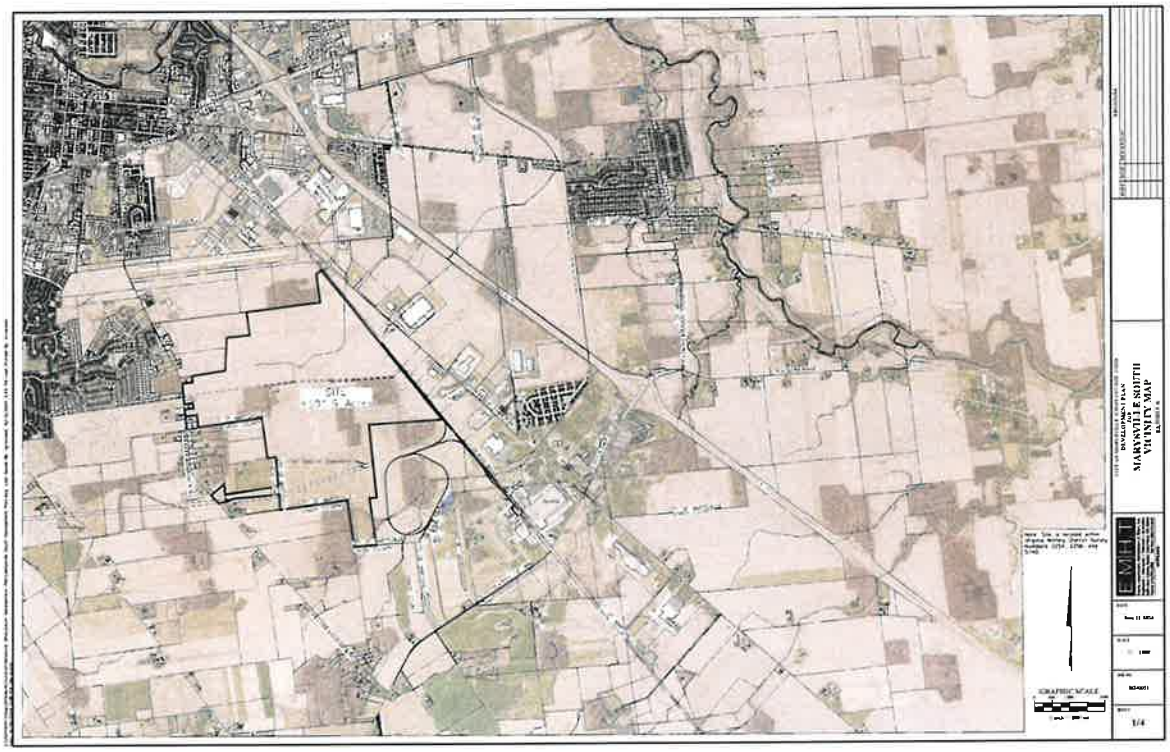
SECTION I. The City Planning Commission recommends to City Council that the requested Planned Unit Development zoning of Marysville South be **APPROVED** in accordance with this Resolution.

Passed 7-2-2024

Chairman of Planning Commission

ATTEST:

Planning and Development Manager, Ashley Gaver



Marysville South PUD

Marysville, OH

PUD Development Plan

Original Submittal – June 11, 2024

Updated – July 1, 2024 & August 19, 2024

Development Plan Document Index

1. PUD Development Plan Application

2. Existing Conditions – Exhibits A-D

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

3. Proposed Development Plan – Exhibits A-E

    a. Boundaries of PUD/subdivision and its acreage and proposed setbacks
    b. Proposed streets and rights-of-way and connections to existing public infrastructure
    c. Proposed location and size of each subarea and their intended general uses
    d. General location of proposed bike paths, other trail systems, and connections to existing public infrastructure
    e. Location of any vegetation including street trees, tree lines, hedge rows, tree groupings, or other vegetative areas.

4. Development Text

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

5. Written developer presentation
    a. How the development meets objectives set forth in *Section 1135.01* of the Planning and Zoning Code
    b. How the proposed development impacts public services and facilities

Received (stamp):

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

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

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

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

Project Site Information *(Please print clearly)*

Address of land to be rezoned: Approximately 588.5 acres north of Scottslawn, east of Weaver, south of the airport, and west of the railroad

Present Zoning District: M / I and LMD

Present Use of the Land: Agriculture

Proposed Zoning District: PUD

Proposed Use of the Land: Technology and Advanced Manufacturing

Owner of Property: See accompanying landowner page

Owner's Address (Street): See landowner page

City, State and Zip Code: See landowner page

Owner's Telephone Number: See landowner page

Applicant Information *(Please print clearly)*

Applicant: Aaron Underhill ☐ Owner ☐ Agent X Representative ☐ Other

Company: Underhill & Hodge LLC

Address (Street): 8000 Walton Pkwy.

City, State and Zip Code: New Albany, OH 43054

Telephone Number: (614) 939-8000

E-mail Address: aaron@uhlawfirm.com

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

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

Mary Ann Vickner, Trustee of the Rosemary A. Emswiler Trust dated December 27, 1978 and Rosemary A. Emswiler, Trustee of the Rosemary A. Emswiler Trust dated December 27, 1978

- Parcel numbers:
  - 2800200150010
  - 2900300600000
  - 2900300470000
  - 2900300480000
  - 2900300560010
  - 2900300670000
  - *2800200150010 (undergoing annexation)*
  - *2800200160000 (to be annexed)*
- Contact name - Mary Ann Vickner
- Address - 13167 Morse Road, S.W., Pataskala, Ohio 43062
- Email - mvickner6@yahoo.com

14879 Industrial Parkway LLC

- Parcel numbers:
  - 2900230740000
  - 2900230560000
  - 2900230731000
  - 2900300521050
- Contact name(s) - Brandon Hess; Rusty Deaton
- Address - 302 State Street, Zanesville, Ohio 43701
- Phone - 740.587.7441
- Email(s) - bhess@shai-hess.com; rdeaton@mattinglymail.com

Weaver Road Holdings LLC

- Parcel numbers:
  - 2900300500000
- Contact name - Al Weinberger
- Address - 229 Penn Street, Brooklyn, NY 11211
- Phone - 646.207.1532
- Email - wfinancial11@gmail.com

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

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

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

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

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

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

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

Signature of Owner: _____ Date: June 4 24

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

FOR CITY USE ONLY

Paid (stamp):

Fees Due: $500 $ _____

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

_____ _____
City Staff Date

DECISION OF THE PLANNING COMMISSION

☐ Approved

☐ Disapproved

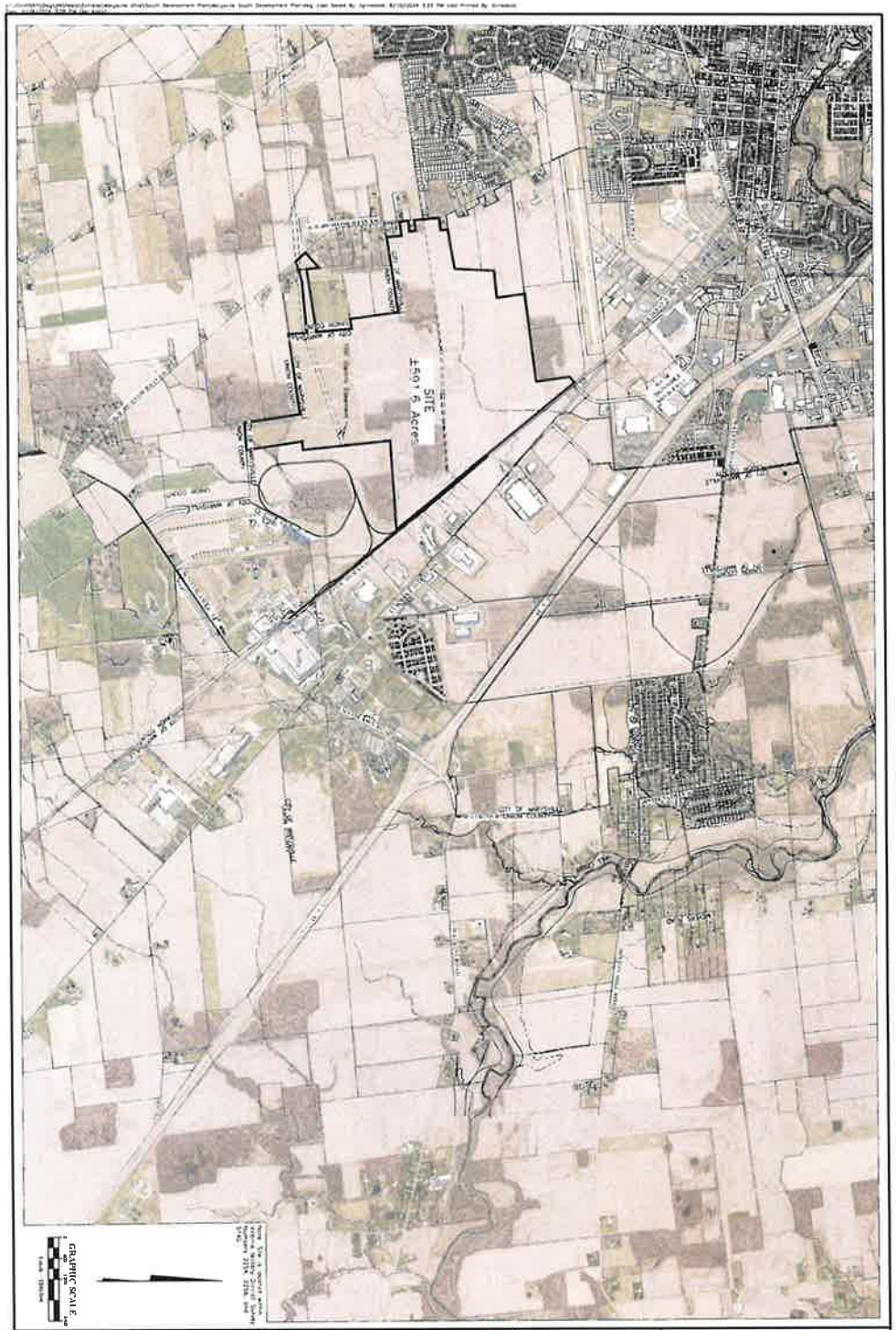
☐ Approved with conditions

_____

_____

_____

_____ _____
Chairperson, Planning Commission Date



CITY OF MARYSVILLE UNION COUNTY OHIO
DEVELOPMENT PLAN
FOR
MARYSVILLE SOUTH
VICINITY MAP
EXHIBIT A

EMHT

REVISIONS

1/4

CITY OF MARYSVILLE, UNION COUNTY, OHIO
DATA DEVELOPMENT PLAN
FOR

MARYSVILLE SOUTH
EXISTING CONDITIONS
EXHIBIT B

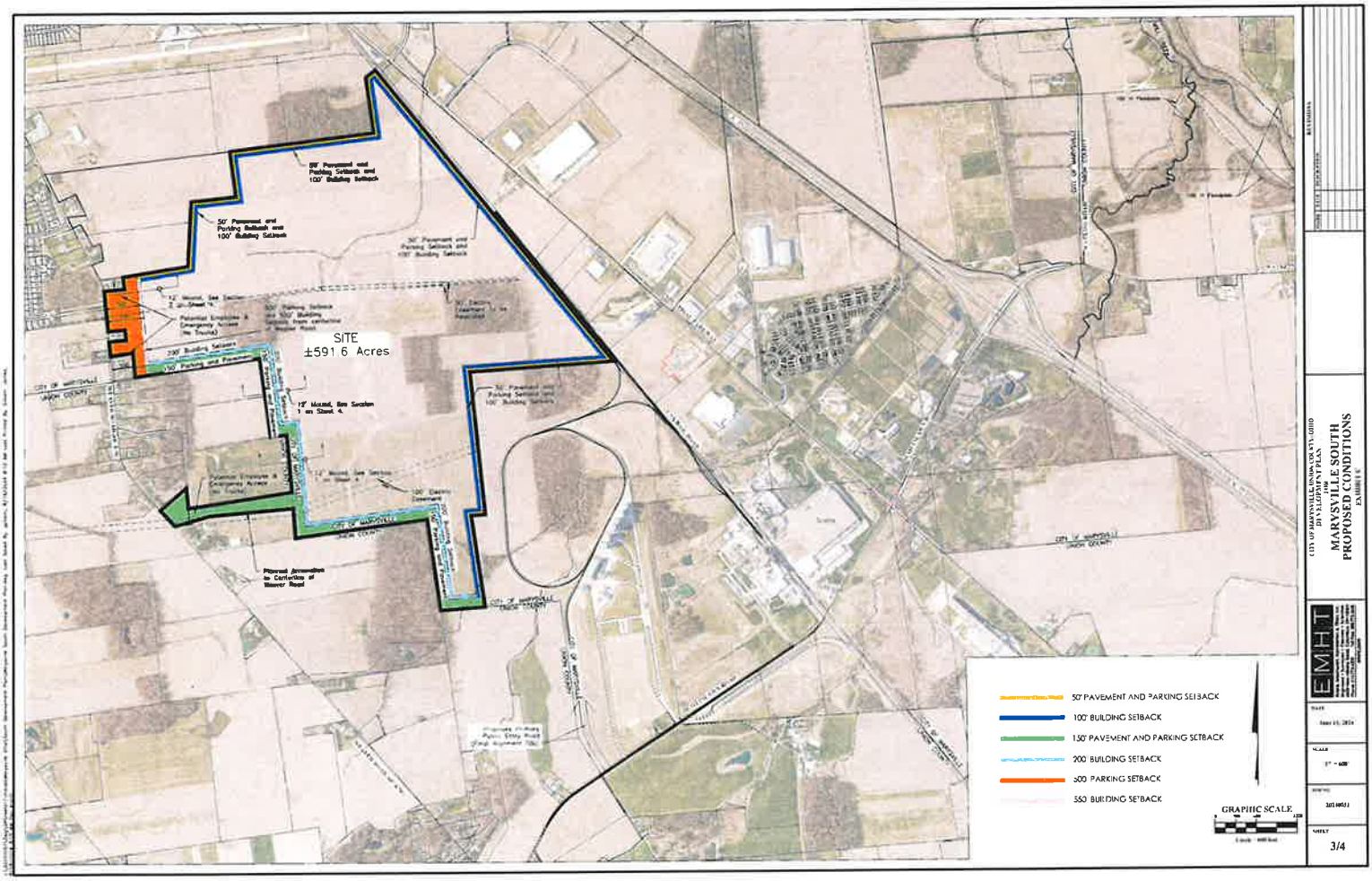
EMH&T

DATE: June 11, 2024

SCALE: 1" = 600'

CONTROL: [illegible]

SHEET: 2/4



CITY OF MARYSVILLE, UNION COUNTY, OHIO
DEVELOPMENT PLAN

MARYSVILLE SOUTH
PROPOSED CONDITIONS

EXHIBIT E

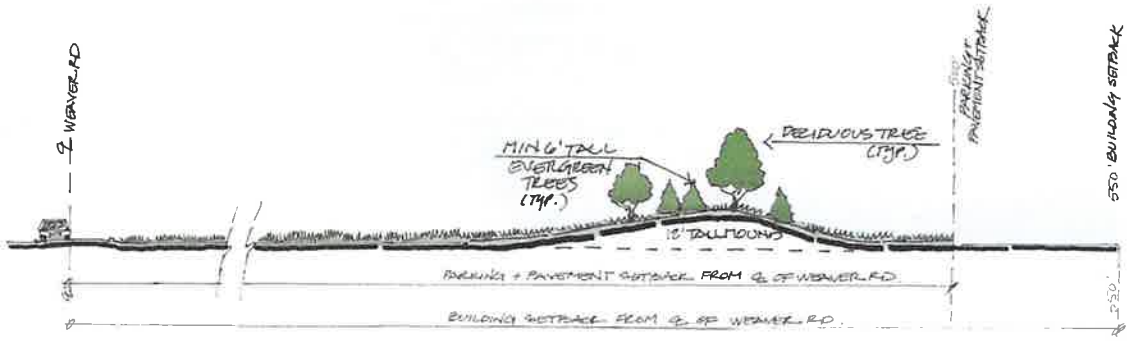
EMH&T

Date: June 15, 2016

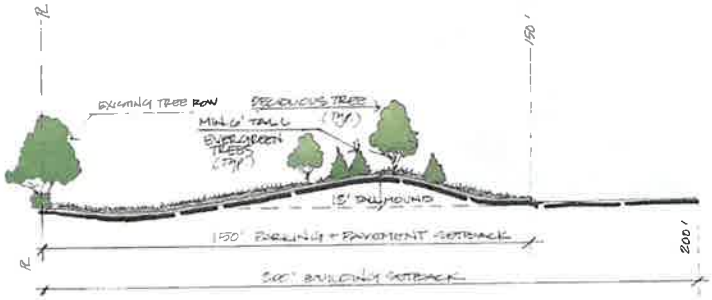
Scale: 1" = 600'

Project No: 2016-0051

Sheet: 3/4



Section 2 at West Property Line/ Weaver Road



Section 1 at West Property Line

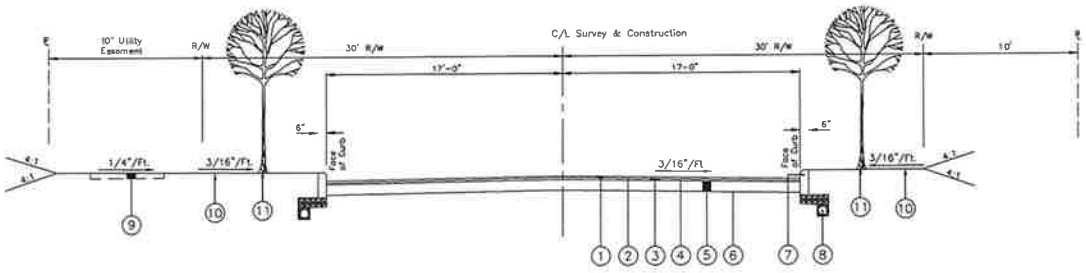
ROAD - TYPICAL SECTION

Marysville South, Ohio

Date: June 28, 2024

TYPICAL SECTION

Not to Scale



LEGEND

1. Item 441 – Asphalt Concrete, Surface Course, Type 1, PG70–22M (T=1.5")
2. Item 407 – Tack Coat for Intermediate Course, Trackless Tack (0.04 Gal/SY)
3. Item 441 – Asphalt Concrete, Intermediate Course, Type 2, (T=1.5")
4. Item 407 – Trackless tack, 702.13, (0.08 Gal/SY)
5. Item 305 – Concrete Base (T=8") OR Item 307 Roller Compacted Concrete Base
6. Item 204 – Subgrade Compaction
7. Item 609 – Curb, Straight 18"
8. Item 605 – 6" Pipe Underdrains
9. Potential Future Concrete Sidewalk
10. Item 659 – Seeding & Mulching, Class 1
11. Street Trees At 30' On Center

REZONING STATEMENT

Marysville South consists of ~591.6 acres, the majority of which is industrial-zoned land in the City of Marysville, being master planned by the Marysville Land Company, which is owned by the New Albany Company. The subject property is located south of the Union County Airport, west of the CSX railroad tracks, north of Scottslawn Rd., and east of Weaver Rd.

Several of Marysville South's existing conditions are barriers to development:

- At the time of this Development Plan application's filing, the site consists of two zoning classifications: Manufacturing / Innovation District and Light Manufacturing District. The site also includes a ~6.5 acre parcel that is undergoing annexation and a ~3.1 acre parcel will subsequently be annexed. These parels shall be included in the Marysville South PUD so long as they are annexed by 12/31/2025.
- The Union County Airport, CSX railroad, and Scottslawn Rd. at-grade rail crossings impede the flow of employee and truck traffic.
- The current minimum requirements under the existing zoning districts do not provide adequate setbacks or buffering between development on the subject property and residential development along Weaver Road.

A single zoning district that is better aligned with the site's physical characteristics, surrounding uses, and current market conditions is critical to unlocking its potential for the City of Marysville. To achieve this goal, the site is being rezoned to Planned Unit Development (PUD) under Chapter 1135 of the Codified Ordinances of Marysville as they exist and are effective on the date when this zoning text is approved by Marysville City Council (the "Codified Ordinances"). All references herein to Chapter or Section numbers refer to applicable Chapter or Section numbers of the Codified Ordinances.

DEVELOPMENT TEXT

The flexibility of a PUD will maximize Marysville South's potential by providing a zoning district with uniform standards and requirements. This PUD will eliminate less desirable uses that are permitted under the existing zonings while also clarifying the nature of certain uses that will be permitted or conditional in this PUD.

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

Permitted Uses

- Artisan Workshop
- Commercial and Industrial Equipment and Machinery Sales, Rental, Leasing
- Commercial Printing and Publishing
- Contractor Offices
- Essential Public Services and Utilities – includes electrical substations
- Essential Private Services and Utilities – includes water or material storage tanks, generator

yards, chillers, and other exterior equipment reasonably necessary for the operation of a permitted use
- Laboratory Research Facility
- Manufacturing, General
- Professional Offices
- School, College or University, Vocation and Technical, Trade or Business
- Warehousing, Private/Public
- Wholesale and Distribution
- Data Processing/Call Center
- Data Center
- Light Manufacturing

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

Conditional Uses

The following uses shall be conditional uses in this subarea which are subject to review and approval in accordance with City Code Sections 1141.22 through 1141.28:
- Ground Passenger Dispatch

Accessory Structures

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

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

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

Lots Size, Open Space, or Coverage Ratio

- The minimum lot width shall be 100' and the minimum lot size shall be 2.0 acres.
- Maximum building height – 70'
- Maximum accessory structure height shall be 20' or as approved by Design Review Board.

- There is no minimum floor area
- A minimum of 10% of the land developed will be dedicated to common open space. Whether open space will be accessible to the public is dependent on the site's development plan and end user's security requirements.
- This subarea has no minimum yard dimensions as long as all setbacks and open space requirements are satisfied.
- This subarea has no maximum lot coverage as long as all setbacks and open space requirements are satisfied.

Setbacks

Parking and pavement and building setbacks, all of which, except where specifically provided below, shall be measured from either the edge of right-of-way or the perimeter boundary of the PUD, as applicable, shall be as follows:

- Unless otherwise specified below, elsewhere in this text, or in the exhibits, setbacks from the perimeter boundary of the PUD shall be a minimum of 50' for parking and pavement and 100' for buildings. Private entry roads may extend into and through the minimum pavement setback when connecting to a public street.
- The minimum setbacks from interior public roads which are not otherwise specified herein shall be 25' from the edge of the right-of-way for parking and pavement and 50' from the edge of the right-of-way for buildings.
- See Exhibit C for expanded minimum setbacks from the neighboring residential lots on Weaver Road. Exhibit C shall govern with respect to the setback requirements from those properties.
- Entry features, security buildings, pedestrian trails, underground utilities, stormwater management basins, drainage facilities, and improvements relating to any of the foregoing shall be permitted to be located within any required minimum setbacks, subject to the mounding and screening requirements of this text and security requirements of the end user.

If a future parcel located adjacent to this PUD comes under common ownership or control, or is zoned to allow compatible non-residential uses, then any minimum building, pavement, or landscaping setbacks set forth in this text as they apply to common or perimeter property line setbacks shall no longer apply.

Access, Parking, Loading, and Pedestrian Connectivity

- A new public road (Road A) will be constructed from Scottslawn Rd to access the site. The alignment and location of Road A has not yet been determined. The road will have a typology and streetscape that will include fencing, street trees, and landscaping, and may have either a ditch/swale design or curb and gutter design. The location and final specifications for Road A and roads internal to this PUD shall be approved by the City Engineer and shall be subject to the City's platting process. The timing of the construction of all the roadway improvements will be defined by the developers(s) and the City and County Engineers working together. All public and private roads may be constructed in phases consistent with the pace of development and as approved during the platting process for public roads and/or the Design Review process for private roads.
- Off-Street Parking and Loading: Parking and loading spaces shall be provided in accordance with Code Chapter 1127. For data center uses, off-street parking shall be provided at the minimum rate of one space for each employee on the main shift, and off-street loading spaces shall be provided at the minimum rate of one loading space per

building.

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

Lighting Plan

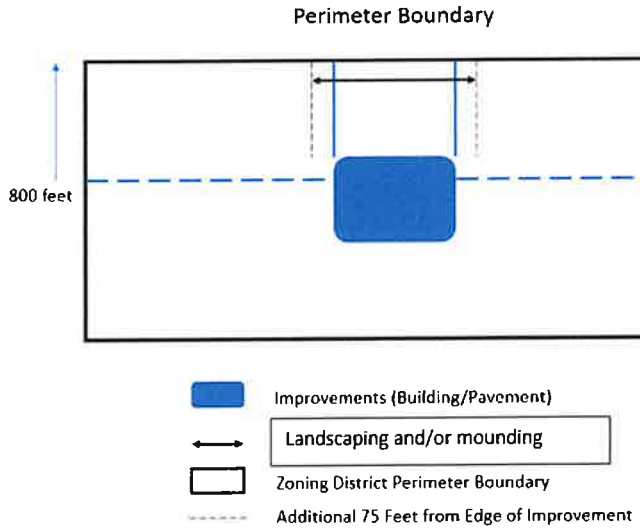
- All parking lot and private driveway lighting shall be cut-off type fixtures and downcast. Parking lot lighting shall be from a controlled source in order to minimize light spilling beyond the boundaries of the site.
- All parking lot lighting within an individual development project shall be of the same light source type and style.
- All parking lot light poles shall be constructed of metal, shall be dark in color, and consistent throughout each individual development. Light poles shall not exceed 28 feet in height, including the base as measured from the pavement level, except that light poles located within 300 feet of properties where residential uses exist or are permitted shall be no higher than 18 feet in height.
- No permanent-colored lights that would result in a "color washing" of a building or neon lights shall be used on the exterior of any building.
- All other lighting on the site shall be in accordance with the Code.
- Street lighting must meet the City's standards and specifications.
- No light spillage onto properties that are adjacent to the PUD shall be permitted from lighting sources within the PUD.

Landscaping and Screening/Buffering Plan

- The landscaping requirements of the PUD will be per the general landscaping standards identified in Section 1125 of the Marysville Codified Ordinances unless noted below.
- For those perimeter boundaries of the PUD that abut real property (i) containing existing residential uses or, as determined at the time that an application is filed for a building permit ("Building Permit") on real property located within the PUD, has a zoning classification which permits the development and operation of residential uses thereon, and (ii) that is not owned by the applicant for the Building Permit or by the applicant for the rezoning/Preliminary Development Plan approval that pertains to the PUD or its affiliates (any real property meeting either of the foregoing criteria to be referred to herein as "Residential Property"), a minimum average 12-foot high mound shall be installed on the property to which the Building Permit applies along the shared property line with the abutting property. The mound shall include a landscape buffer which shall consist of a mixture of deciduous trees, evergreens, and bushes to provide an opacity of at least 80% on the date that is 4 years after planting to a minimum height of 18-feet above ground level. These mounds shall be installed within the required minimum pavement setback area as required by this zoning text. See Exhibit D. Where this PUD and a residential property as described above have an intervening public street right-of-way located between them, the mounding and screening requirements of this paragraph shall apply.
  - If existing trees are found within perimeter areas that have existing screening and buffering, the mounding may be omitted and the existing trees may be utilized as the required screening. The requirement for a minimum 80% opacity within 4 years after

installation is still applicable with this alternative and, therefore, if necessary, additional landscaping materials (i.e., deciduous trees, evergreens, or bushes) shall be planted along those perimeter boundary areas to meet the minimum 80% opacity requirement. The plan for these areas must be reviewed and approved by the Design Review Board.

- Phasing of Residential Screening. In recognition of the significant amount of land area and the lengths of the perimeter boundaries contained within the PUD for all portions of the PUD where there is required mounding and landscaping, it may be installed in phases. For each phase of development in the PUD, such required mounding and landscaping shall be installed when it is anticipated (as provided in plans associated with relevant applications) that buildings, paved parking areas, and/or above-ground equipment or utility infrastructure, once constructed within that phase, will be located within 800 feet of the relevant perimeter boundary line. At a minimum for each phase, this mounding and landscaping shall be installed along the portion of the relevant perimeter boundary line of the PUD between two points which are determined by extending two straight lines from the perimeter boundary line of the subarea to the furthest distance on each side where planned improvements are to be constructed in that phase, and then adjusting those lines so that they are an additional distance of 150 apart. The following illustration is being provided as an example of this requirement:



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

- Pending a user's final site plan and utility services, efforts will be made to preserve the two wooded areas noted in Exhibit B. One wooded area marked with a crosshatch in Exhibit B will be removed. Trees located within parking and pavement setbacks shall be preserved. The City of Marysville Tree replacement program will not apply to these areas.

Architecture Design Standards

- Building Designs - The following design requirements and criteria shall apply to all permitted building typologies in this subarea, other than the Office Building Typology:
    - Building designs shall not mix architectural elements or ornamentation from different styles.
    - Buildings shall be required to employ a consistent use of materials on all elevations.
    - The number, location, spacing, and shapes of windows and door openings shall be carefully considered. Subject to functional requirements for a specific building, door openings and windows should be arranged in a regular or symmetric manner except as appropriate to highlight entrances. Primary entrances shall be made sufficiently prominent that they can be easily identified from a distance, except on buildings where pedestrian traffic is expected to be minimal such as, but not necessarily limited to, data centers or warehouses, or in the context of multi-building projects where the visibility of building entrances may be obstructed.
    - Elements such as meter boxes, utility conduits, generators, water and material tanks, and roof and wall projections such as vent and exhaust pipes, basement window enclosures, and trash containers shall be designed, located, or screened so as to minimize their visibility and visual impact from off-site. Solar energy systems shall be excluded from the requirements of this section.
- Building Forms
    - All building elevations shall be designed to be compatible with each other and to reflect a consistent design approach.
    - Gable or hip roofs shall be avoided unless a building design replicates a traditional American architectural style that employs such roof forms. Flat roofs are permitted.
- Materials
    - Exterior building materials shall avoid overly reflective surfaces. Traditional materials such as, but not limited to, wood, stone, brick, and concrete shall be permitted, along with contemporary materials such as, but not limited to, aluminum, metal, glass, stucco, or cementitious fiberboard (e.g., Hardi-plank or equivalent) shall be permitted on buildings not employing traditional styles. The use of reflective or mirrored glass shall be prohibited.
    - Majority of building colors will be natural colors but additional colors can be considered to allow for innovation/variations in the PUD. Fluorescent colors are prohibited. Color palettes for future buildings will be discussed and reviewed as part of the Design Review process.
    - Prefabricated metal buildings, untreated masonry block structures, and buildings featuring untreated poured concrete exterior walls are prohibited. Notwithstanding the foregoing, ancillary structures built and operated for the purpose of enclosing equipment and which are not occupied by tenants or persons on a regular basis may be constructed using pre-engineered metal.
    - Generally, the quantity of materials selected for a building shall be minimized. A single material selection for each of the independent building components of roof, wall, and accents (i.e. different material or color) is permitted.
    - Loading docks are not required to have the same degree of finish as a main entry

unless they are visible from a public right-of-way.

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







Sustainability

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

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

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

Fencing

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

Signage

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

Sound

- Development within the PUD shall comply with the performance standard regulations of Codified ordinances Section 1123.17. Noise levels shall be measured at the perimeter boundary lines of the PUD.

How the development meets objectives set forth in *Section 1135.01* of the Planning and Zoning Code

The New Albany Company, through its affiliate The Marysville Land Company LLC, is in the early stages of developing Marysville East, which also involved establishing a PUD. While the Marysville East site does not have the same physical constraints as Marysville South, the flexibility of a PUD was instrumental in creating a zoning district that put Marysville in the most competitive economic development position while minimizing the impact on nearby residential development.

During the Marysville East PUD approval process feedback was gathered from residents, Planning Commission and City Council in determining permitted uses, setbacks, buffering and screening, lighting, etc. Many of those provisions are captured in the Marysville South PUD and are reflected in this application.

The site is bounded by the Union County airport on the north, a railroad to the east that only has an at-grade crossing, and residential development to the west. The site is unlikely to attract end users that fit within its existing zoning districts without major proactive infrastructure investments.

Chapter 1135.01 notes the following objectives of a PUD:

- Allowing the creation of development standards that respect the unique characteristics of a site
- The promotion of economical and efficient use of land and reducing infrastructure cost through unified development.
- Assure compatibility between proposed land uses within and around the PUD through appropriate development control.

The objective of the Marysville South PUD is to maximize the site's potential value to the City of Marysville while minimizing its impact on the surrounding area. The site is envisioned to attract high-paying tech jobs and substantial capital investment to supplement the city's innovation economy, which is currently driven by Honda, Nestle, and Scotts, along with investments made by the community in the U.S. 33 Smart Mobility Corridor and Connected Marysville.

The site will generate income and real estate tax revenues to support City services, infrastructure improvements, and the Marysville EVSD. At the same time, any new construction on the site will be substantially more buffered and screened from neighboring residential compared to the existing zoning of the property and minimize the impact on Weaver Road.

Potential impacts public services and facilities, including but not limited to schools, water, sewer, and traffic.

The Marysville Land Company is working with City Council and the Marysville EVSD to put together a plan to create revenue streams for the City and Schools. For example, Marysville South will be included in the same New Community Authority (NCA) as the industrial subarea of Marysville East. The NCA will include a 9.75 mil charge on land and improvements that does not expire and can be used to fund roadways, public utilities, other infrastructure improvements, and services.

The Marysville Land Company is working closlley with the City Engineer to facilitate the extension of water and sewer laterals to serve Marysville South. There is an existing 12" water main located on Scottslawn Road that will be extended with Road A to the site's southern boundary. There is also a 16" water main on Industrial Parkway which could be extended to the site from the east. Sanitary sewer service will come from an existing 48" line that extends through the adjacent Heritage Cooperative site to the eastern boundary of the District. There is also a 60" sanitary line on Industrial Parkway that could be extended to the site. AES has a 138kV transmission line on-site and the Darby substation adjacent to the site on Industrial Pkwy. Natural gas service will be provided by Union Rural Electric or Columbia Gas of Ohio.

Traffic flow is a key consideration for rezoning the site, which is being pursued to align the property's existing conditions with the attributes of the surrounding area and market conditions.

Traffic was listed among the most important issues in the most recent Marysville Comprehensive Plan. The PUD has stated a goal of minimizing the traffic impact on Weaver Road. A traffic study will be conducted during the site's development phase.

EXHIBIT C

PROPOSED CURRENT DEVELOPMENT PROGRAM AND PLAN

A. Proposed Development Program

The primary goal of the New Community Development Program for the Authority is to develop a mix of limited industrial uses focused on scientific research, development, and training facilities; technology related facilities; industrial flex uses; light intensity production of goods and manufacturing; digital infrastructure and data processing; and other similar or related issues and other such incidental or accessory uses related thereto, to be located within in the District and infrastructure necessary to fulfill the current and future needs of this area. The Authority's proposed new community will include the District, initially comprising approximately 1,250 acres, together with existing development and community space within the City, and is planned so that the resulting community includes facilities for the conduct of industrial, commercial, residential, cultural, educational, and recreational activities, and designed in accordance with planning concepts for the placement of utility, open space, and other supportive facilities. The development in the area designated as "NCA Area South" on Exhibit A-1 is expected to consist of entirely industrial uses. The development in the area designated as "NCA Area East" on Exhibit A-1 is expected to consist predominately of industrial and commercial uses, with the potential, subject to appropriate zoning, for retail and residential uses as the District develops. The expected New Community Development Program is further detailed in the proposed zoning description attached as Exhibit B.

B. Proposed Land Acquisition, Land Development, Community Facilities and Community Services

The Developer owns or controls (within the meaning of Section 349.01(E) of the Ohio Revised Code) all the Initial Property to be included within the proposed District as depicted in Exhibit A-1 and described in Exhibit A-2. As authorized by Section 349.06 of the Ohio Revised Code, the Developer intends for the Authority to assist with the financing of the infrastructure improvements consisting of the roadway improvements and associated, water, storm sewer, sanitary sewer, electric and communication facilities as shown on the attached map and further described on the Initial Infrastructure Cost Estimate, each attached to this Exhibit C (the "Initial Infrastructure" which such Initial Infrastructure components are "Land Acquisition", "Land Development" or "Community Facilities" within the meaning of Ohio Revised Code Section 349.01). The Initial Infrastructure may also include an electrical substation and related infrastructure. The final location of the Initial Infrastructure may change as development plans for the District are finalized. The Authority and the Developer shall provide reasonable updates to the City with respect to changes in the planned construction and location of the Initial Infrastructure. The Developer expects that the Developer or the City, and not the Authority, will contract for and manage design and construction of the Initial Infrastructure. The Authority will enter into all necessary agreements with the Developer and, if required from time to time, the City, to provide for the construction of the Initial Infrastructure. The Authority may cooperate with one or more other new community authorities or one or more other governmental issuers of bonds (including,

but not limited to, one or more port authorities formed under Ohio Revised Code Chapter 4582) formed or to be formed to finance and construct infrastructure improvements, including, without limitation, the Initial Infrastructure.

The Authority may also improve, maintain, sell, lease, or otherwise dispose of real and personal property and Community Facilities if determined to be necessary or desirable by the Board and the Developer for the benefit of the New Community Development Program. Once adequate provision has been made for the financing of the Initial Infrastructure, the Authority may engage in such other Land Development activities and provide such other Community Facilities and services as are determined by the Board and as are permitted under Chapter 349 of the Ohio Revised Code.

C. Proposed Method of Financing

(i) Financing Plan

The Developer and parties other than the Authority will be responsible for upfront funding of the Initial Infrastructure as shown on the Initial Infrastructure Cost Estimate attached to this Exhibit C. A portion of the costs of the Initial Infrastructure will be paid or reimbursed from Community Development Charges levied by the Board of Trustees of the Authority. After the payment of administrative expenses and reimbursement of the Developer for costs of establishing and administering the Authority, the first priority use of Community Development Charges (unless otherwise agreed by the Developer and the City from time to time) will be to reimburse the Developer for amounts it has advanced to fund right of way acquisition from unrelated third parties, Land Development improvements, and other Community Facilities (which such Community Facilities include, without limitation, the Initial Infrastructure). Thereafter, the Authority and the Developer may agree on other uses of the Community Development Charges that will aid the Authority in the implementation of its New Community Development Program and the development of the District. An estimate of the projected Community Development Charges derived from the private development in the District is attached to this Exhibit C, and will be sufficient, in the Developer's opinion, to fund the Initial Infrastructure. The Authority may also issue notes or bonds of the Authority to provide for payment of the costs of the Initial Infrastructure and other improvements agreed upon by the Authority and the Developer. Unless otherwise agreed by the Board of Trustees, the Developer will be responsible for arranging, and paying the costs associated with establishing and administering the Authority and any Authority bond or note issuance, with all such costs to be reimbursed to the Developer from proceeds of bond or note issuances or from Community Development Charges. The City will not be responsible for supporting any Authority bond or note issuance unless separately approved by City Council.

The Developer expects that Additional Property will be added to theDistrict over time and will be subject to the Assessed Valuation Charge and used to fund Land Acquisition, Land Development and other Community Facilities, as well as administrative costs of the Authority.

(ii) Charge Covenant Filing

The Developer expects to file a Declaration of Covenants, Restrictions and Agreements for the Marysville Southeast Community Authority (the "Declaration") with the Union County Recorder pursuant to Section 349.07 of the Ohio Revised Code for developable property within the Authority's District. The Declaration creates covenants running with the land to establish the obligation of current and future landowners to pay the Community Development Charges once the Authority is formed and the charges are levied by the Board of Trustees. The Declaration may be amended from time to time to modify or implement additional Community Development Charges. One or more additional declarations or amendments or supplemental declarations to the Declaration may be recorded as part of the addition of Additional Propety associated with any expansion of theDistrict.

(iii) Bases of Determining Community Development Charges

All or a portion of the Community Development Charges will be based on the assessed valuation of each parcel of Initial Property or Additional Property included within the District as shall be more fully determined by the requirements of the Declaration (the "Assessed Valuation Charge"). The maximum annual amount of the Assessed Valuation Charge for each parcel of Initial Property or Additional Property included within the District established by the Declaration is .00975 multiplied by the assessed valuation of such parcel (i.e., 9.75 mills; nine dollars and seventy-five cents ($9.75) for each one thousand dollars ($1,000) of assessed valuation). The method for determining the assessed valuation, including any stipulated assessed valuation, that is used to determine the Assessed Valuation Charge will be set forth more fully in the Declaration. The Board may agree with the Developer and one or more other owners of the Initial Property or Additional Property within the District to collect other Community Development Charges as permitted by Chapter 349 of the Ohio Revised Code, provided that such charges may not be levied on the basis of rentals received from leases of real property.

(iv) Timing and Manner of Collecting Community Development Charges

Collections of the Community Development Charges will be administered under the direction of the Board of Trustees. The Assessed Valuation Charges are expected to be payable annually or semiannually on due dates to be determined by the Board of Trustees of the Authority. As permitted by Section 349.07 of the Ohio Revised Code, it is anticipated that the Board of Trustees of the Authority may certify the Community Development Charges to the Union County Auditor, who will enter the charges on the tax list and duplicate of real property and certify the charges to the Union County Treasurer for collection with semi-annual real property tax bills. Delinquent payments of the Assessed Valuation Charges are expected to be collected in the same manner provided for the collection of delinquent real property taxes. Other Community Development Charges, if any, will be determined as provided in agreements between the Authority and the property owners subject to such Community Development Charges. The Authority may also undertake separate collection actions under the Declaration, which may include direct collection by the Authority or collection by a third party administrator or collection agent selected by the Board of Trustees of the Authority.

D. Projected Total Employment Within the District; No Anticipated Residential Development or Population

The District will include an estimated 1,350 employees upon completion of the private improvements. While future residential development within the District is possible, the Developer does not currently anticipate any residential units within the District; therefore, the anticipated number of residents in the Authority is zero (0).

Infrastructure Cost Estimate	
Project Description	**Est. Cost**
Roadway Improvements	
Exisiting Watkins Road Widening (Item 1)	$3,993,000.00
Road A from Watkins to Watkins (Item 2)	$11,775,000.00
Road A from Watkins to U.S. 36 (Item 3)	$14,249,000.00
Road B from Road A to Cul-De-Sac (Item 4)	$2,435,000.00
Road C from Industrial Parkway (Item 5)	$7,274,000.00
Road D from Watkins to U.S. 36 (Item 6)	$9,619,000.00
Watkins Road Removal (see alternative below)	$710,000.00
Scottslawn & 33 Interchange Improvements	$3,000,000.00
Domestic Water Improvements	
Scottslawn Offsite 12" Water and Restoration	$1,410,000.00
12" Water Loop Connection	$1,048,500.00
12" Water Extension and Restoration on Weaver	$375,000.00
Stornwater Improvements	
Regional and Local Basins	$5,400,000.00
Clearing and Grubbing	$20,000.00
Stream Relocation	$1,740,000.00
Sanitary Sewer Improvements	
Scottslawn Offsite 18" Sanitary	$1,600,000.00
Electric Substation and Related Infrastructure	$10,000,000.00
Soft Costs	
Inspection Fees	$2,986,000.00
Contingency	$14,929,700.00
Project Management, Survey, Engineering, Permitting & Design Fees	$13,436,800.00
Total	**$106,001,000.00**

Watkins Road Widening Alternative	
Additional Cost if Watkins Road Widened not Removed	$6,462,400.00
Total with Watkins Road Widening Alternative	**$112,463,400.00**

Community Development Charge Estimates

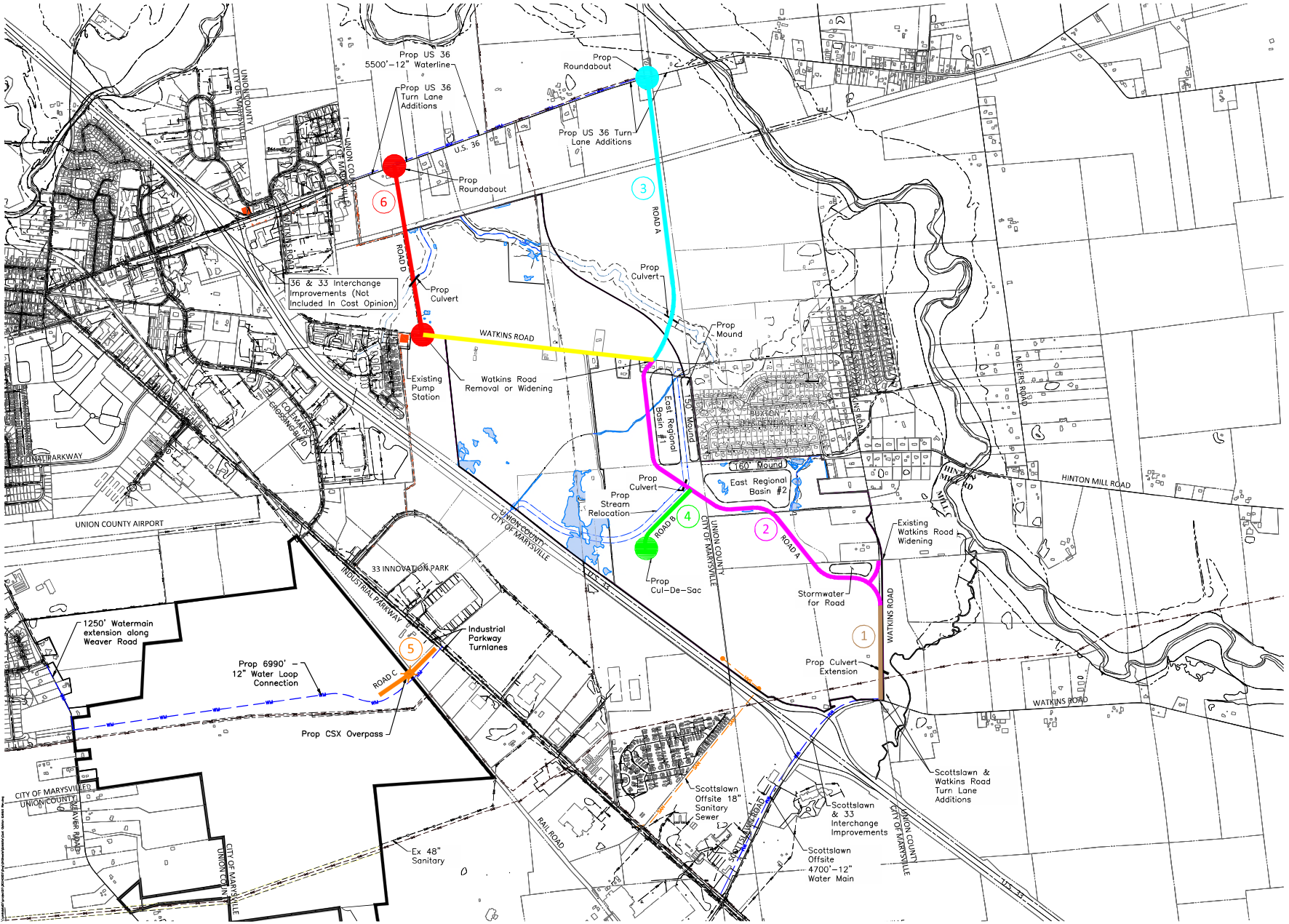
The following estimates of Community Development Charges for the first thirty (30) years of Community Development Charge collections are provided by the Developer based on an estimated build-out schedule for a portion of the Initial Property to be included within the District. Actual Community Development Charges may be higher or lower than the amounts projected, based on a number of factors, including actual build out, Additional Property owned or controlled by the Developer and added to the District, and valuations assigned to the buildings by the Union County Auditor from time to time.

Project Year	Est. Calendar Year	Est. Market Value	Est. Taxable Value	Est. NCA Charges
1	2029	$221,750,000	$77,612,500	$756,722
2	2030	$295,250,000	$103,337,500	$1,007,541
3	2031	$368,750,000	$129,062,500	$1,258,359
4	2032	$442,250,000	$154,787,500	$1,509,178
5	2033	$515,750,000	$180,512,500	$1,759,997
6	2034	$589,250,000	$206,237,500	$2,010,816
7	2035	$662,750,000	$231,962,500	$2,261,634
8	2036	$736,250,000	$257,687,500	$2,512,453
9	2037	$809,750,000	$283,412,500	$2,763,272
10	2038	$883,250,000	$309,137,500	$3,014,091
11	2039	$956,750,000	$334,862,500	$3,264,909
12	2040	$1,030,250,000	$360,587,500	$3,515,728
13	2041	$1,030,250,000	$360,587,500	$3,515,728
14	2042	$1,030,250,000	$360,587,500	$3,515,728
15	2043	$1,030,250,000	$360,587,500	$3,515,728
16	2044	$1,030,250,000	$360,587,500	$3,515,728
17	2045	$1,030,250,000	$360,587,500	$3,515,728
18	2046	$1,030,250,000	$360,587,500	$3,515,728
19	2047	$1,030,250,000	$360,587,500	$3,515,728
20	2048	$1,030,250,000	$360,587,500	$3,515,728
21	2049	$1,030,250,000	$360,587,500	$3,515,728
22	2050	$1,030,250,000	$360,587,500	$3,515,728
23	2051	$1,030,250,000	$360,587,500	$3,515,728
24	2052	$1,030,250,000	$360,587,500	$3,515,728
25	2053	$1,030,250,000	$360,587,500	$3,515,728
26	2054	$1,030,250,000	$360,587,500	$3,515,728
27	2055	$1,030,250,000	$360,587,500	$3,515,728
28	2056	$1,030,250,000	$360,587,500	$3,515,728
29	2057	$1,030,250,000	$360,587,500	$3,515,728
30	2058	$1,030,250,000	$360,587,500	$3,515,728
				$88,917,804
			Est. NPV	$24,184,307

Marysville Development Areas

COST OPINION EXHIBIT

Date: November 12, 2024



N

GRAPHIC SCALE
400' 0 800' 1600'

Legend

- ROAD SEGMENT 1
- ROAD SEGMENT 2
- ROAD SEGMENT 3
- ROAD SEGMENT 4
- ROAD SEGMENT 5
- ROAD SEGMENT 6

OPTION A: WATKINS RD REMOVAL
OPTION B: WATKINS RD WIDENING

NOTES:

All Proposed Roadways include Storm, Water, Electric, and Communications.

Exhibit C - Initial Infrastructure Map

EXHIBIT D

PRELIMINARY ECONOMIC FEASIBILITY ANALYSIS

A. Area Development Pattern and Demand

The primary uses of land in and near the District are industrial and regional mixed use. The District is principally located to the east and south of the City, with US 36 to the north and US 33 to the west. Development of the District is subject to the City of Marysville Comprehensive Plan, adopted June 25, 2018 (the "Comprehensive Plan"), attached to this Exhibit D. According to the Comprehensive Plan, the City planned for the areas in and around the District to be developed as a combination of regional mixed use, residential, and industrial uses. The plans for the District are consistent with the Comprehensive Plan of the City.

The real estate market in the City has been experiencing a notable transformation. With a median sale price of homes reaching $372K, a 12% increase from the previous year, the market is showing signs of robust growth. This uptick in prices is accompanied by a relatively quick turnover of homes, averaging 45 days on the market, which is a decrease from 53 days the year before. The demand for housing in Marysville is further evidenced by the volume of sales, with 30 homes sold in December 2023, up from 26 in the same month of the previous year. Moreover, the pattern of migration to and from Marysville reveals interesting trends. While 24% of homebuyers looked to move out of Marysville, a substantial 76% sought homes within the metropolitan area. Notably, Marysville is attracting interest from outside its immediate region, with homebuyers from cities like Dayton, Cleveland, and even Los Angeles considering relocation to Marysville.

The City is also experiencing a significant upswing in industrial real estate development. The demand for speculative industrial spaces is driven by the less than 2% vacancy rate in Union County and the influx of automotive companies investing along the US-33 Corridor, which is home to over 70 automotive companies. This trend is indicative of the City's role in the broader growth of the Columbus Region, positioning itself as a leader in national and international manufacturing. Marysville is a top location for One Columbus and JobsOhio industrial inquiries, and the presence of major regional employers like Honda, Scotts, and the Transportation Research Center, along with the US-33 Smart Mobility Corridor, enable strong brand identity for companies seeking to locate or expand operations in the area. The support from JobsOhio's Ohio Site Inventory Program (OSIP) for projects in the City through grants and low-interest loans for speculative development projects further underscores the state's commitment to fostering an environment conducive to industrial growth and innovation.

The City is part of the Columbus Metropolitan Statistical Area (the "MSA"). For a broader look at the central Ohio region, attached to this Exhibit D is the Mid-Ohio Regional Planning Commission (MORPC) Insight 2050 report, which provides additional forecasting scenarios for central Ohio's future socio-economic and development conditions.

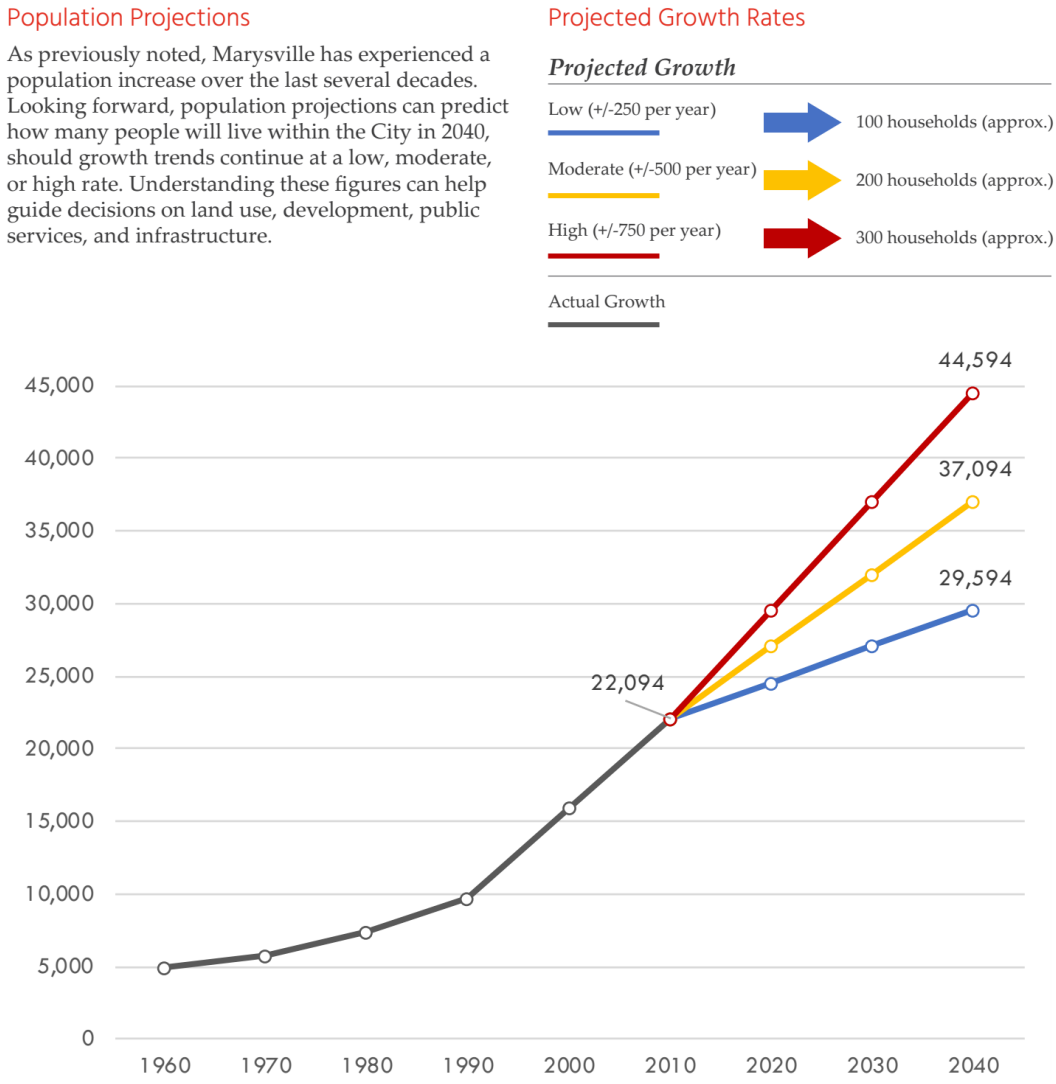
B. Location and Proposed District Size

The new community district of the Authority (the "District") is located in Union County, Ohio in the southeast areas of the municipal corporation of the City as shown on the map attached as Exhibit A-1. The District is approximately 1,250 acres in size.

C. Present and Future Socio-Economic Conditions

Population

The U.S. Census Bureau reported that the City had a population of 25,571 in 2020. The 2020 population is an increase of 3,492 from the 2010 population of 22,094, for an average growth of 349.2 people per year. The U.S. Census Bureau estimated 27,157 City residents as of July 1, 2022, which would indicate an average growth of 785.5 people per year over those two (2) years, which is more than double the average from the 2010-2020 period. This population growth in consistent with the population trends projected by the City in its Comprehensive Plan:



While the growth from 2010 to 2020 fell between the low and moderate growth rate projections, the growth in 2021 and 2022 accelerated significantly and surpassed the high growth rate projection of 750 residents per year.

According to the Comprehensive Plan, the City also has a uniquely young population distribution, with 27.4% of the population falling between the ages of 30-44, compared to 19.3% for the State. The City's 65 and older population is 11.7%, while it is 18.4% at the State level. This

Union County (the "County") had a population of 62,783 in 2020 (according to the U.S. Census Bureau), and the Union County – Marysville Economic Development Partnership (the "UCMEDP") reported 20,212 households. The 2010 census reported a population of 52,300, indicating a growth in population of 10,483 people over the ten-year period, or an average of 1,048.3 per year. The U.S. Census Bureau's estimate for the County's population as of July 1, 2023 was 69,637. Consistent with the City acceleration in population growth, the County population increased at an average of 2,284.7 people per year.

The City and the County are part of the Columbus Metropolitan Statistical Area (the "MSA"). The U.S. Census Bureau estimated the MSA's population was 2,138,941 people in 2020. As part of their "State of the Region" report released in March 2024, MORPC estimated the MSA's current population to be 2,424,000, and projected the MSA would have a population of 3,150,000 in 2050. This has the MSA adding over 1,000,000 new residents between 2020 and 2050, and the MSA averaging 71,264 new residents per year between 2020 and 2024. MORPC has estimated that through 2040, those 65 or older will make up 45% of the population growth, with 35 to 64 year olds accounting for 30% and those under 35 accounting for 25%.

Employment

The Ohio Department of Jobs and Family Services (the "ODJFS") reported the following unemployment rate statistics for the years 2021-2023:

Region	2021	2022	2023
City of Marysville	3.9%	3.2%	3.0%
Union County	3.6%	3.0%	2.8%
Columbus MSA	4.7%	3.4%	3.1%
State of Ohio	5.1%	4.0%	3.5%

For a better sense of the overall pattern of strong job growth and employment over the years, the table below shows the unemployment rate for the County, the MSA, and the State from the year 2000 forward (prior to 2021, the ODJFS did not publish a separate unemployment rate for the City of Marysville, so the City was not included).

Locally, the County has many large employers, most notably Honda of America Manufacturing, with over 7,000 employees, according to the UCMEDP's statistics for January 2021. Other large local employers include Midwest Express (1,500), The Scotts Miracle Gro Co. (1,100), and Memorial Health (980). The County's employment is distributed very differently

than the MSA as a whole. The UCMEDP reported that in 2021, 27.8% of the workforce was employed in manufacturing, 16.2% in administrative and support services, 8.6% in professional, scientific and tech jobs, 7.1% in retail trade, 6.1% in health care, 5.4% in management, 4.2% in education, 3.9% in transportation, 3.7% in public administration, 3.7% in wholesale trade, 3.7% in hospitality, 2.9% in construction, 1.5% in agriculture, 1.2% in finance and insurance, with utilities, information jobs, real estate, art & entertainment, and mining & quarrying each accounting for less than 1%. The U.S. Census Bureau estimated that from 2010 to 2020 the County went from 24,500 jobs to 27,800 jobs, or 330 jobs per year. From 2020 to 2023 the County added 1,800 jobs with 29,600 jobs in 2023, or 600 jobs per year.

The MSA annual average unemployment rate for 2023 was 3.1%, down from 3.4% in 2022 according to the Ohio Labor Market Information site for the ODJFS. According to a Columbus Business First survey published in July 2023, the largest employers in the MSA are The Ohio State University (34,661), the State of Ohio (23,410), OhioHealth Corp. (21,950), JPMorgan Chase & Co. (18,600), Nationwide Children's Hospital (14,242), Nationwide Mutual Insurance Company (11,000), The Kroger Co. (10,925), Amazon/AWS (9,262), City of Columbus (8,855), and Columbus City Schools (8,235). Other large employers headquartered in the MSA include The Huntington National Bank, Mount Carmel Health Systems, and American Electrical Power. According to ODJFS, for the year 2023, the MSA had an average of 1,154,000 nonagricultural jobs. Based on data from February 2024, nonagricultural employment in the MSA is comprised of 19.28% in trade, transportation and utilities, 16.80% in government, 16.24% in professional and business services, 15.42% in private educational and health services, 9.20% in leisure and hospitality, 7.39% in financial activities, 6.40% in manufacturing, 3.88% in mining, logging and construction, 1.59% in information services, and 3.80% in other service industries.

The accelerating job and population growth is expected to increase demand for multifamily housing in Central Ohio. MORPC forecasted changes to the regional housing market between 2010 and 2050 and expects Multifamily housing to comprise between 20% and 47% of all new housing growth. The Comprehensive Plan stated that as of 2018, an estimated 7,907 City residents commuted outside of the City to work. It further noted that 12,605 workers came to the City for work from other communities on a daily basis. While this information pre-dates the COVID-19 pandemic, it still demonstrates that there are many non-residents working in the City, and demand for housing in the City is increased as a result.

D. Public Services Provision

The City will provide the District with fire and EMS, police, refuse, water, sanitary sewer, and storm sewer services. While the Authority will provide funding for Land Acquisition, Land Development and Community Facilities such as the Initial Infrastructure on a reimbursement basis to the Developer, as necessary, the Authority is not expected to directly provide any public services or utilities. The District is served by the Marysville Exempted Village School District. Gas and communications services are available from various providers.

E. Financial Plan

The development of the District's private improvements is expected to be financed by over $2 billion of private debt and equity. The Authority is expected to provide over $24 million in public financing for the District's public improvements. The Authority will not provide financing for the private improvements within the District. Community Development Charges and other available funds will be used to finance the Initial Infrastructure necessary for the private improvements, as further described in Exhibit C. Based on current and expected future market conditions for industrial, commercial and residential uses in the City and Union County, the Developer further expects that property owners' operational revenue from private improvements, property sale proceeds and rental income will be sufficient to repay any private debt borrowed to fund the private improvements and provide an adequate return to attract equity investment and undertake the planned private development of the District.

For the avoidance of doubt, the Developer understands that the Authority shall have no right to, and the City shall not be obligated to provide, any financial support from the City to the Authority with respect to obligations incurred by the Authority, including but not limited to the payment of administrative expenses and the costs of any bonds or notes issued by the Authority, in any way, except by mutually acceptable, written agreement between the Authority, the City, and such other parties as may become necessary from time to time.

F. Developer's Management Capability

The Developer, The Marysville Land Company LLC is an affiliate of The New Albany Company LLC. The Developer is a Delaware limited liability company formed in 2024 to assemble land. All of the approximately 1,157 acres to be included in the District are now owned or controlled by Developer, which is designing and developing the project, managing properties acquired in the assemblage, and may acquire additional parcels.

The New Albany Company LLC oversees the development of extensive holdings as part of a master-planned community, including the 15,000-acre New Albany Business Park, up-scale residential neighborhoods, a country club and a town center retail district. These developments include the successful land assembly and coordination of infrastructure construction and private improvements for approximately 8,000 acres of industrial development property, including data centers for Google, Meta and AWS, multiple pharmaceutical and advanced manufacturing facilities, and the Intel chip manufacturing facility in Licking County, Ohio. William G. Ebbing is President of The New Albany Company, which he joined in 1995.



City of Marysville
Comprehensive Plan



Adopted June 25th, 2018

/Acknowledgments/

The planning effort was guided by an active and engaged steering committee, which is listed below. The project steering committee reviewed draft ideas, concepts, and plans, and helped steer the project team in the direction of the final plan.

Alan Seymour
City Council

Bill Narducci
Assistant County Engineer

Chad Flowers
City Planner

Dave Gulden
LUC Planning Commission

Dennis Shultz
Attorney

Diane Mankins
Marysville Exempted Village School District

Eric Phillips
Economic Development

Jeremy Hoyt
City Engineer

Mark Wirtz
Richwood Bank

Matthew Ridley
Memorial Health

Mike Andrako
Director of Public Service

Philip Connolly
Connolly Construction

Robert Spain
Marysville Police

Scot Draughn
Design Review Board

Steve Stolte
Union County Commissioner

Terry Emery
City Manager

Tim Aslaner
City Law Director

Virginia Golan
Planning Commission, Design Review Board, Realtor)

This plan was created for the City of Marysville by OHM Advisors.

Plan adopted by City Council on June 25, 2018.

CITY OF marysville

OHM Advancing Communities®

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1. Introduction

/Project Overview/



The Marysville Comprehensive Plan 2018 aims to envision the future for development and growth in the City of Marysville. The Plan has been informed by the community, and a technical examination of physical, economic, and social trends of the City and region. The end result is a plan specially designed to serve the interests and future of Marysville, relative to projected manufacturing, commercial, and residential growth in Union County and the Central Ohio region. It is designed to be used as a tool to guide and inform the community and local leaders in making collective, informed, and deliberate decisions, which work toward a common future over the next ten years.

/What is a Comprehensive Plan?/

A comprehensive plan is the culmination of a community-driven effort to determine goals and a corresponding plan for the future, serving as a guide for policies, practices, and investments. The plan provides an opportunity to prioritize development and land-use patterns, identify important and potentially transformative projects, and align resources to address growth and improve a community's quality of life.

Comprehensive plans involve an engaging process that brings people from various walks of life together to discuss their ideas and aspirations for the future. These aspirations may focus on anything from the environment, economy, infrastructure, education, recreation, or any other issue that is important to those who live, work, and play in the community.

The planning process uses a variety of tools to help communities identify and reach goals that are otherwise not discussed and ensure they are built on a foundation of collaboration with extensive public and stakeholder involvement. It engages residents and stakeholders in fun and dynamic ways to share their visions for the future, and strategize how they would like to see that future become reality.

The Marysville Comprehensive Plan aims to:

Guide...

...the community in evaluating future growth and development.

Inform...

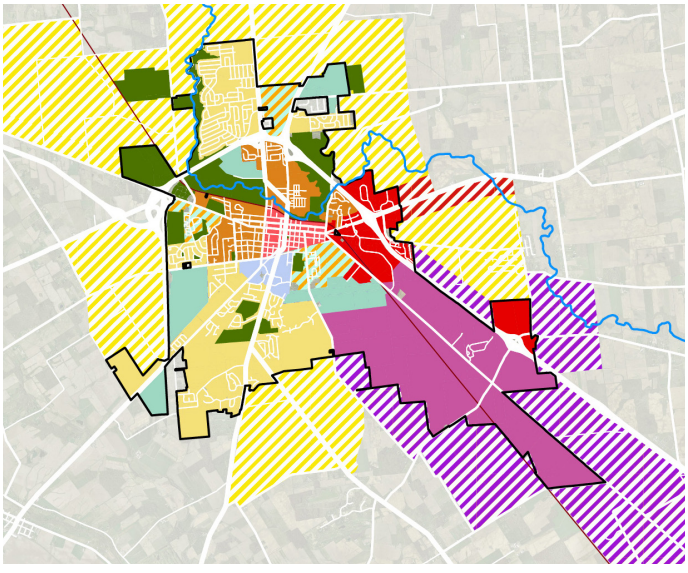
... residents and City staff on the implications of future growth.

Develop...

...a unique vision for the City based on its own set of challenges and opportunities.

Measure...

...future progress and implementation of City improvement efforts, planning initiatives, and development projects.



Future Land Use Plan, page 53



Former Kroger Site - West 5th Avenue, page 66

/Planning Process/

Who Was Involved?

Local Leadership

The City of Marysville identified a need in the community for a long-term vision for the future, and championed the creation of this plan to fulfill that need. City staff and elected officials played a critical role by providing ongoing guidance and expertise, and by gathering many of the community's best and brightest stakeholders to convene and strategize. Working together, a blueprint for the future of Marysville has been created.

Steering Committee

A group of Marysville community members, residents, and business owners were assembled to guide and inform the planning process. Ultimately, these community members will serve as long-term stewards of the Plan.

General Public

The public was invited to two community meetings. An open house at Friday Night Uptown gathered input from dozens of residents providing ideas and insight into the needs and wants of the community. The public was invited to a second Open House at the 2018 State of the City to test the outcome of the planning process and to help with next steps in implementation of the plan. A telephonic survey, conducted by Aimpoint, provided statistical data on community preferences and opinions related to growth in Marysville.

For those unable to attend the public gatherings, people were encouraged to visit the project website. It was used to host a community survey and virtual versions of the public meeting activities. Throughout the process, the project website was also used to disseminate information. *A more detailed explanation of public meeting activities and results is outlined in Chapter 3, Public Engagement.*

Stakeholders

Through the recommendation of City staff and the steering committee, Stakeholders were identified to provide additional insight and feedback throughout the planning process.

Consultant Team

OHM Advisors was retained to guide the planning process. OHM Advisors is an integrated engineering, architecture, and planning firm, specializing in community involvement and urban design.

Project Schedule:

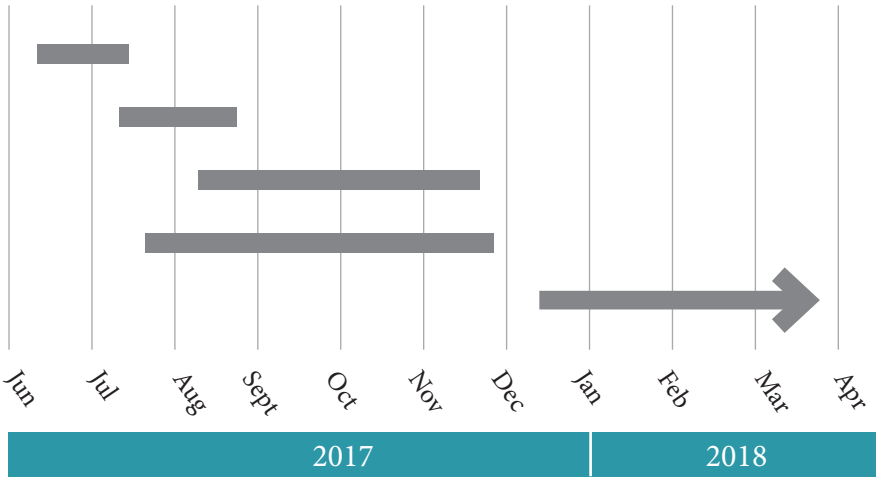
Preparing for the Plan

Understanding the Context

Community Engagement

Developing the Plan

Finalizing the Plan



/Plan Inputs/

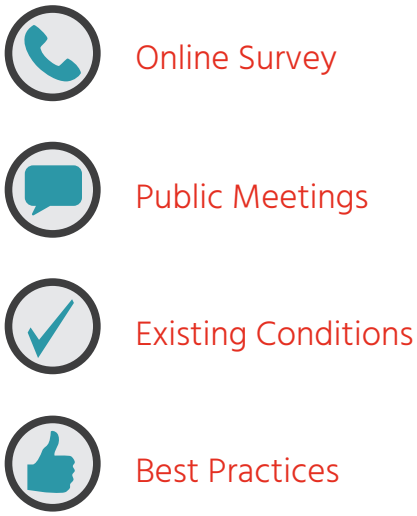
The Plan has been informed by a range of inputs highlighted to the right.

A robust public engagement process solicited input from the public through a telephonic survey, online engagement, and two public open houses.

The existing conditions analysis was conducted through the lens of examining growth throughout the Central Ohio region. Population growth will continue to have a significant impact on the city moving forward. Developing a logical and fiscally sustainable land use development pattern will be important for accommodating this growth.

Finally, understanding best practices in community development, from planning for the adoption of autonomous vehicles to incorporating best practices in residential development, will help push Marysville forward.

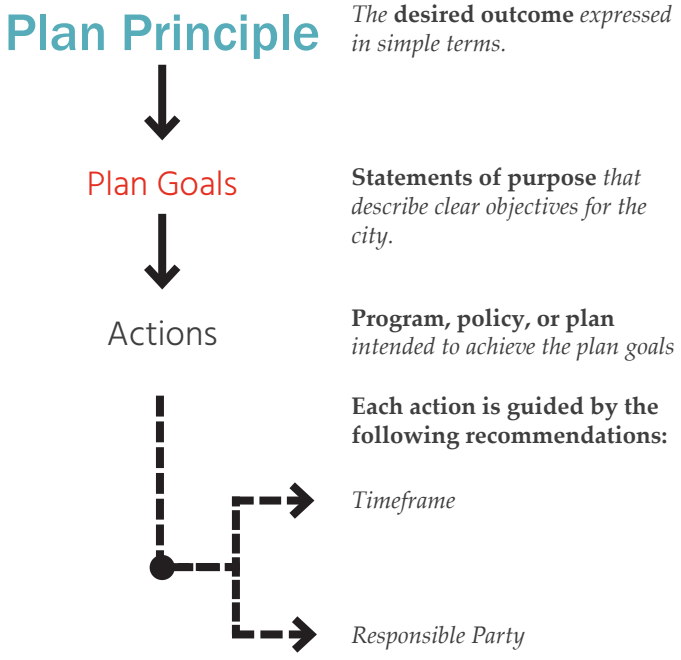
Plan Inputs



/Putting the Plan to Action/

A plan without an implementation strategy is naturally limited in its effectiveness. The final chapter of the plan provides a blueprint for both the City administration and the community to move elements of this plan into reality.

Five plan principles were developed and solidified with the Steering Committee throughout the planning process. Each principle frames a tangible set of goals and actions for the City of Marysville to accomplish, in order to advance the core themes of this Plan.



2. Public Engagement

/Public Engagement/

The following section highlights the public engagement activities undertaken throughout the planning process. The four groups listed below were engaged at various stages of the process to help inform the final Marysville Comprehensive Plan.

Engaged Parties

- P — Public
- S — Stakeholder
- SC — Steering Committee
- C — City Staff



P SC

Mapping Exercise

Meeting participants were asked to identify areas for growth and preservation inside and outside of Marysville.



P

Big Ideas

Stakeholders, the steering committee, and public meeting attendees dreamed big, giving the planning team a range of inspiring ideas.



SC S

Issues and Opportunities

The planning team facilitated a discussion with stakeholders and the steering committee around issues and opportunities currently facing the City.

Project Schedule



Engagement by the Numbers

1000+
total responses

300 telephone survey responses

700+ unique online responses

100+ Open House attendees



P

Online Survey

Community members and stakeholders were asked to take a comprehensive online survey to provide detailed ideas on improvements they would like to see in Marysville.



P

Telephonic Survey

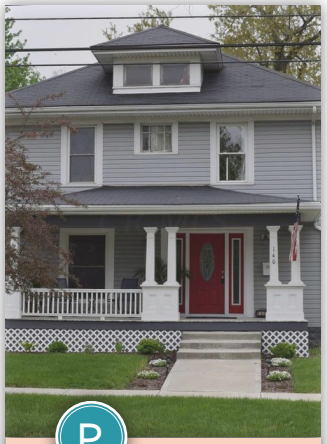
Under the direction of Aimpoint, a statistically valid telephone survey was conducted to provide statistically informed input from the community.



C SC

Existing Conditions Analysis

With the guidance of the steering committee and city staff, the planning team undertook a thorough existing conditions analysis to develop a deeper understanding of Marysville.



P

Development Patterns

The public was asked to participate in an online activity to rank the appropriateness of possible residential and commercial development patterns for Marysville.

SC S — November

SC — December

C — January

C SC P — February

/Mapping Exercise/

Overview

Open House attendees were asked to express a preference over where and how Marysville should grow. Participants expressed an interest in infill development along West 5th Street, including the former Kroger site and Uptown. Areas to be preserved included existing green spaces and parks, particularly in and around residential neighborhoods. Respondents expressed an interest for outward growth in the Cooks Pointe Planned Unit Development (PUD) area.

- **Inward Growth:** Where in the City is new growth, development, or redevelopment appropriate?
- **Outward Growth:** Looking outside the City or in underdeveloped areas, where is new growth or development appropriate?
- **Preserve:** What are the areas, both inside and outside of Marysville, which should be preserved?

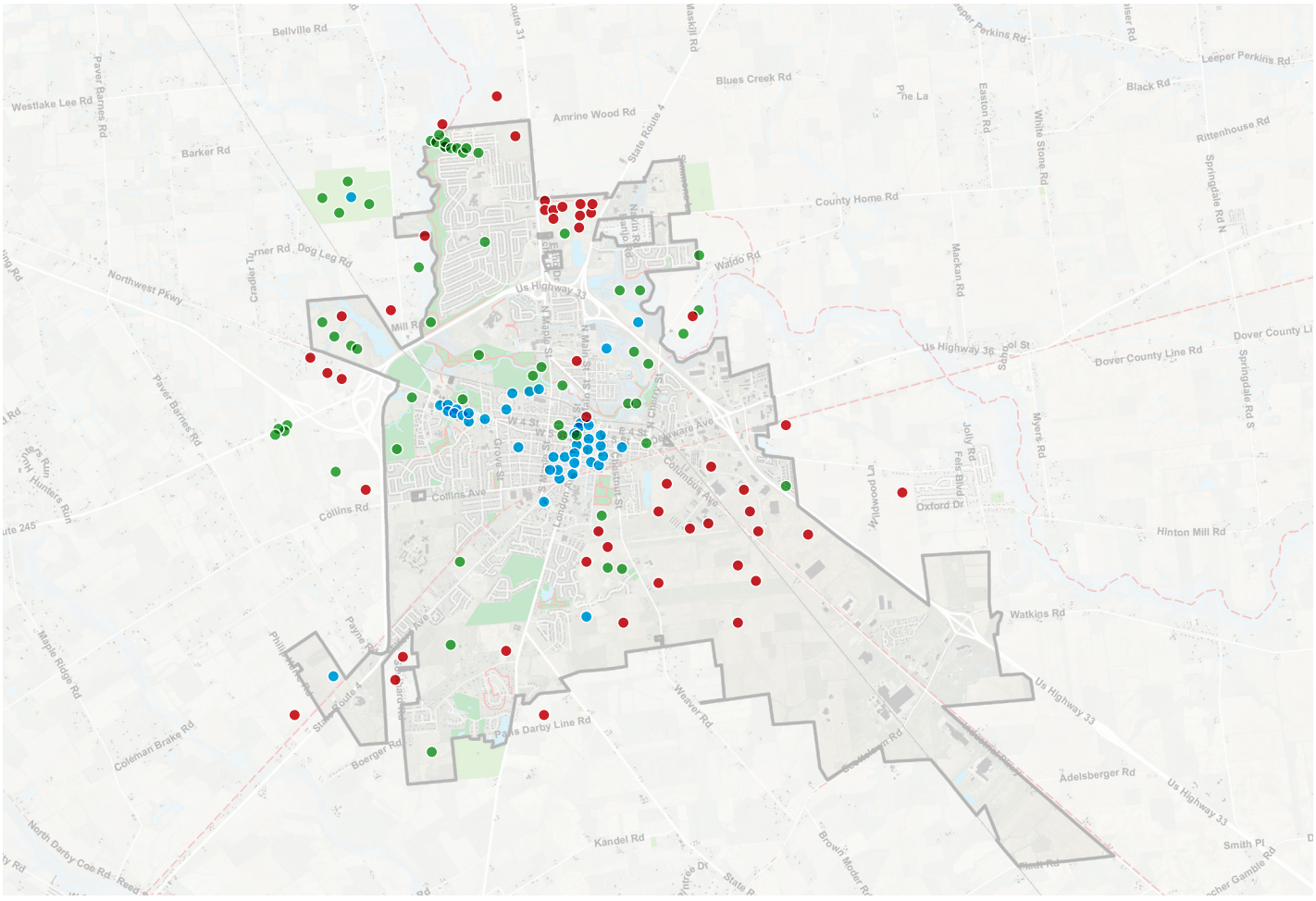


Figure 2.1 *public mapping exercise.*

/Development Patterns/

Which of the following residential developments are appropriate for future residential growth in Marysville?

The development types with the highest number of votes offer single and multi-family units at a medium density, limit parking to behind the structures, and provide walkability through sidewalks and small building setbacks. The development patterns with the fewest votes were typical suburban apartment complexes, further indicating a preference for walkable, infill development.













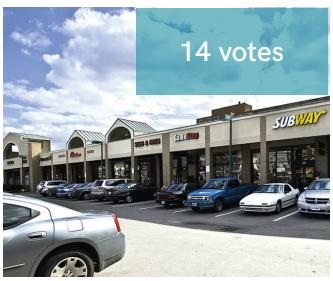
Which of the following retail development patterns are most appropriate for future commercial growth in Marysville?

The commercial developments which received the highest number of votes offer tree-lined, attractive streetscapes, benches, and identifiable architecture. They also provide opportunity for mixed-use development and infill or preservation projects. The styles receiving only half as many votes are of monotonous design and lack a sense of place. They also offer the most parking on-site, indicating a willingness of the public to forfeit convenient parking in order to structure Marysville neighborhoods as pedestrian-friendly and visually appealing communities.









/Survey Highlights: Public Perception/

A telephonic and online survey were conducted to achieve a comprehensive understanding of existing conditions and planning goals as perceived by Marysville's public. The following is a summary of the telephone survey results. See City of Marysville staff for a complete summary of the results.

1 Generally speaking, would you say that things here in Marysville are heading in the right direction or have they gotten off on the wrong track?

According to the survey, nearly two-thirds of Marysville residents feel positively about the direction the City is headed. As the area continues to grow, it is important for the City to build off this positive momentum.

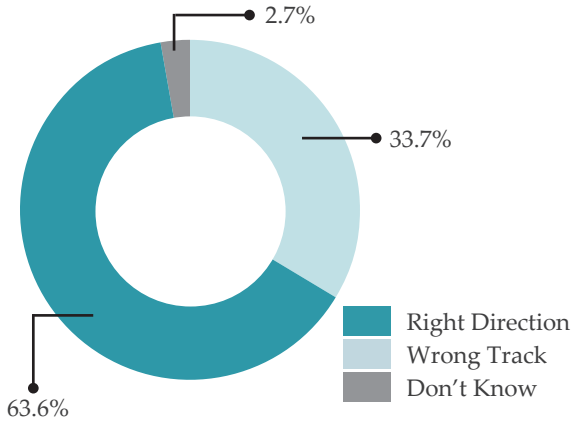


Figure 2.2: Survey Response - Direction of City

2 Do you feel safe and secure in the City of Marysville?

Perceived safety can be an important indicator for the health of a city. The majority of respondents said they feel safe in Marysville.

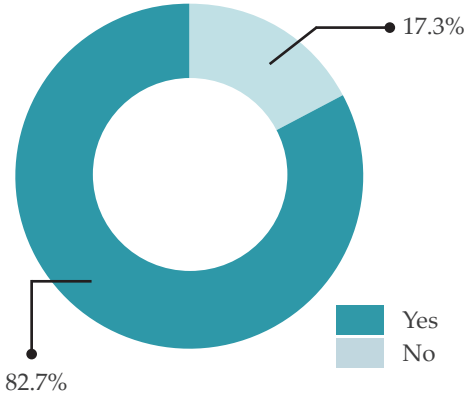


Figure 2.3: Survey Response - Safety and Security

/Survey Highlights: City Services/

3 On a scale of 0-10 where 0 is "extremely low" and 10 is "extremely high" how would you rate your quality of life as a Marysville resident?

The average quality of life among survey respondents, who vary in age, income, and gender, was moderately rated at a 6.6. "Quality of life" was not defined for respondents, but may include perceptions on health, safety, economic, and social factors.

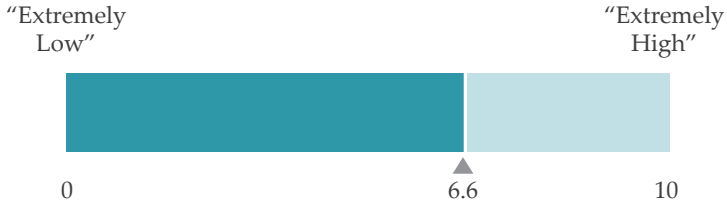


Figure 2.4: Survey Response - Quality of Life

4 Please rate the performance of the following services and characteristics on a scale of 0-10 where 0 is "poor" and 10 is "excellent."

In the next ten years, please rate how important it is to improve the following services and characteristics on a scale of 0-10 where 0 is "not important" and 10 is "very important."

No service or characteristic received an average rating higher than 6.5. The three lowest rated services--street maintenance, bike/pedestrian system, and traffic flow--also rated fairly high in importance, highlighting an opportunity for the City to focus on transportation efforts.

Regarding roadway improvements, respondents noted a preference for officials to focus on cost and safety.

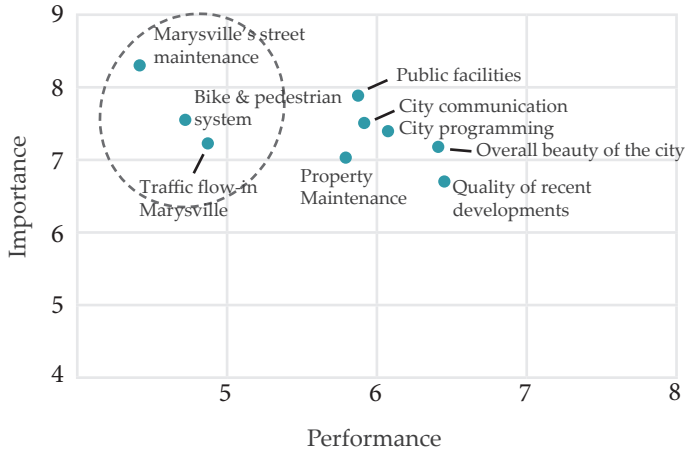


Figure 2.5: Survey Response - City Services

/Survey Highlights: City Services/

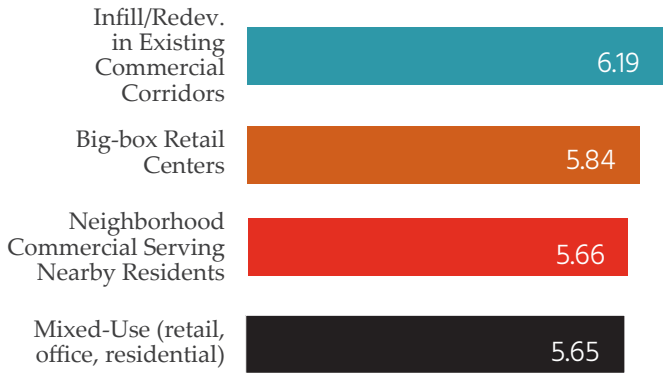
5 Please rate the following areas on a scale of 0-10 on how appropriate they are for infill and redevelopment, where 0 is "not appropriate at all" and 10 is "very appropriate."

Similar to responses on "Inward Growth" patterns in the mapping exercise (page 14), Uptown was popular among respondents for infill and redevelopment.



6 Please rate what type of commercial development would you like in Marysville, On a scale of 0-10 where 0 is "would not like at all" and 10 is "would like a great deal?"

Survey responses varied among the four possible commercial development scenarios. There was a slight preference for infill and redevelopment of existing commercial corridors.



7 Are there other types of growth patterns you would like to see?

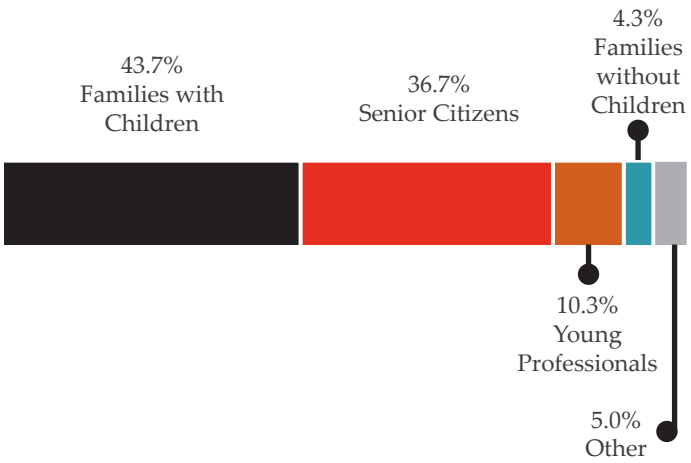
For residents who offered specific growth patterns, they would like to see in the future for Marysville, emphasis was placed on senior and multi-family housing.



/Survey Highlights: City Services/

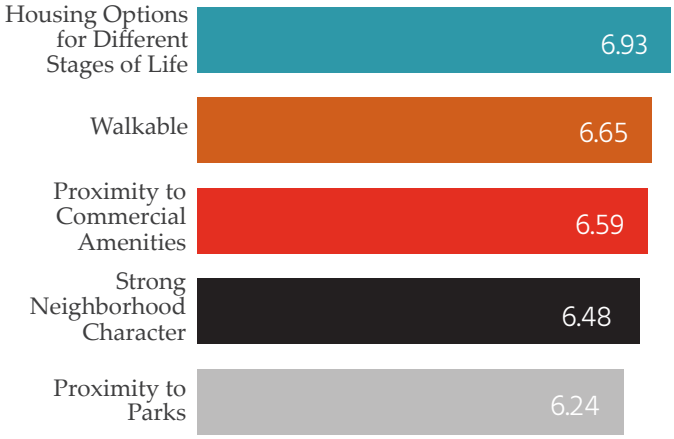
8 What group of people might need more housing within Marysville over the next ten years?

Survey respondents said that families with children were likely to be the group in greatest need of housing in the future. Senior citizens and young professionals were ranked second and third, respectively.



9 On a scale of 0-10 with 0 being "extremely unimportant" and 10 being "extremely important" please rate how important each of the following housing characteristics are when thinking about future residential growth and development.

Livability factors, such as being able to age in place and walk to amenities, were the most important to respondents. Characteristics with average ratings lower than six, included "High Quality Materials and Design," "Bikeable," "Proximity to Schools," and "Proximity to Adjacent Undeveloped Farmland."



Key Takeaways:



Need for different housing types including smaller-scale and multi-family.



Preference for walkable, high quality neighborhoods with character.



Prioritize growth that contributes positively to the City budget and efficient use of resources.

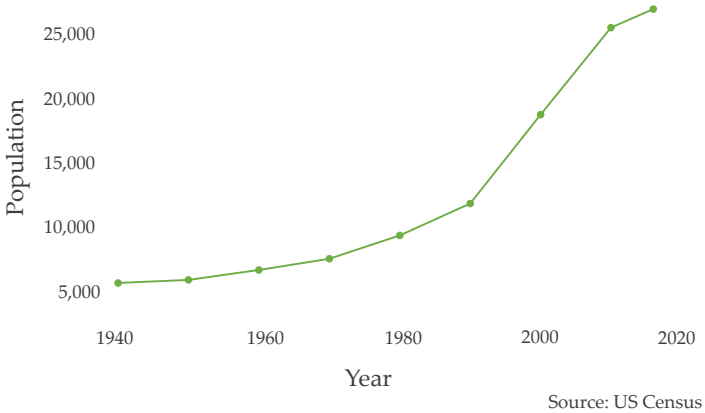
3. Existing Conditions

/Demographics/

Rapid Population Growth

Marysville's accelerated population growth over the past three decades coincided with the opening of the Honda Marysville Automobile Plant in 1982, which has brought over 4,000 employees to the area. A further examination of population growth is provided on pages 24-25.

Figure 3.1: Population Growth, 1940-2017

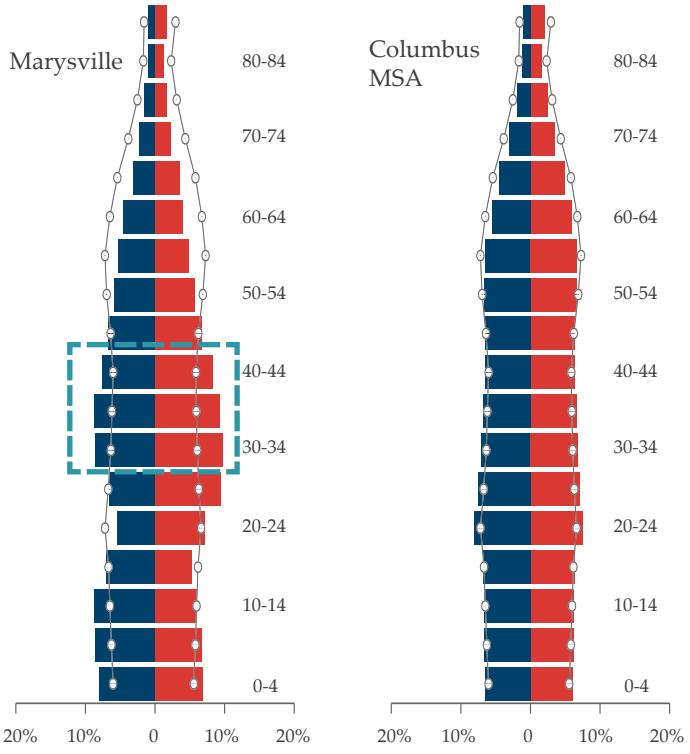


Source: US Census

Population Distribution

The population pyramids to the right demonstrate the age distribution for Marysville and Central Ohio, compared with that of the State. A higher percentage of Marysville's population falls between the ages of 30-44 compared to the region and the State. This should guide present needs, as well as long-term planing, as this age group matures.

Figure 3.2: Population Pyramids

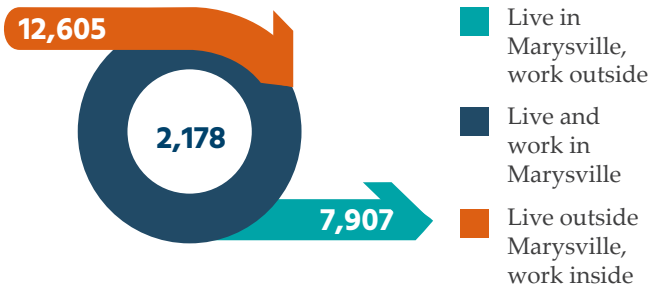


Source: ESRI, 2016

A Daytime Influx of Workers

The growth of Marysville's manufacturing development, particularly along the U.S. 33 corridor, is reflected in the over 11,500 people that commute into Marysville for work each day. Conversely, nearly 8,000 people leave Marysville each day for work. This massive inflow and outflow of people places a high importance on the infrastructure supporting transportation within the region. It is also important to consider how these commuters, both in and out, may be captured in future residential or office development.

Figure 3.3: Daily Employment Inflow/Outflow



Source: LEHD, 2015

/Labor Market/

Lower-Income Job Density

Marysville workers with incomes under $1,250 per month are concentrated centrally, near Uptown and the eastern gateway to the City off of US-36. These jobs are mainly centered around shopping centers and may include food, service, and retail industries. Lower-income jobs make up approximately 26% of jobs in the City.

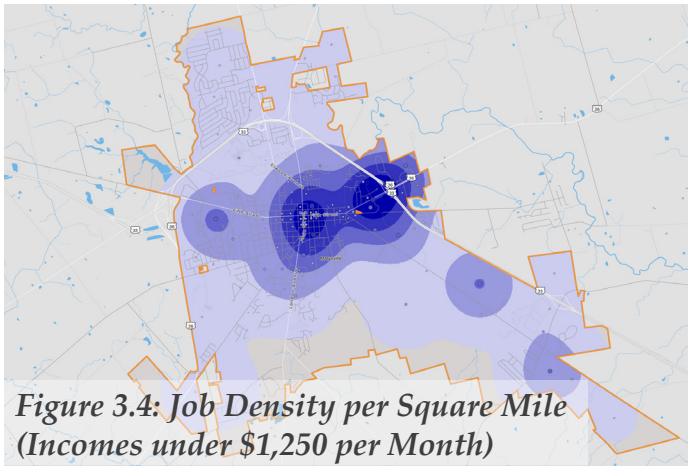


Figure 3.4: Job Density per Square Mile (Incomes under $1,250 per Month)

Moderate-Income Job Density

Workers with a higher income between $1,250 and $3,333 per month occur in geographically similar areas as the lower-income jobs. Moderate-income jobs make up approximately 40% of jobs in the City.

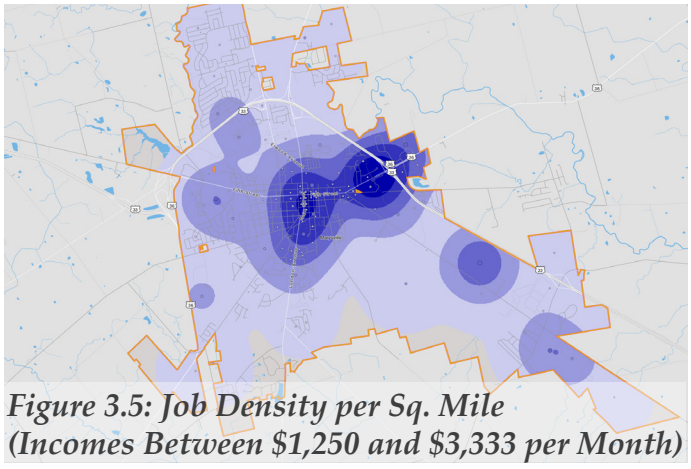


Figure 3.5: Job Density per Sq. Mile (Incomes Between $1,250 and $3,333 per Month)

Higher-Income Job Density

Workers earning more than $3,333 per month are primarily concentrated in areas of manufacturing, medical, and government activity. The future land use plan aims to capitalize on the success and potential growth of these areas by outlining design standards and recommendations for the Medical District and Manufacturing District. See Chapter 5, Land Use for detailed information. Currently, higher-income jobs make up approximately 33% of jobs in the City.

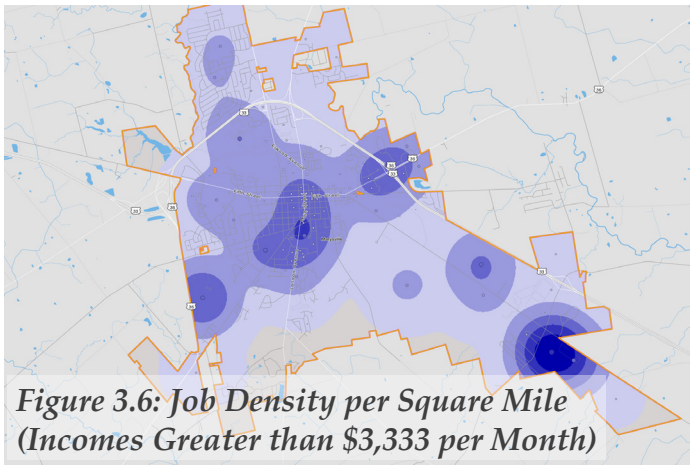


Figure 3.6: Job Density per Square Mile (Incomes Greater than $3,333 per Month)

Source: LEHD, 2014

/Population Projections/

Population Projections

As previously noted, Marysville has experienced a population increase over the last several decades. Looking forward, population projections can predict how many people will live within the City in 2040, should growth trends continue at a low, moderate, or high rate. Understanding these figures can help guide decisions on land use, development, public services, and infrastructure.

Projected Growth Rates

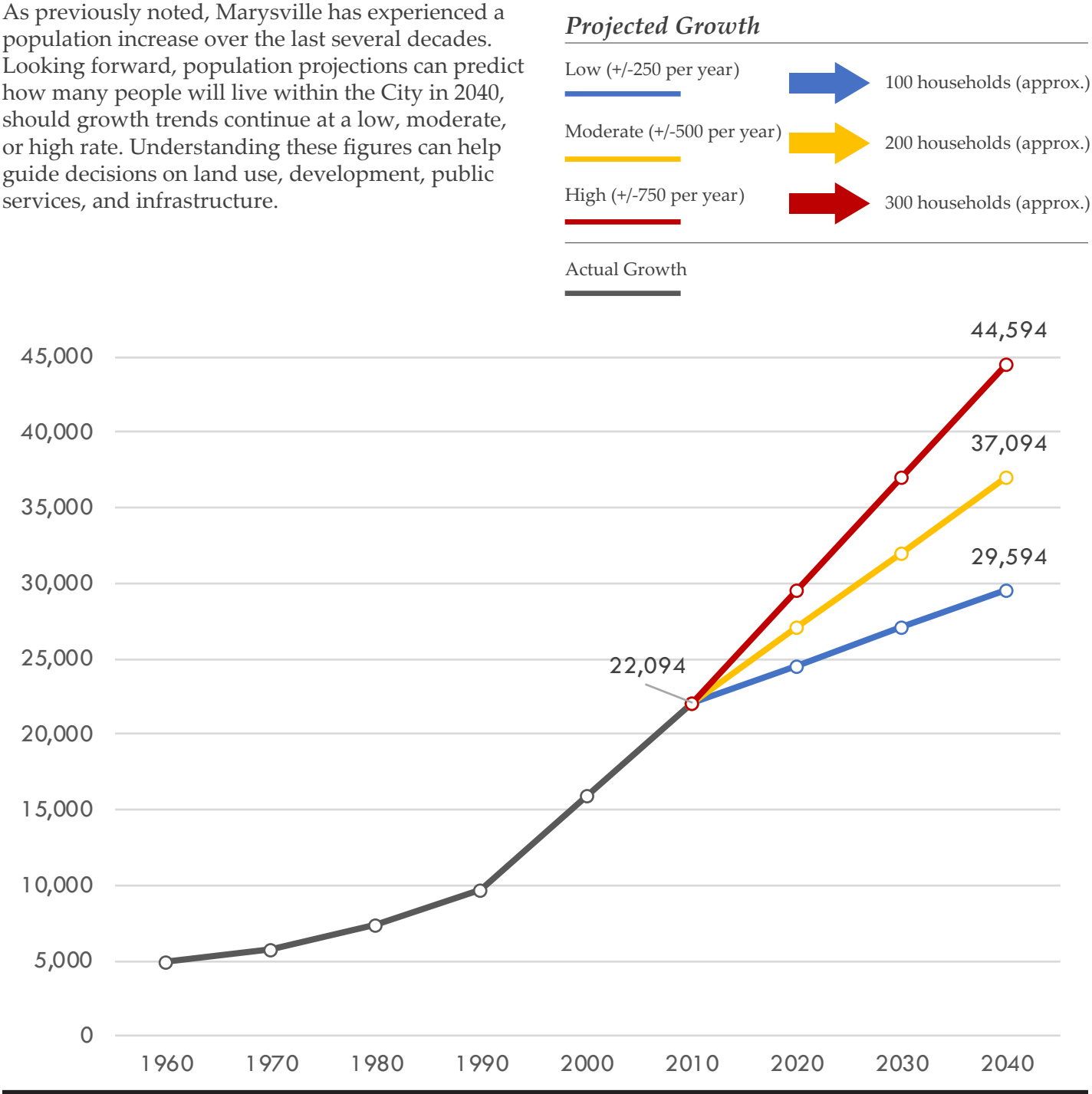
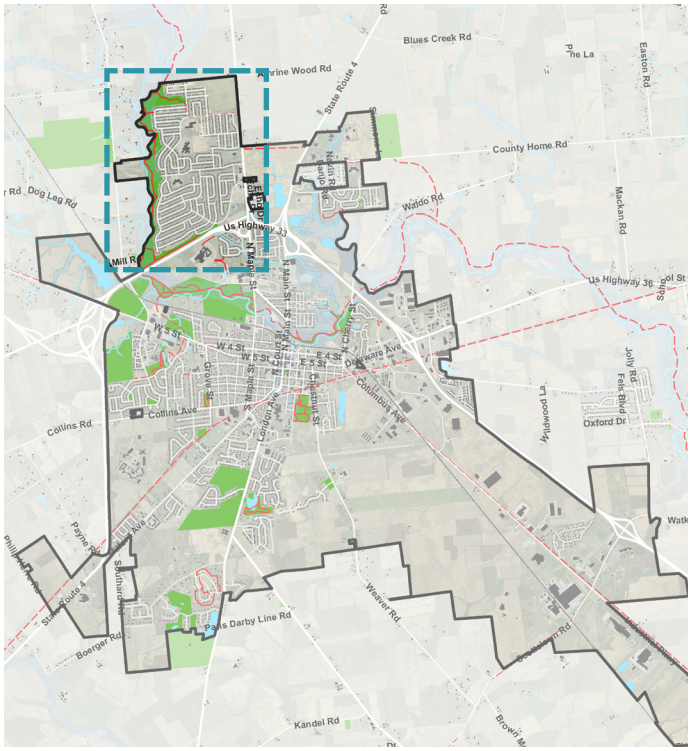


Figure 3.7 *population projections.*

Visualizing Projected Growth

To help visualize how the projected population growth could impact the City, each of Marysville's projected growth rates was compared to Marysville's most recent residential suburban development, Mill Valley, below. Mill Valley is 750-acres with approximately 2,000 single-family housing units, making it a relatively low-density development. As shown below, and outlined elsewhere in this plan, this is not a preferred growth pattern for Marysville as it moves forward, as demographic shifts will demand different housing products, and development patterns such as Mill Valley place significant demands on infrastructure



The Mill Valley Residential Development serves as an example of recent residential development patterns in the City of Marysville.

Low Projected Growth Scenario

People per year	250
Households per year	100
Households by 2040	2,300
Additional "Mill Valleys" needed	**1**



Moderate Projected Growth Scenario

People per year	500
Households per year	200
Households by 2040	4,600
Additional "Mill Valleys" needed	**2.5**



High Projected Growth Scenario

People per year	750
Households per year	300
Households by 2040	6,600
Additional "Mill Valleys" needed	**3.2**



/Existing Land Use/

The City of Marysville supports a variety of land uses including commercial, manufacturing, residential, agriculture, and public use. Near the City center, a mix of mostly residential, commercial and public use predominates smaller block sizes. Radiating out from the City center, residential development with some commercial and public use is present. Near the City border, large swaths of agricultural land are present. In the southeast portion of the City, land use differs in that there is very little residential use, with manufacturing and commercial use predominately along US 33 and the US 33 and US 36 interchange.

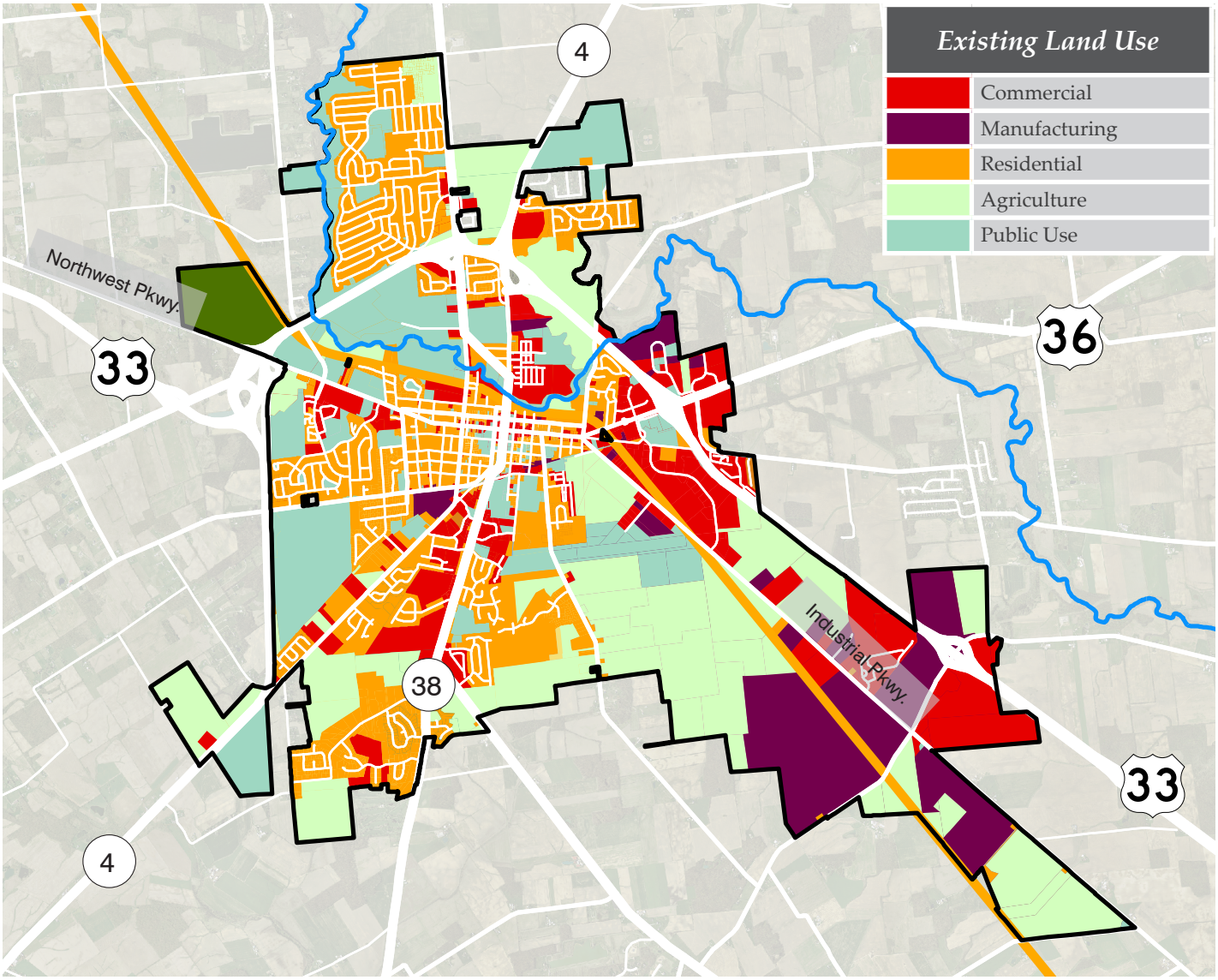
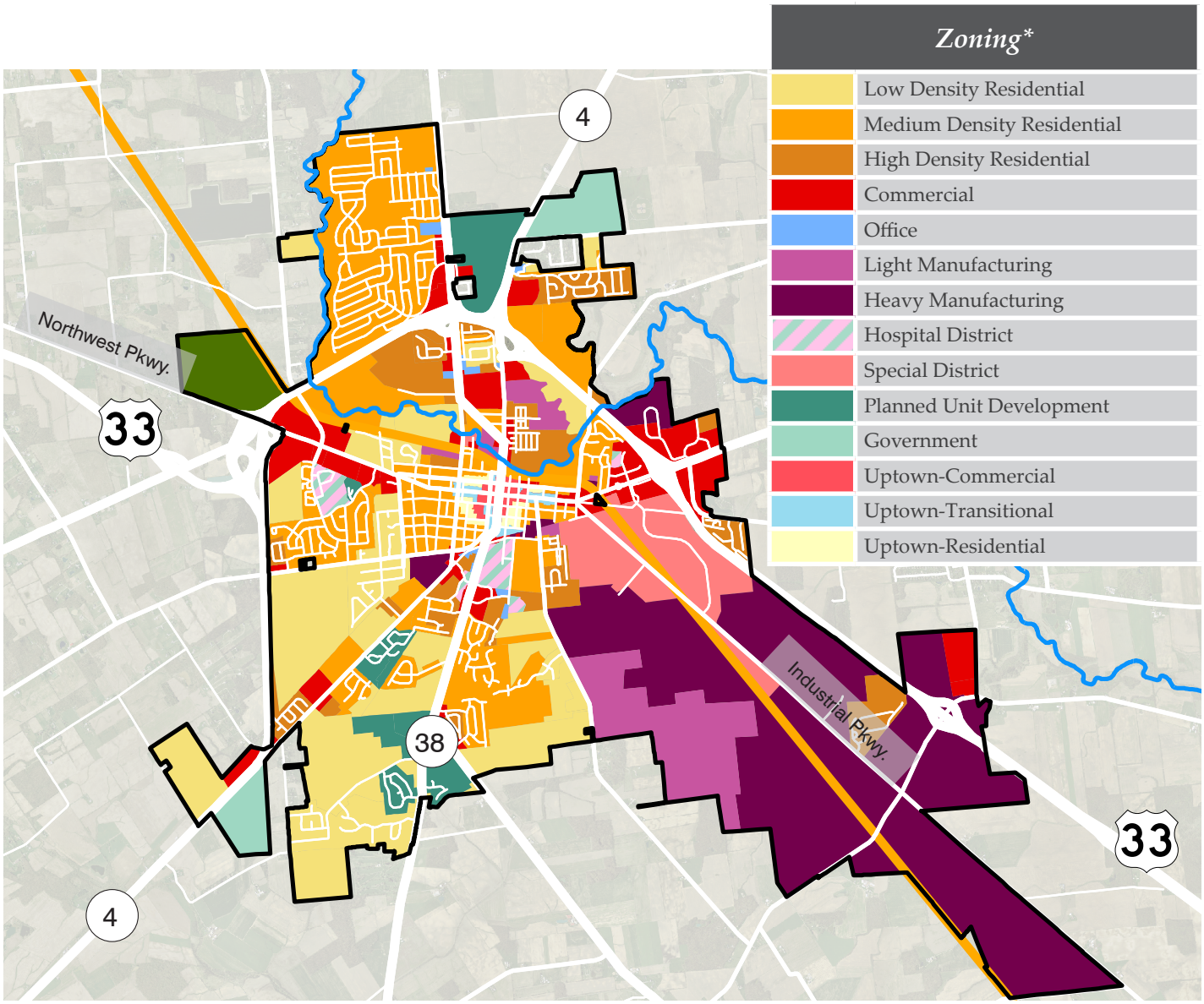


Figure 3.8 *existing land use.*

/Zoning/

Existing zoning roughly reflects existing land use patterns. The vast majority of the City is zoned for low and medium density residential, although there are smaller pockets zoned for high density residential. Commercial use is centered along major thoroughfares including US 33, US 36, and in near the City center. Both light and heavy manufacturing uses encompass the majority of the southeast portion of the City with limited high density residential and commercial use.



*Some residential zoning categories have been grouped for simplicity. Reference the City's zoning code for a more complete map.

Figure 3.9 *existing zoning.*

/Open Space and Trails/

The City supports over 550 acres of maintained parkland and natural areas. This includes several amenities and paved and unpaved trails along with significant tree cover in many parks. Although the parks are scattered throughout most residential areas of the City, parkland predominates along Mill Creek. Smaller, neighborhood-serving parks and golf courses are located in the southern portion of the City. However, the southeastern portion of the City lacks parks and open space.

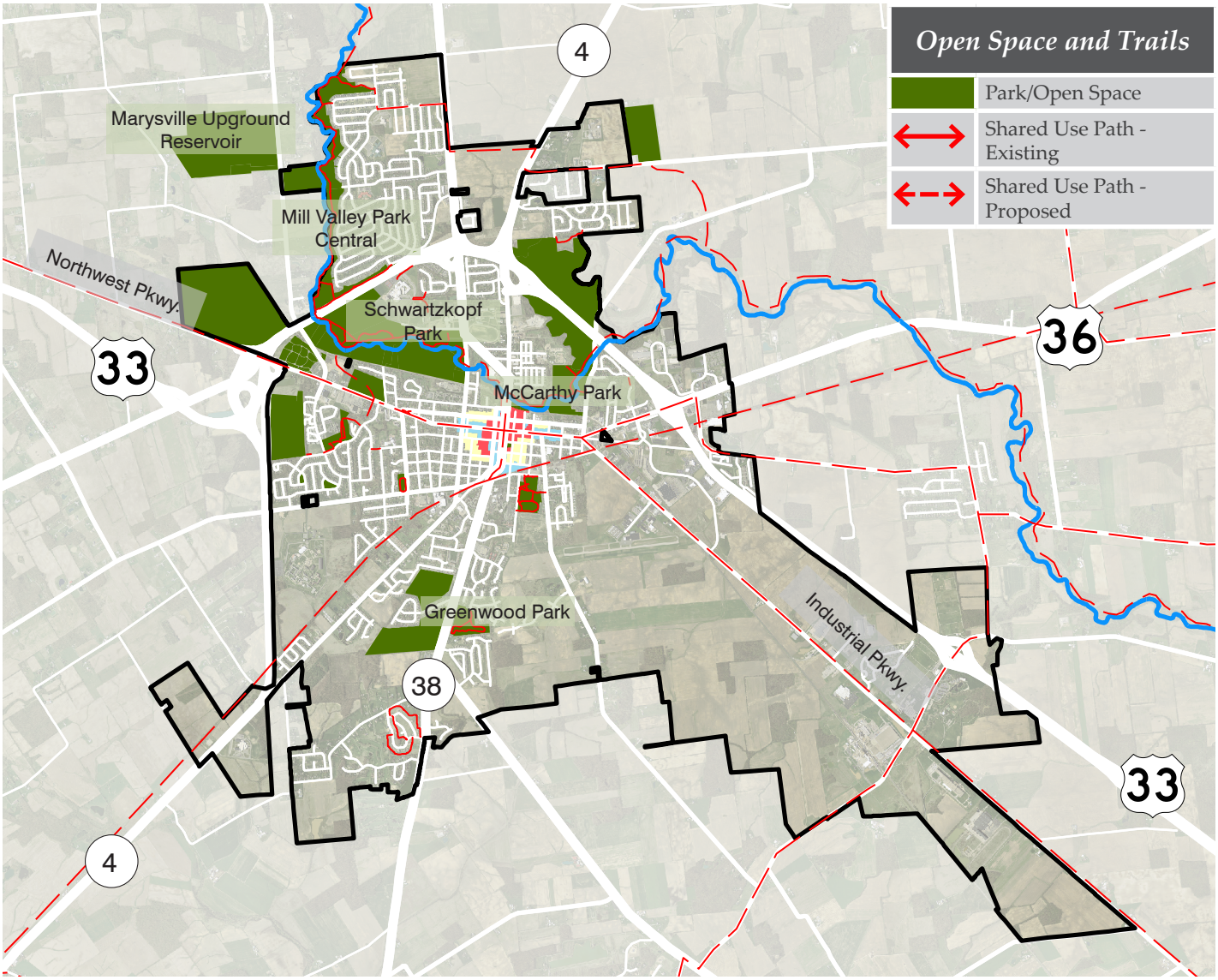
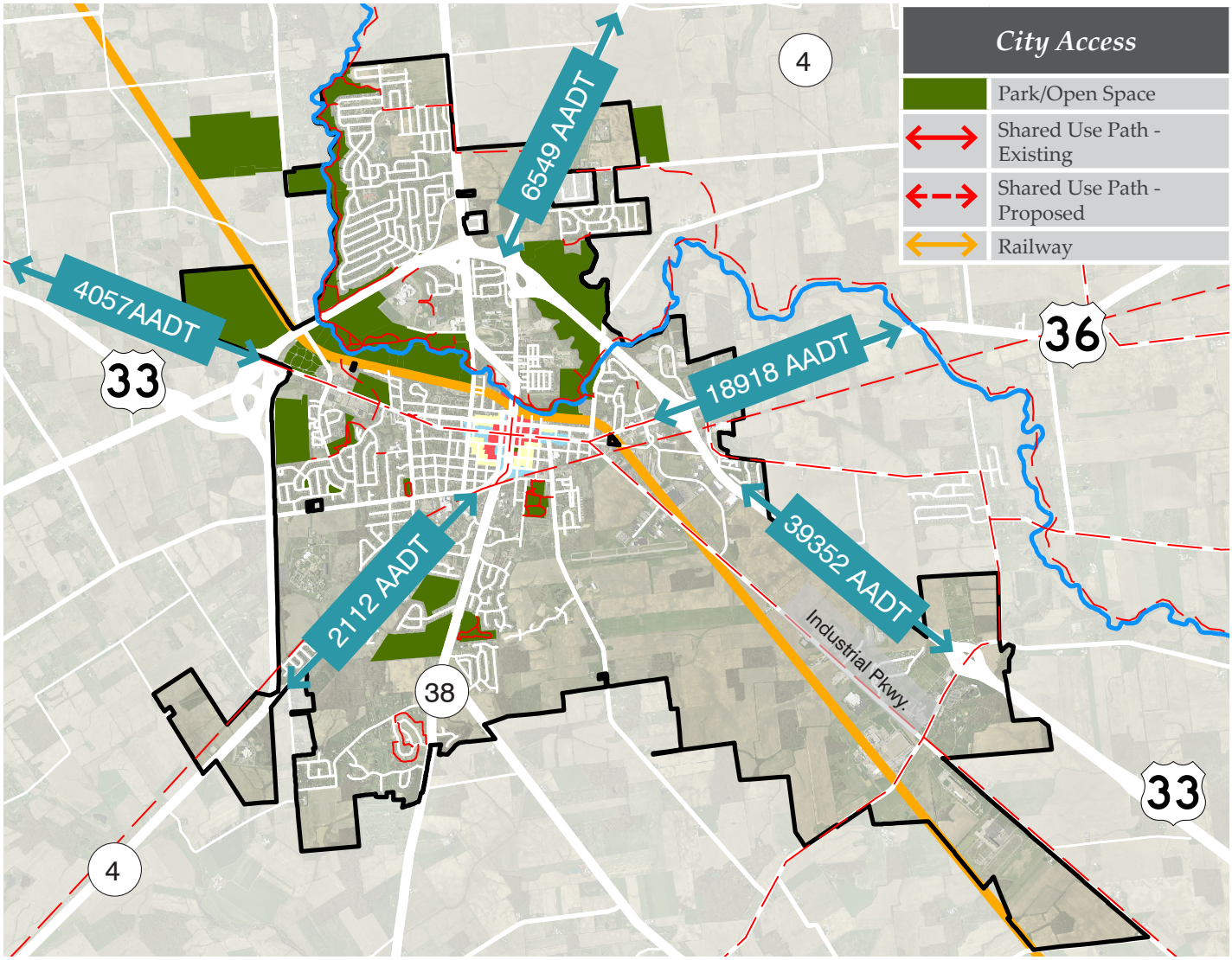


Figure 3.10 *open space and trails.*

/City Access/

Several US and State Routes intersect Marysville, providing ample access into the City. US 33 is the major highway into the City. It provides access southeast to Downtown Columbus and surrounding communities. US 36 connects Marysville east to Delaware and southwest to Urbana, while several State Routes provide access north and south of the City. A railway line bisects the City on the southern side of Mill Creek from northwest to southeast. This railway line is a significant attraction for businesses existing and future businesses in the City who can easily ship and receive products and materials.



*AADT = Average Annual Daily Traffic. Data downloaded from The Ohio Department of Transportation, 2018.

Figure 3.11 *city access.*

4. Trends

/Retail/

Establishing opportunity for vibrant commerce serves residents, attracts visitors, and diversifies the tax base. Traditionally, cities have looked at malls and big box stores as attractive ways to gain jobs and revenue, but how and where people shop is changing. Recognizing and planning for these trends will create sustainable retail environments.

How We Shop: The Changing Trends

A Rise in E-Commerce

Shopping is increasingly becoming an online experience. According to the Pew Research Center, only 22% of Americans had made any online purchase in the year 2000. By 2015, approximately 45% reported shopping online at least a few times a month. This drastic increase in e-commerce has brought heavy competition to the brick-and-mortar stores and require a revised approach to the typical codes and plans that cities have used as guides.

A Shift in Preferences

Not only are people spending more of their income online, but there is a growing preference for experiences over goods. In fact, according to a research report by Eventbrite, nearly 80% of millennials say they would choose to spend money on a desirable experience or event as opposed to a desirable item. Data from the Bureau of Economic Analysis also shows spending on travel, recreation, and eating out has steadily increased over the last decade while spending on household items, clothing, and other goods has steadily dropped.

The Decline of Big Box Retail

Many stores and cities have been slow to adjust to these trends, leaving communities with large, vacant eyesores. Failing to address the changes in consumer behavior and preference can be devastating to local communities, as the land occupied by vacant or declining stores comes with a high cost. Some big box stores have managed to stay competitive by offering short-term programming. However, the size of these obsolete stores makes alternative uses such as cooking or fitness classes, community gathering spaces, etc., a short-term fix, at best.

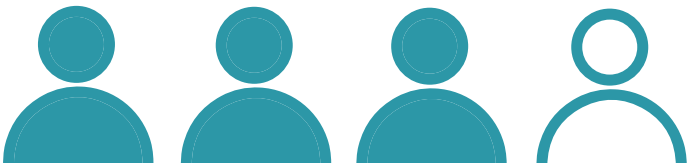
Figure 4.1: U.S. Shopping and Experience Preferences

From 2007 to 2017, percentage of online shopping sales compared to total sales rose 5.3 %.



Source: U.S. Department of Commerce

Three out of four millennials prefer experiences over consumer goods.



Source: Eventbrite



The abandoned Rolling Acres Mall in Akron, Ohio.

Where We Shop: The Built Environment

Municipalities invest tax incentives, subsidies, and public infrastructure improvements, such as new intersections, to attract retail with the hope of new jobs and tax revenues. The resulting costs typically outweigh the benefits, especially when compared to denser, mixed-use developments. With smarter, long-term growth concepts for retail, cities can better serve their residents, while providing for a stronger economic future. The examples below highlight the fiscal impacts of traditional economic development with priority on large retail operators and parking, compared to a mixed-use development. In addition, it is likely that other uses for currently zoned retail ground will be needed to backfill excess capacity.

Fiscal Impact: Traditional Retail



Sam's Club, Asheville, NC

Land (acres)	18
Value	$7,752,600
Property Tax	$96,570
Property Tax per Acre	$5,365

Fiscal Impact: Mixed-Use Development



Mixed-Use Development at 1 Battery Park Ave., Asheville, NC

Land (acres)	0.27
Value	$7,424,600
Property Tax	$50,342
Property Tax per Acre	$186,453

Source: Urban3

What We Plan: Best Practices for Successful Retail

1 Plan for Smaller Retail Footprints

With e-commerce and improved distribution networks, stores do not hold as much merchandise on-site, and will continue to need more warehousing and less floor display footprints. This, combined with the fact that the U.S. has overbuilt for retail since the late twentieth century, creates less demand for big box retail. As future land uses are adjusted, the City should carefully analyze its ability to support additional traditional retail buildings.

2 Provide Walkable Options

Much of a big box store's footprint is parking, especially if it stands alone or is away from downtown. Large parking lots create disruption in the streetscape, increase surface runoff and traffic. Through design standards, cities can ensure that retail fits into the character of the community and improves connections between physical spaces.

3 Evaluate Incentive Structure

Big box retail adds minimal value to a municipality's tax base, due to its provision of limited low-wage jobs. Additionally, competition between localities for big box stores can result in property tax abatements and other financial incentives that do not produce long-term benefits in comparison to mixed-use developments. Cities should weigh this trade-off carefully and ensure that resources are appropriately invested for long-term growth.

4 Prioritize Social Spaces

Priority should be granted to places which offer experiences that are tailored to the community and provide spaces for people to meet, socialize, and fulfill their consumer needs, simultaneously. Interspersing coffee shops, bars, restaurants, or farmer's markets with shops and services (such as salons or gyms) may create more enjoyable, economically robust areas.

/Autonomous Vehicles/

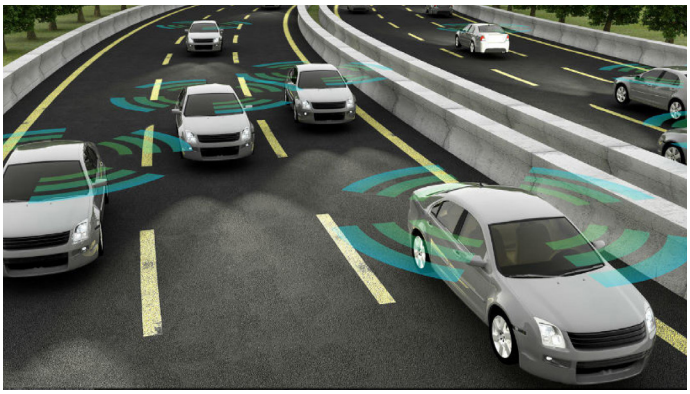
Mobility is rapidly changing, with imminent adoption of various forms of autonomous vehicle technology being a primary factor. This will profoundly change the way we move ourselves and the related choices that we make, giving rise to shifts in many aspects of our cities, This will extend to transformation in the movement of goods, the land uses in our communities and the way sites and roadways are designed.

Autonomous and Connected Vehicle Technology

Autonomous and connected vehicle technology has seen enormous global investment and rapid advances in technology on the past few years. Hoped for benefits include increased safety, improved traffic flow, and better access to transportation. Concerns include possible added congestion, increased sprawl and unintended impacts to the economy through a shift in employment. At this point there are still many unknowns, but it is certain that AV/CV technology will deeply impact the transportation system and relationship of transportation to land uses in cities of all sizes. Although these changes will not happen immediately, the technology is already being deployed here locally, as well as in testing throughout the country. So we must do our best to anticipate the coming changes in our planning efforts, while also remaining responsive and adaptable as new opportunities and implications come into focus. Cities must be ready for the impacts, not only on transportation, but also affecting planning, land use, site design, and roadway networks.



Waymo adds the Jaguar I-Pace to its fleet of autonomous vehicles.



Autonomous vehicles use sensors to assess the surrounding environment.

Opportunities for Marysville

The City of Marysville has positioned itself as a leader for future testing and implementation AV/CV technology. Located along the US 33 Smart Mobility Corridor, investments in infrastructure to support this testing is extending throughout the city. In addition, proximity to the Transportation Research Center and the Honda manufacturing facilities places Marysville in a nexus of opportunity related to this rapidly emerging technology. Details regarding the US 33 Smart Mobility Corridor and Connected Marysville are included on pages 36-37.

Implications for Planning

Large-scale adoption of new transportation technology, whether railroads or the advent of the automobile, have radically transformed our cities. The anticipated changes from autonomous and connected vehicles will be as great. While there are a great many unknowns, cities should begin preparing for the impacts so development occurring now and in the future can more easily be adapted along with the changing environment. The following are areas where we should be looking forward even as ideas are emerging.

1 **Land Use**

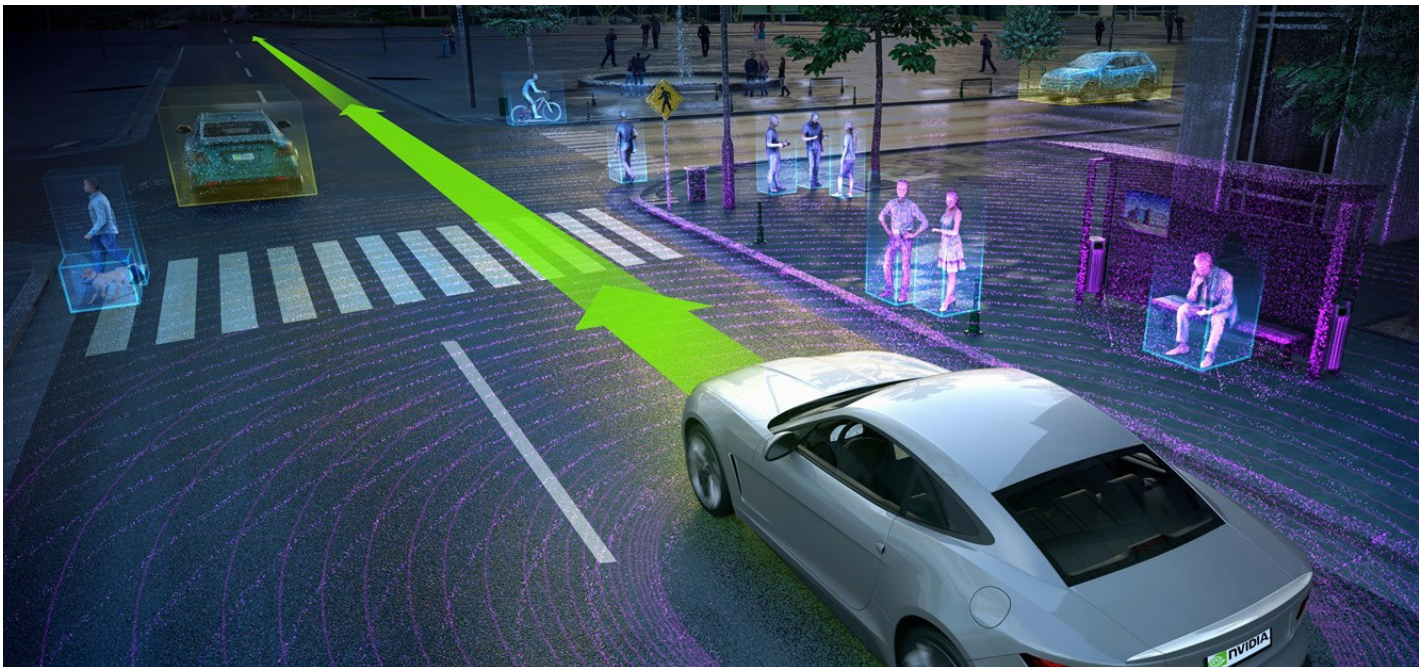
Autonomous vehicles, in conjunction with overall automation will have a significant impact on land use. Reduction of on-site parking demand and the ability to reduce the number of cars per household will allow higher density development for both commercial and residential uses. This, coupled with the overall automation of goods delivery and the shifting nature of retail, will require land use plans to contemplate a wider range of potential uses in many locations. This is likely to include a mix of residential in areas that might have been exclusively commercial previously. Opportunities for small-scale warehousing and similar uses might become more prevalent as the on-demand goods become the norm.

2 **Site Design**

Site design will be significantly impacted. Autonomous vehicle adoption will likely result in a great decrease in on-site parking demand, and change in access and pick-up and drop-off locations. Utilizing traditional design principles will help ensure sites can be adapted to future uses. This includes creating internal site roadway grids, and placing building along rights-of-way, reducing focus on large-scale parking areas. An emphasis on creating quality places will be the impetus to attract the office, commercial and residential development desired.

3 **Roadway Network**

Increased safety and more efficient use of the roadway network is expected with autonomous vehicles. This means more automobiles can drive on less roadway space, increasing capacity. At the same time, additional congestion could be seen at certain points of the roadway network as the possibility of added trips (including potential zero-occupancy trips) might impact the system. A flexible approach will be needed over the coming decade as old rules are adapted to the new reality, impacted by shifting behaviors in response to this technology.



Smart Mobility Corridor



The Smart Mobility Corridor includes many auto-related industries (Source: 33 Smart Mobility Corridor)

Located along State Route 33, the Smart Mobility Corridor is a 35-mile corridor that crosses three counties and connects the cities of Marysville and Dublin and Honda's North American Campus. The corridor is currently being equipped with fiber optic cable and highway sensors, which will support the testing of connected and autonomous vehicle technology on this stretch of roadway. In particular,the ability to explore trucking-related approaches such as truck platooning, allows the corridor to pioneer a new understanding of freight and supply-chain opportunities. With many auto-oriented businesses and industry nearby, this stretch of roadway is an ideally situated test-bed, and will serve as the catalytic spine for understanding the implementation of AV/CV technology.



Sensors along the Smart Mobility Corridor will improve autonomous vehicle use along the roadway (Source: Drive Ohio)

Connected Marysville



All 27 of the City's traffic lights are being equipped with connected vehicle communication technology (Source: Marysville Journal Tribune).

Marysville is positioning itself at the forefront of AV/CV technology through Connected Marysville. Connected Marysville is a project in conjunction with the City, ODOT, and Honda to equip the City's traffic lights with Dedicated Short Range Communication radios that will deliver signal phase and timing data and other messages to equipped connected vehicles. A target of 1,200 to 1,500 vehicles that regularly drive in the City will be equipped with this communication technology to interact with the infrastructure. This effort will make Marysville the first to implement this approach throughout the entire city, making Marysville the first completely connected rural city by 2019. This will create a network for connected and autonomous vehicle technology to be tested, and will serve as a complement to Smart Mobility Corridor opportunities.



Equipped traffic light at Fifth Street (Source: 33 Smart Mobility Corridor)

/Development Patterns/

As Marysville plans for growth, it should consider where and how residential development will occur. There are many alternative development patterns, which vary in building materials, lot size, density, and the relationship between buildings and the streets. Development styles which support projected population and preference trends, including smaller family sizes and improved walkability, should be prioritized.

Upper Albany West - Columbus

Site Details:

Development Type	Suburban Single Family
# of Units	700+
# of Acres	Approximately 145
Density	5 units/acre

The traditional suburban development of Upper Albany West is similar to existing residential options in Marysville, but with increased walkability. Public space is integrated throughout the development, improving residents' access to green space and community activity. It features a variety of home types, which provides opportunities for intergenerational neighborhoods, a sentiment expressed in the Marysville public engagement process. However, Upper Albany West does not have the density that would support sustainable development for long-term growth in Marysville. There is also limited access in and out of the site, and limited opportunity for non-residential uses within the site.

Pros: Walkable, public space integration, variety of housing types

Cons: Low density, limited access, only residential use







Opportunities provided by this type of development include spacious lot widths and a mix of alley-loaded homes and front driveways.

LC Brooklands - Hilliard

Site Details:

Development Type	Suburban Multi-Family
# of Units	439
# of Acres	16
Density	16 units/acre

Sidewalks and the density of units creates an illusion of walkability at the LC Brooklands. The communal space is limited to one portion of the site and individual blocks are largely isolated from each other due to their formation around courtyard-style parking lots, limiting where residents are actually able to walk. Opportunities provided by this type of development include a variety of home sizes and styles, attractive facades, and on-site commercial development, but there is limited green space.

Pros: Variety of housing types, attractive architecture, on-site commercial development

Cons: Isolated blocks and isolated from the street grid, limited green space







Interior parking is blocked in, creating pavement courtyards.

The District - Hilliard

Site Details:

Development Type	Suburban Multi-Family
# of Units	326
# of Acres	21
Density	15.5 units/acre

The District resembles a traditional suburban apartment complex featuring 1-3 bedroom apartments. The internalized public space may be attractive in accordance with Marysville's general preference for private green spaces on larger, single-family lots. However, reversing the parking and internal public space locations could allow for better integration between neighborhoods, improved walkability, and more green space. The dog park and garden are pushed to the outskirts of the site, decreasing their access and visibility. The site also lacks a mix of housing types and styles.

Pros: Opportunity to better integrate between neighborhoods

Cons: Isolated green space, isolated from street grid, amenities lack accessibility, lack of housing types







The parking layout treats the streets within the development as parking lots, not connectors.

Harrison West - Columbus

Site Details:

Development Type	Urban Single Family
# of Units	57
# of Acres	Approximately 6
Density	9.5 Units/Acre

This development style blends the home size and privacy of suburban residential complexes with urban design characteristics and density. Parking is accessed by alleyways behind homes which allows for traditional garages without hindering public space or sidewalk access. Smaller lot sizes can accommodate more residents while still allowing for single family development. Marysville may look to encourage development like this that blends the opportunities of the various styles in accordance with its existing character and long-term trends.

Pros: Suburban/Urban mix home style, moderate density, integration into traditional street grid

Cons: Limited private outdoor space







The site features attractive streetscapes, alleyway garage access, and the availability for some private yard space.

New Village - Columbus

Site Details:

Development Type	Urban Multi-Family
# of Units	100
# of Acres	6.2
Density	16.1 units/acre

Located in the Italian Village neighborhood of Columbus, New Village contains a mixture of duplexes and quadplexes. Decreasing attention to parking increases walkability and improves site connectivity. The site is smaller than a conventional suburban development and contains limited outdoor private space, but ample public space. It is well-integrated within an existing neighborhood and Marysville should consider how this type of development could retain its ease of access within less developed areas. The higher density may appear to contrast with existing residential communities, but the variety in housing sizes allows for an environment which feels more open than LC Brooklands or The District.

Pros: Variety of housing types, moderate density, public space, high site accessibility, integrated into traditional street grid

Cons: Limited private outdoor space





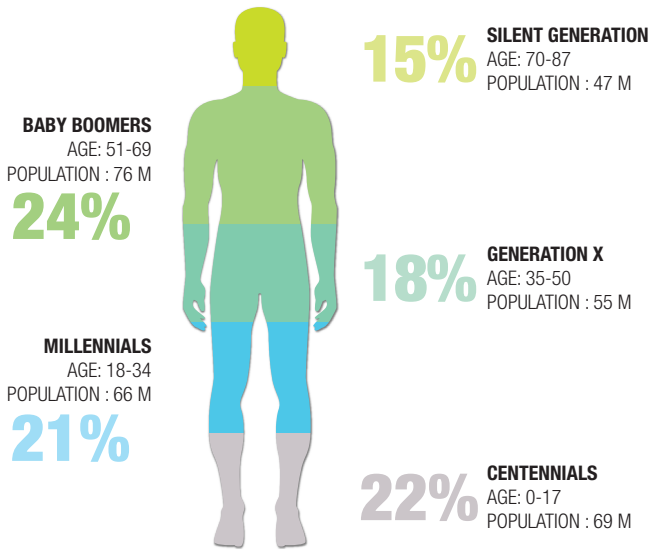


This development type provides walkable streets and reduces the need for parking.

Shifting Demographics Nationwide

Nationally, baby boomers are the largest demographic cohort followed by centennials and millennials. With these age groups making up a significant proportion of the population, their lifestyle and housing choices will need to be accommodated in communities across the nation. Studies have shown baby boomers and millennials prefer similar housing types that are less square footage and on smaller lots in walkable neighborhoods.

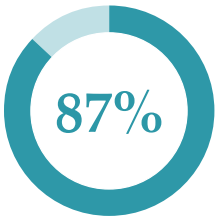
Figure 4.2: Nationwide Demographics



Source: Pew Research Center, 2015

Changing Household Structures

The baby boomers are getting older. In Central Ohio, 56% of the growth in households between 2010 and 2030 will come from senior households. Marysville's current population is a little younger than the Columbus MSA. However, as children move out of their homes, Marysville should strategize to retain empty-nesters, who are often increasingly affluent while simultaneously looking for different housing options.



of the growth in households in Central Ohio, between 2010 and 2030, will be households without children.

Source: NRDC, 2014

Key Takeaways:



Increasing population in the region means Marysville is expected to continue to grow.



Driverless vehicles will reduce parking needs. Online shopping is changing the retail market.



As baby boomers get older, household size is expected to decrease.

5. Fiscal Assessment

In concert with the completion of the Comprehensive Plan, Regionomics, a local consulting firm, completed an analysis for the City of Marysville. The analysis studied the fiscal health of the City. The results of the analysis are in this Chapter.

Additionally, the Regionomics study conducted a thorough housing and demographics analysis, and developed fiscal projections for Marysville's future land use. Those are included in the Appendix A of this Plan.

/Revenues/

There are two types of government revenues summarized below. Revenues from Marysville utilities are highlighted in blue; revenues related to the general government are highlighted in orange.

Business-Type Activities

$30.3 M

52.1 % of total revenues

Revenues from the City's utility services comprise slightly more than one-half of total revenues. Of the $30.3 million in total revenues, $26.9 million (89 percent) represent customer service charges. Another $3.3 million came in payments in lieu of taxes and $0.1 million in investment earnings.

Income Taxes

$17.7 M

30.4 % of total revenues

Municipal income taxes are typically the largest source of general fund revenue for Ohio municipalities, and that is the case for the government activities share of Marysville's revenues. The $17.7 million in income tax revenue represented 30.4 percent of total revenues and 63.5 percent of general government revenues in 2015. Income tax revenues have nearly tripled from an inflation-adjusted $6.2 million in 1999. Part of this increase was due to an increase in the income tax rate from 1 percent to 1.5 percent in 2011. Adjusting for this rate increase, the inflation-adjusted growth over the 17-year period was 88 percent.

Marysville's municipal income tax revenue has nearly tripled since 1999. Rates were raised to 1.5% in 2011.

In Ohio, wages and salaries are taxed where they are earned, so all wages earned within the city limits by residents and non-residents are taxed. In addition, Marysville imposes taxes on residents' wages and salaries wherever they are earned. Many municipalities provide a partial or full credit for wages earned elsewhere, but Marysville does not. Thus, a Marysville resident working in Columbus, where the tax rate is 2.5 percent, pays 2.5 percent to Columbus and 1.5 percent to Marysville – an effective tax rate of 4 percent. This provision keeps Marysville's income tax rate at the lower end of the 1 percent to 2.5 percent range that is typical of central Ohio municipalities, but it does create a relatively high tax burden for some Marysville residents.

Service Charges and Grants

$3.7 M

9.9 % of total revenues

Service charges include revenues from court fines and fees, transportation services, fire and emergency medical service contracts, and pool and recreation fees. These totaled $3.7 million in 2016. The City has increasingly focused on increasing fee-for-service revenue over the years. As a result, this revenue category has increased nearly 6.5 times after inflation since 1999.

The City has also placed an increasing emphasis on pursuing grants to fund both operating and capital expenditures. The City's efforts to pursue these grants are worthwhile because grant revenues represent funding for operating and capital purchases that do not depend on the citizens and businesses of Marysville.

This category of receipts also includes State of Ohio payments from the Local Government Fund (LGF). This fund was created by the State of Ohio in the Depression year of 1934 to share proceeds from the new state sales tax with local jurisdictions. The LGF remained a stable source of funding over the decades regardless of economic conditions. Since 2011, however, the LGF has been reduced significantly in order to balance the state budget, which was severely affected by the recession and also by tax rate cuts in recent years. Marysville's LGF receipts totaled $181,000 in 2014 – down 54 percent after inflation from 2011. It is unclear whether the State

will ever return to earlier funding levels of the LGF. These cuts, along with the loss of tangible personal property and estate taxes have severely strained municipal governments across Ohio, and necessitated Marysville's 2011 income tax rate increase.

Property and Other Taxes

≈ $4 M
6.5 % of total revenues

Property taxes and an assortment of other taxes and fees together provide 6.5 percent of total revenues and 13.5 percent of general government revenues. Although property taxes in general represent a substantial share of Ohioans' overall tax burden, the bulk of these go to school districts. County governments and their agencies and public libraries also receive property tax revenues. The City of Marysville's share is less than 8.2 percent of the total residential property tax burden. The City's property tax revenues supporting general government totaled $1.55 million in 2016, an inflation-adjusted increase of 44 percent from 1999. Additional property taxes are earmarked to fund infrastructure improvements in Tax Increment Financing (TIF) districts and are not included here.

Other taxes include Marysville's 3 percent lodging tax on hotel and motel charges in the city, franchise fees on cable television charges, liquor permit fees, and gasoline and cigarette taxes. Together these taxes and fees raised $2.2 million in 2016, 3.8 percent of total revenues.

The City formerly levied taxes on the tangible personal property of businesses, including inventory, machinery, and equipment. In 2005, Marysville received tangible personal property taxes of more than $309,000 in 2016-equivalent dollars. The State phased these taxes out as a result of the 2005 tax reform act passed by the General Assembly.

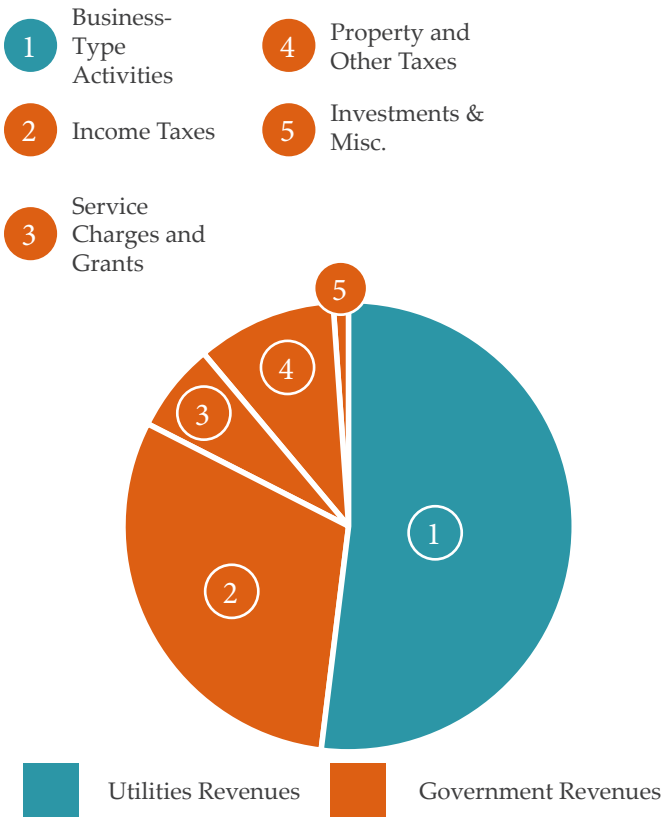


Figure 5-1: City of Marysville Revenue Distribution, 2016

By 2009, most businesses were exempt from these taxes, and after 2011, the City's receipts were zero. These taxes, together with the corporation franchise tax, were replaced by the Commercial Activity Tax (CAT). The revenues from the CAT go not to local governments but to the State. The tax reform law also stipulated replacement payments to municipalities, counties, and school districts, but these too were to be phased out over time. In addition, the General Assembly enacted a standard of relative need in determining payments made beginning in November 2011. Municipalities also formerly collected taxes on individuals' high-net-worth estates, but this was repealed for individuals dying after January 1, 2013. This was a highly variable source of revenue, but averaged nearly $306,000 annually in 2016-equivalent dollars between 1999 and 2012. Thus, the replacement of personal property taxes with the CAT and the phasing-out of the estate tax was an unambiguous financial loss to local governments.

The added income tax revenue collected has helped offset losses from revenue streams phased out by the state government.

/Expenditures/

Utilities (Includes Sewer, Water, Stormwater, Sanitation)

$23.3 M

46 % of total expenditures

Costs related to sewer, water, stormwater, and sanitation utilities are the expenditure side of business-type activities. The $23.3 million total in expenditures was more than offset in 2016 by the $30.3 million in user fees and other revenues. Fees are intended to cover the operation of utility services and the portion of capital projects that is not covered by grant funding. Because of the variability of capital expenditures, expenditures exceed revenues in some years. The charges for services must cover not only the current year's expenditures but also provide funding for these net loss years.

Planned expenditures to construct a new Water Treatment Plant will have a significant impact on utility expenditures.

The $15 million in sewer service expenditures was mostly offset by $14.2 million in charges for these services. Water system expenditures totaled nearly $6.1 million in expenditures compared to $10.3 million in charges. The $1.47 million in sanitation expenditures in 2016 was 6.3 percent of utilities outlays and 2.9 percent of total expenditures, and was defrayed by $1.68 million in charges. The $752,000 in stormwater management made up the smallest share of these expenditures. Charges for stormwater services totaled nearly $748,000 in 2016.

Security of Persons and Property

$13.5 M

26.7 % of total expenditures

Security of persons and property includes police, fire, and municipal court expenditures. As is true for many municipalities, these are a dominant share of operational expenditures. The 2016 total of $13.5 million represents 26.7 percent of all expenditures and 49.4 percent of governmental activities expenditures. Expenditures are up 115 percent after inflation since 1999. As is true of other categories of expenditures, personnel costs comprise the lion's share of the total: $10.1 million in 2016. Partially offsetting these expenditures are fines, costs, and seizures of property, fire and emergency medical service contracts, and special-purpose grants; these revenues are included among those discussed above.

Transportation

$5.2 M

10.3 % of total expenditures

Transportation expenditures include those for street, sidewalk, and bridge construction, repair and maintenance, snow removal, and street lighting. These expenditures totaled $5.2 million in 2016, 10.3 percent of all expenditures and 19.1 percent of expenditures for governmental activities.

General Government

$4.9 M

9.7 % of total expenditures

General government expenditures include those for administrative functions such as City Council, the City Manager, the Law Director, human resources, and information technology. The $4.9 million in expenditures in 2016 accounted for 9.7 percent of all expenditures and 17.9 percent of government activities expenditures.

Community Environment

$1.9 M

3.8 % of total expenditures

Community environment expenditures are focused on improving the attractiveness of the city, such as parks, the neighborhood stabilization program and the new street tree fund. These initiatives help to attract and retain residents and businesses, providing support for income tax revenue growth. They positively impact property values: analysis has shown that 40 to 50 percent of the value of a specific property is a function not of the characteristics of the property itself but of its surroundings. Thus, these expenditures promote increases in property tax revenues over the long term. Some of these expenditures are supported by grant funding. The $1.9 million spent in this category is 3.8 percent of total expenditures and 7.1 percent of expenditures for government activities.

Other

≈ $1.82 M

3.6 % of total expenditures

Three other categories of government activities expenditures together make up 3.6 percent of the total. These include recreational activities, including operation and maintenance of the pool, recreation, and city events; expenditures promoting public health; and interest on borrowings.

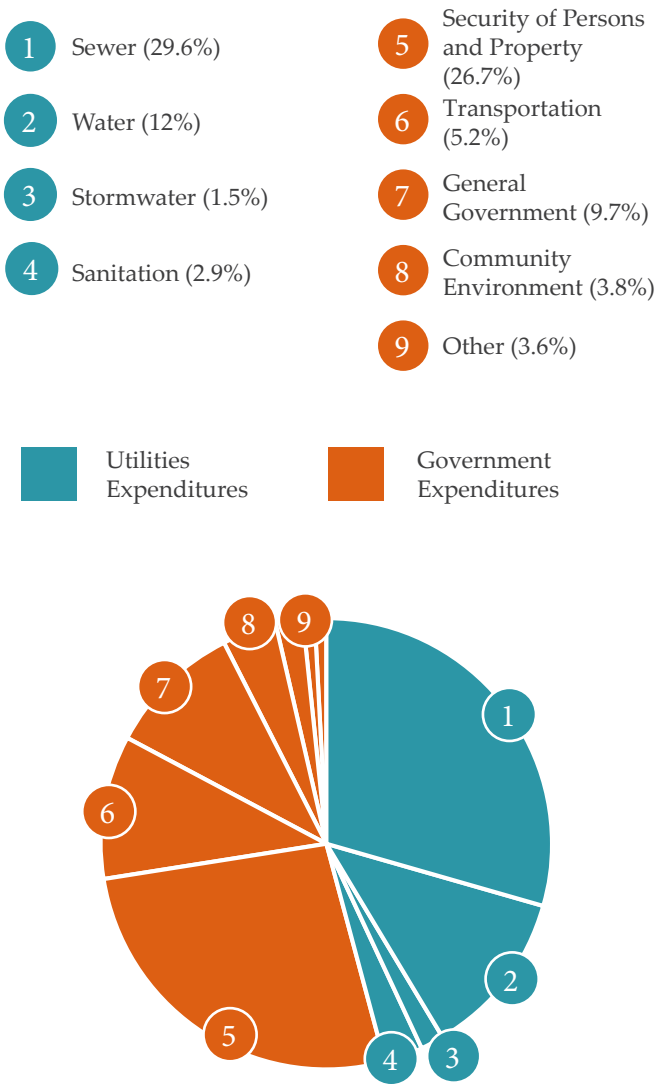


Figure 5-2: City of Marysville Expenditure Distribution, 2016

/Population Growth Estimates/

Estimating growth based on regional projections and current development trends, Marysville is expected to grow by 20% from 2016 to 2027. This could add over 1,700 households to the City.

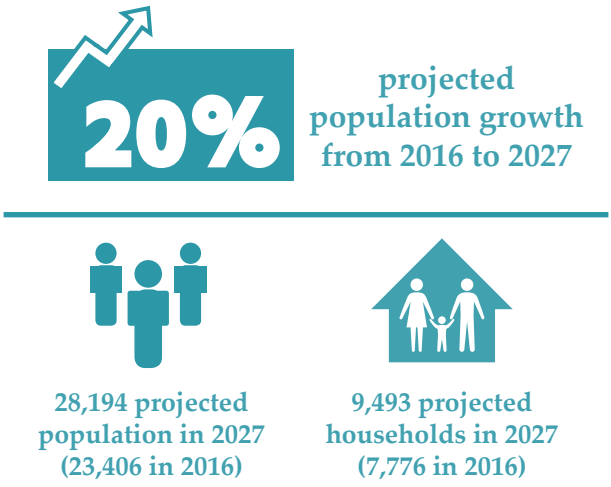
Method for Growth Estimation

Utilizing Marysville Finance Department records and an implicit assumption that growth in the future will continue as it has in the past, projected revenue and expenditure values were computed and adjusted for inflation through 2027.

The revenues and expenses were then related to Marysville's growth. Because a household represents a unit of consumption and growth in dwelling units is the driver of many of these financial effects, the analysis considers growth based on household growth as opposed to population. Thus, the assessment requires both an annual estimate of the number of households from 1999 and projections to 2027.

Data from the Census Bureau, combined with population projections from the Ohio Development Services Agency and the Scripps Institute of Gerontology at Miami University guided the population projection below, which reveals steady population growth over the next ten years.

In reality, however, at least two forces might affect this share over the next ten years. The urbanized area of Columbus and its suburbs might continue to spill into southeastern Union County as it has into southern Delaware County, with the result that Marysville's share of Union County's population would decrease (but Union County's population would then exceed the projection, perhaps significantly). On the other hand, larger, denser housing developments, such as the recently announced Woodside project, could increase the Marysville percentage and perhaps reduce the number of people per household. (Note that because this analysis is based on current conditions, the Woodside project is relevant but other changes contemplated in the Comprehensive Plan are not.)



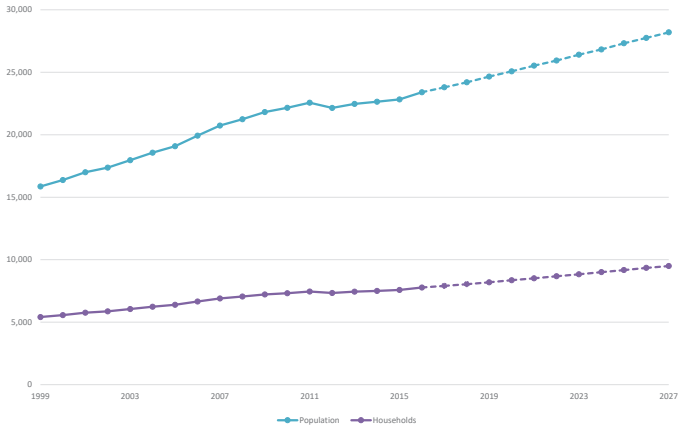


Figure 5-3: Historical and Projected Marysville Population and Households

/Fiscal Assessment/

As Marysville continues to grow, the City's revenues will have to match, if not exceed projected expenditures, over the long-term. A full explanation on the methodology of this study can be found in Appendix A. However, as the summary below highlights, Marysville's budget is in structurally balanced.

Fiscal Sustainability Summary

Evaluating the fiscal sustainability of Marysville essentially involves projecting revenues and expenditures forward a number of years and determining whether revenues continue to provide adequate coverage for expenditures. While it is possible that expenditures will exceed revenues in years when major capital projects are undertaken and in economic downturns, if revenue coverage becomes inadequate even in normal years and in the long term, the budget is said to be in "structural imbalance." The result of this analysis for Marysville is that no such problem likely exists.

Figure 5-4 shows the analysis of operating revenues and expenditures, while the analysis including the financing of capital assets are shown in Figure 5-5. The per-household amounts are multiplied by the household estimates to derive totals (in 2016-equivalent constant dollars). The operating estimates show that the revenues exceed expenditures in all years. Note that because the financing expenditures are five-year moving averages, Figure 5-5 begins in 2001 rather than 1999. (Financing expenditures are projected through 2029.) It is worth noting that the only negative impact of the 2007-2009 recession was an 11.8 percent inflation-adjusted decline in revenues in 2009 and flat revenues in 2010. Again, this only represents the City's operating position.

Figure 5-5 demonstrates the reason why maintaining a positive operating position is necessary. Large street and wastewater capital expenditures resulted in substantial increases in debt service and an excess of net expenditures between 2004 and 2015. This is a temporary situation and does not indicate a structural imbalance. Under the assumption that population, housing, and business growth continues in its current patterns, the projected position is highly favorable. This assumes that large unanticipated capital needs do not create the need for significant borrowing, but the positive underlying position will help the City to support these needs without detrimental effects on services and residents' quality of life.

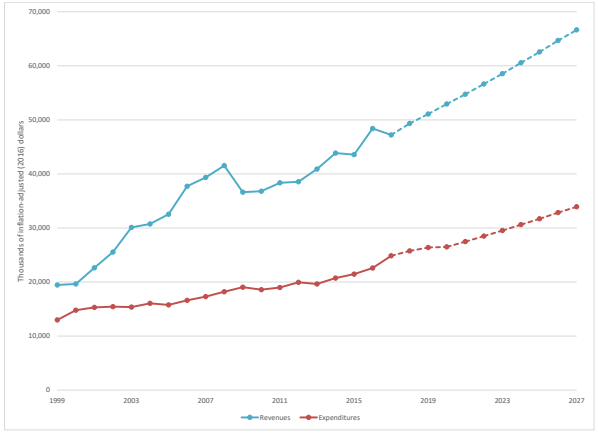


Figure 5-4: Structural Balance Analysis: Operating Revenues and Net Expenditures



Figure 5-5: Structural Balance Analysis: Operating and Financing Revenues and Net Expenditures

6. Future Land Use

/Future Land Use/

Overview

The Future Land Use Plan is a critical component of the Comprehensive Plan. On a broad level, it is used to guide future development throughout the City of Marysville. The existing conditions analysis, review of trends, and fiscal assessment revealed a series of priorities and considerations that should ultimately guide future land development in Marysville. This includes anticipated residential growth, the changing fundamentals of retail, and the continued need to diversify the local economy. These considerations and more have been incorporated into the Future Land Use Plan.

The Future Land Use Plan Objectives

The Future Land Use Plan shown on the following page is composed of 9 districts. Each of these districts has a recommended development character and land uses, and key features to guide development within each district.

The Future Land Use Plan ensures that future land uses and development strengthen and complement development in Uptown. All of the districts surrounding Uptown, including medium density residential districts, the medical district, and neighborhood mixed-use districts, will encourage appropriate residential development that will help bolster the commercial core of Uptown.

Using the Future Land Use Plan

The Future Land Use Plan is a policy tool that will be used to guide quality development in the future.

While each of the districts have broad requirements to help guide development, some issues facing the City require a more detailed approach to guide growth. These include specific issues related to site design, public improvements, and open space. These issues are addressed in the policy implementation section of this plan.

In some cases, land bordering the City of Marysville has been depicted with an angular hatch pattern, to identify the appropriate districts that should be adopted should these areas be annexed into the City in the future.

The Future Land Use Plan is not a zoning map, nor do the recommendations take the place of the existing zoning districts or designations. However, it is recommended that the zoning code be updated to reflect the proposed characteristics and uses of the adopted Future Land Use map.

The Future Land Use Plan recognizes that population growth increases demand on the school system. As such, the Plan identifies districts most appropriate for future schools including residential and mixed-use areas. Continued collaboration between the school district and the City is essential in planning for schools.

Finally, the Future Land Use Plan was developed in concert with an independent fiscal analysis conducted by Regionomics. The Future Land Use Plan outlines a broad area of land outside of the City boundaries that could potentially be annexed into the City. This does not anticipate that all indicated areas will be annexed into the city, but does outline areas that have characteristics that can best accommodate growth. In particular, this includes the areas indicated as future single-family (hatched in yellow).

However, the estimates for future single-family homes needed in the next 20 years are about 2000-2400 homes. This is a relatively small area of single-family homes. But while all of these areas should not be future expansion of the suburban residential district, it is encouraged to be in these areas. It is hoped that many of the residential units developed to accommodate likely population growth will take place closer to the core, in dense development patterns and include a variety of housing styles. This plans also accommodates the appropriate inclusion of other commercial uses into neighborhood districts, such as small scale commercial that serves a local area. This could include a corner shop or small restaurant. Manufacturing areas should accommodate mostly manufacturing uses, with the ability to add supporting office services to the area.

/Future Land Use Map/

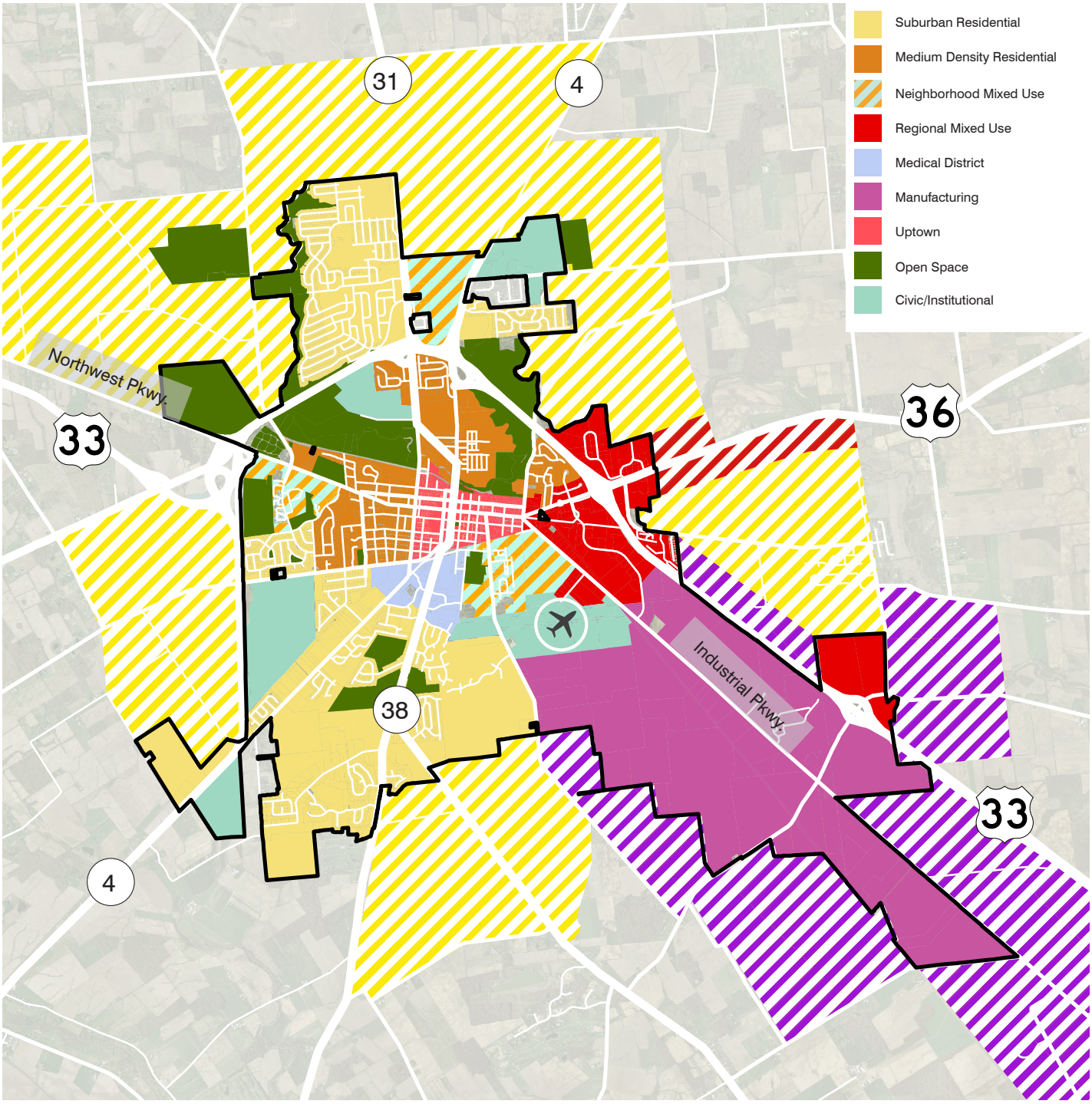


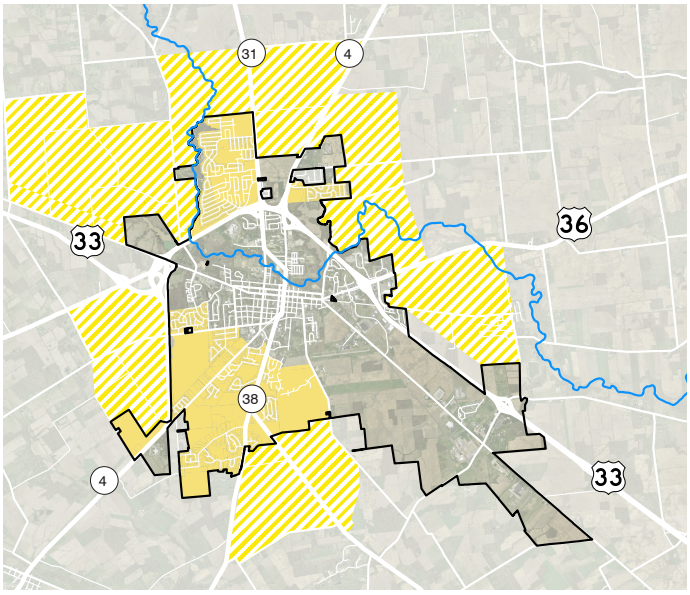
Figure 6.1 *Future Land Use Map*

/Suburban Residential/

Suburban Residential Districts largely consist of single-family homes or duplexes. Generally, residential units occupy medium to large-sized lots.

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.

Although a significant portion of land outside of the City of Marysville has been indicated as appropriate for single-family residential growth, not all, or even most, of these areas should be developed. However, these areas have been identified as areas that are appropriate for growth for a variety of factors.



Key Features

- Walkable neighborhoods with street trees and sidewalks are highly encouraged
- Short blocks with frequent connections to adjacent developments or developable parcels
- Local parks and green space with walking paths, benches, play structures, etc., accessible to each residence
- Institutional uses, including neighborhood schools, may be integrated throughout the site

Development Character

Gross Density	*3-6 units / acre*
Parking	*Rear or side facing garages* *Alley access where appropriate*
Suggested Uses	*Single-family detached* *Duplex* *Schools*







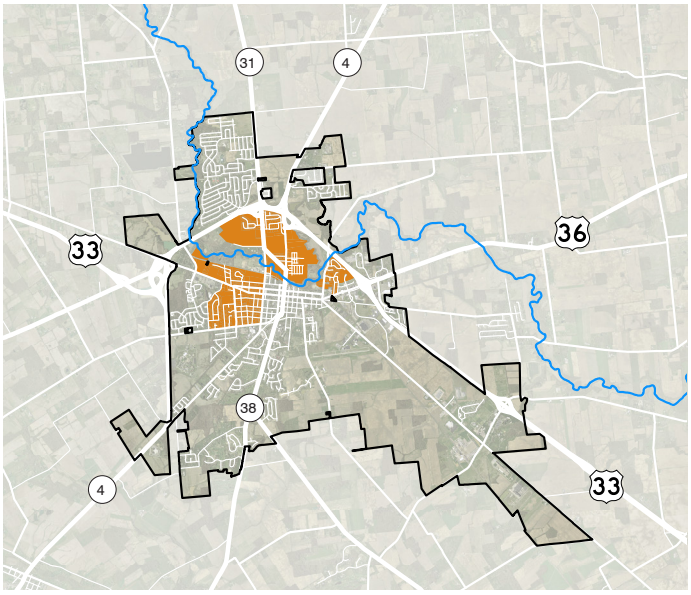


/Medium Density Residential/

Medium Density Residential Districts are situated in close proximity to key assets in Marysville; primarily heavily traveled corridors and the Uptown District.

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

Street network connections between Medium Density Residential Districts and adjacent areas should be a top priority to allow continued and cohesive development throughout the City of Marysville. Walkable streets and connections should be prioritized between Medium Density Residential Districts and the Uptown District, encouraging mobility for residents and visitors. Neighborhood commercial nodes can be appropriate in this district, scaled to accommodate the immediate neighborhood needs, and not regional marketplace demands.



Key Features

- Short walkable blocks with common open space
- Senior-friendly residential options encouraged
- Shared recreational amenities
- Variety of unit types (1 br., 2 br., etc.)
- Smaller setbacks and improved streetscape to promote walkability

Development Character

Gross Density	*5-7 units / acre*
Parking	*Rear or side facing garages* *On-street parking encouraged* *Alley access where appropriate*
Suggested Uses	*Single-family detached* *Duplex* *Quad-plex* *Multi-family* *Neighborhood Retail* *Schools*







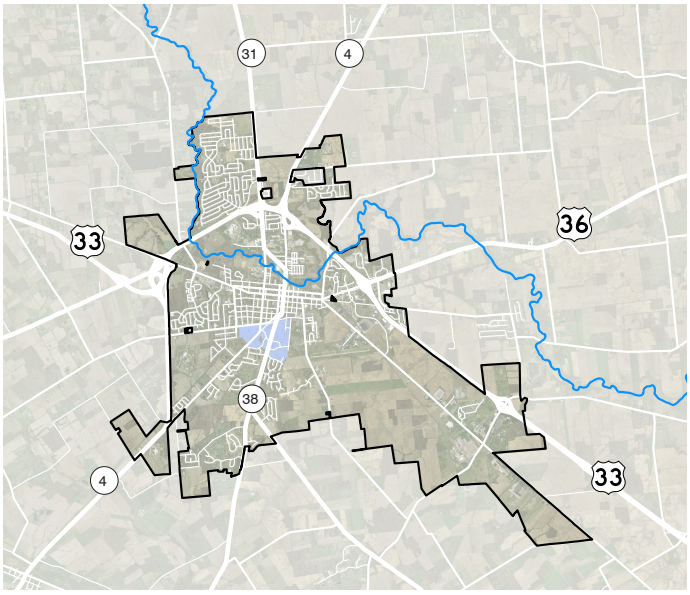


/Medical District/

The Medical District is an important economic engine for the City of Marysville; Memorial Hospital is the anchor of the District. Support offices for the hospital, private medical practices, and additional complementary businesses, such as medical supply companies, reinforce the identity of the District.

Future development in the Medical District should continue to support and strengthen medical businesses. Residential development could include assisted living facilities and other medically-related residential options. It may also include some denser single-family and multi-family housing options to create a mixed-use district. Neighborhood retail options should cater toward hospital employees, patients, and their families.

Finally, the Medical District should be well-connected through a walkable street network, with sidewalks, street trees, and comfortable seating promoting walkability for people with a wide-range of health needs.



Key Features

- Connected medical services and facilities with sidewalks and high quality streetscapes
- Public spaces and pedestrian access for users of all ages and abilities
- Smaller commercial users that support surrounding environment

Development Character

Gross Density	*5-7 units / acre*
Parking	*Located to the rear or side of the building, or within walking distance*
Suggested Uses	*Medical office* *Institutional* *Neighborhood Retail* *Single family* *Multi-family*









/Regional Mixed-Use/

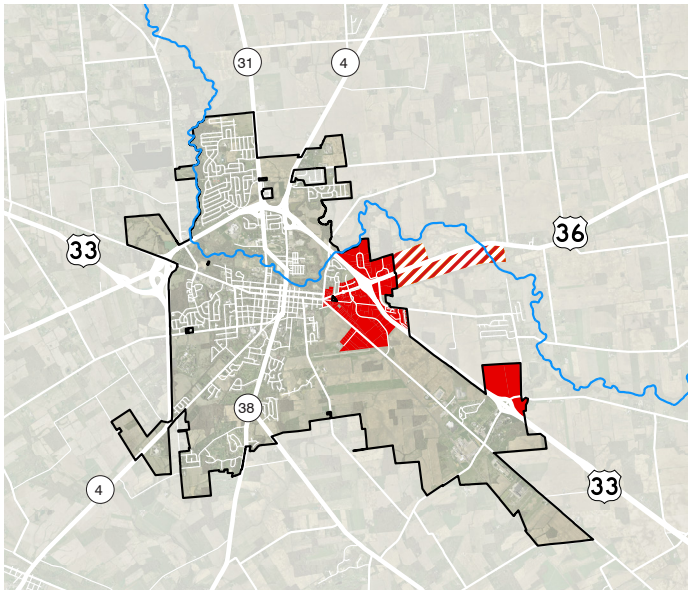
The Regional Mixed Use District is intended to serve residents of Marysville and the surrounding areas. With easy access to U.S. Route 33, the district should promote businesses that rely on a larger geographic market area for their consumer base, along with offices and companies with a regionally-based workforce that can access the district from adjacent, heavily-traveled corridors.

Traditionally, big-box retail has been developed on large lots with ample surface parking. However, changes in online shopping and distribution, along with the imminent rise of automated delivery and autonomous vehicles, will likely render this development pattern obsolete. Retail stores will be looking for smaller store footprints, as their capacity for online sales increase and increased autonomous vehicle use will likely reduce the demand for surface parking.

Future development in the District should accommodate these changes in retail and transportation. Smaller lots and smaller footprints will allow flexibility for current retailers while providing stronger opportunities for adaptive reuse. Streets in the district should begin to prioritize pedestrians, and not only automobiles. Streets should be developed as adaptable, interconnected grids, rather than internal, drive aisle linkages. Furthermore, introduction of other uses may be needed to allow these areas to be successfully repositioned for the future.

Development Character

Gross Density	*15,000 - 25,000 sf / acre*
Parking	*Located to the rear or side of the building, or within walking distance*
Suggested Uses	*Regional retail* *Office* *Multi-family*



Key Features

- Larger retail and commercial users that support a regional market and attract visitors to Marysville
- Mixed-use and multi-user buildings
- Site design should encourage walkability and pedestrian safety
- Street grids should be created as part of development approach







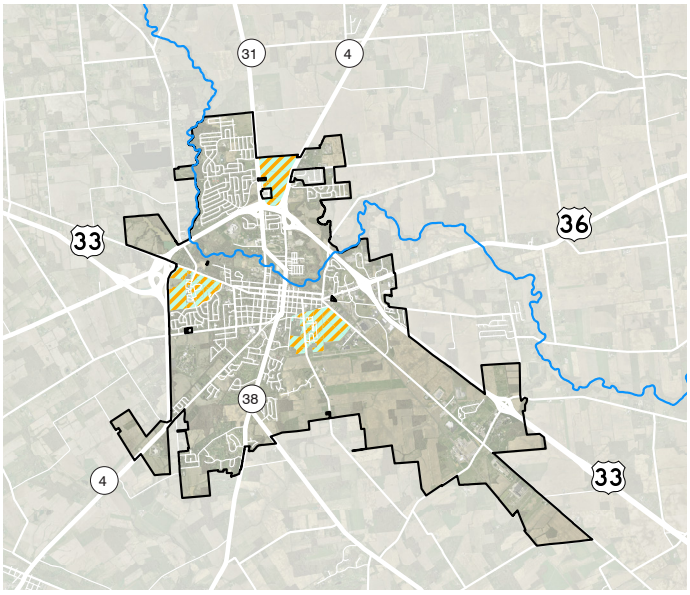


/Neighborhood Mixed Use/

The Neighborhood Mixed Use District includes a well-integrated mix of housing, neighborhood-oriented retail, and parks and public space, all connected by a network of comfortable, pedestrian-friendly streets.

Residential development in this district will include a mix of housing options, from dense single-family homes, to two-unit and four-unit buildings and larger apartment complexes. Residential uses are encouraged to be located on upper floors of multi-use buildings, with commercial uses located on ground floors. The development of a diverse range of housing types is encouraged to attract and retain a future population with different demographic characteristics than Marysville's current population. This includes a population with smaller household sizes, a growing number of households without children, an increasing elderly population, and a growing number of households with pets.

Critical to the success of the Neighborhood Mixed Use District is well-integrated, neighborhood retail options. The District should prioritize these options, such as cafes, restaurants, and other service-oriented retail that caters to local residents first.



Key Features

- Pedestrian-friendly streets with high quality streetscapes
- Smaller retail and office users that support local residents and provide experiences such as cafes, restaurants, and retail
- Public spaces for communal gathering with seating, lighting, and landscaping

Development Character

Gross Density	*20,000 sf / acre max (residential units at 7 to 8 units per acre)*
Parking	*On-street parking* *Surface lots not visible from street*
Suggested Uses	*Duplex/Quad-plex* *Multi- family* *Neighborhood retail* *Neighborhood office* *Dense single-family* *Schools*





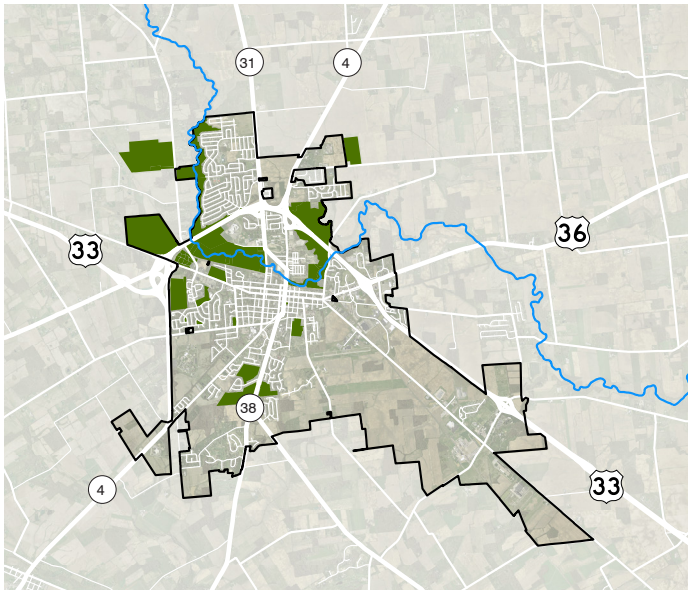




/Open Space/

Open Space Districts are critical to elevating the quality of life for Marysville's residents and visitors. Open Space Districts should consist of active and passive spaces that attract users from across the City of Marysville and around the region. Parks and Open Space should consist of programmed areas and trails, which can also function as connections between districts and neighborhoods.

The Parks and Recreation Plan, adopted in 2017, offers additional recommendations on specific programming and trails opportunities.



Key Features

- Shared Use Paths as corridors connecting neighborhoods
- Play structures, picnic areas, recreational fields
- Open space for City programming or leisure activities
- Community gardens and dog parks
- Educational opportunities and facilities
- Natural wildlife habitats and preserves

Development Character

Gross Density	*N/A*
Parking	*Off-street where appropriate*
Suggested Uses	*Public parks* *Pocket parks* *Shared Use Paths* *Open green space*





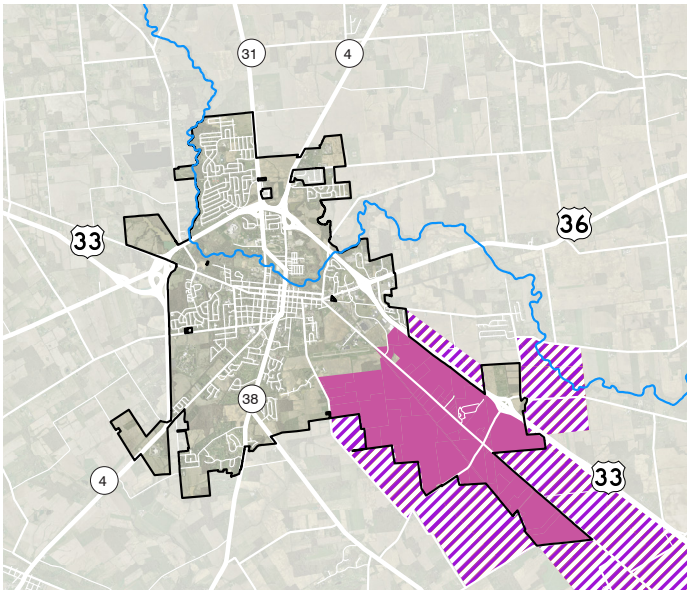




/Manufacturing District/

The Manufacturing District is the economic engine of Marysville. Adjacent to U.S. Route 33 in the southeast portion of the City, the Manufacturing District includes medium to large-sized manufacturing facilities and warehouses. In addition to immediate freeway access, the Manufacturing District hosts fiber optic capabilities that will support connected vehicle testing on U.S. Route 33, along with a redundant fiber line that current and future companies can tap into for high-speed Internet access. Finally, an active rail line continues to help support shipping and distribution needs for businesses within the district.

Future development in the Manufacturing District will be geared toward additional manufacturing and warehouse users. Where appropriate, development should be sited close to the high-speed fiber line and rail line to allow businesses and companies to fully capitalize on this existing infrastructure. Furthermore, manufacturing uses should be encouraged to develop green infrastructure on site to mitigate stormwater management. Supporting office uses are also appropriate here, along with research and development facilities. Finally, adjacent residential uses should be sufficiently buffered from manufacturing uses.



Key Features

- Convenient rail access
- Tapped into the U.S. Route 33 fiber optics capabilities, U.S. 33 Innovation Park, and U.S. 33 Smart Mobility Corridor
- Mid to large-sized manufacturing warehouses with limited noise and toxin pollution
- Large manufacturing campuses are encouraged to support their operations with integrated green infrastructure

Development Character

Gross Density	*20,000 - 25,000 sf / acre*
Parking	*Located to the rear or side of the building*
Suggested Uses	*Light to medium manufacturing* *Advanced manufacturing* *Research & development* *Office*





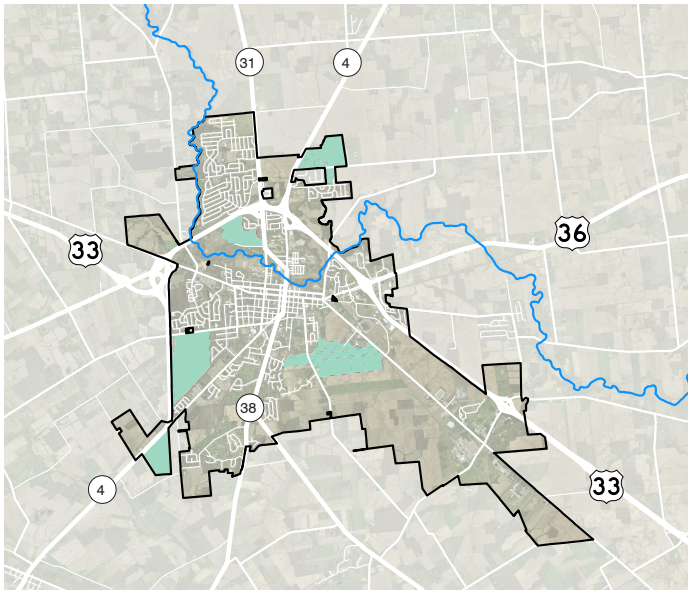




/Government & Institutional/

Government districts are intended to contain a range of public and semi-public uses, including schools, police and fire departments. Two prisons are also located in this district and should be screened and buffered from adjacent uses as much as possible. Development of these districts should complement nearby areas, and schools in particular should be well-connected with pedestrian and bicycle facilities. ADA accessibility should be a priority in these districts.

Publicly accessible buildings and sites should be well designed, with buildings oriented to the street and a unique architectural character to reflect their civic importance where appropriate. High-quality street trees and landscaping will help define and brand the civic uses of the city, and can be used to help integrate these uses into the fabric of the surrounding streets.



Key Features

- High quality structures providing a sense of place
- Public spaces and pedestrian access for users of all ages and abilities
- Attractive landscaping, public art, and lighting located throughout the site
- Buildings should be integrated into walkable communities with a mix of uses, where appropriate

Development Character

Gross Density	*Varied*
Parking	*Located to the rear or side of the building, or within walking distance*
Suggested Uses	*Civic* *Institutional*







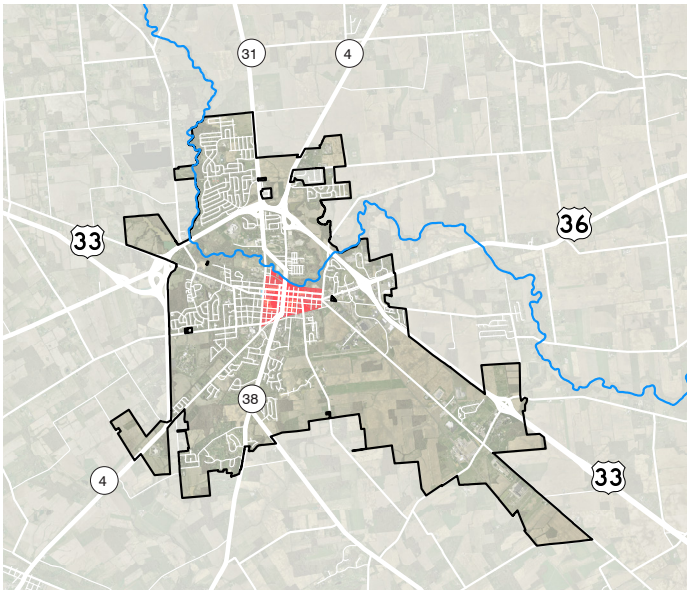


/Uptown District/

The Uptown District is the heart and soul of the City of Marysville. With a blend of historic buildings, walkable retail and restaurants, small offices, and government buildings, the District is an important gathering place for Marysville residents and helps strengthen the identity and brand of the city.

Future development in Uptown should complement and strengthen the historic character of the District. Historic buildings, facades, and public spaces should be maintained in accordance with best practices for historic preservation. Interesting and stimulating pedestrian environments should be a primary feature of the District. Sidewalk cafe seating is encouraged, ground-floor retail with large windows should be promoted whenever possible, and the pedestrian should feel safe and comfortable on the streets and sidewalks of the Uptown District. Residential redevelopment of underutilized second floor spaces, in addition to new residential development, is highly encouraged to help bolster and support the vibrancy of the Uptown District.

The Uptown Revitalization Plan, adopted in 2017, offers further detail about the planned character of the District.



Key Features

- Identifiable character, branding, and signage
- Walkable streets with sidewalks, short blocks, and a high quality streetscape
- Public spaces with attractive landscaping, public art, and pedestrian access
- Integration of retail, office, and residential uses in a true mixed-use approach

Development Character

Gross Density	*Varied*
Parking	*Not visible from street*
Suggested Uses	*Office* *Retail* *Civic* *Apartment (above retail or office)* *Multi-family* *Dense single-family* *Duplex/Townhomes*











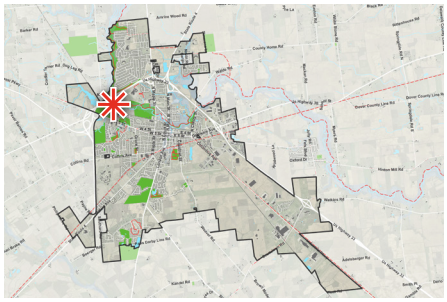
“ A hundred years after we are gone and forgotten, those who never heard of us will be living with the results of our actions.”

7. Focus Areas

/Former Kroger Site-West 5th St./

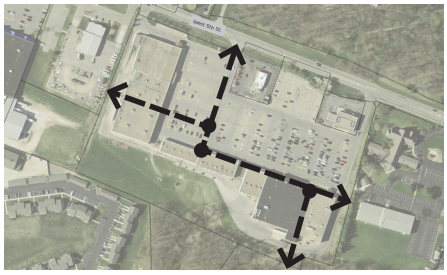
Site Context

The former Kroger site is an underperforming retail center close to Uptown. As Marysville continues to increase in population, opportunities to redevelop infill sites into residential uses close to the Uptown make fiscal sense while offering a different type of housing for Marysville residents. In addition, the site is surrounded by residential apartments and sits along a corridor that includes strip-center style retail, but little to no neighborhood retail to serve nearby residents.



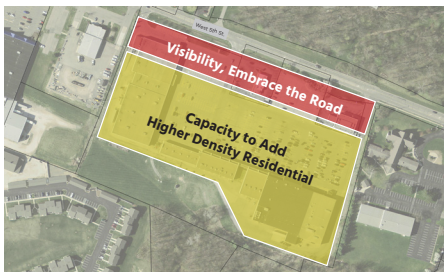
Connections

Developing a site plan to connect to adjacent uses is critical. Future opportunities to connect the site to the neighborhood to the south, or further development opportunities to the east or west, may present themselves and will strengthen the long-term viability of development on the site.



Land Configurations

West 5th Street is a prominent entrance into Uptown and a well-traveled road. High visibility to automobile traffic is necessary to a successful retail environment. The site is also ideal for adding a range of residential options. This could include making the site exclusively apartments and townhomes, or offering a mix of multi-family and dense single-family options, as shown in the concept to the right.



Development Character





RESIDENTIAL





RETAIL

Redevelopment Concept

The concept below is one of many ways the Kroger site can be reconfigured. Commercial development along West 5th St. can be supported both by the added residential development and the visibility along the heavily traveled corridor. A small single-family residential cluster offers the opportunity to provide a new, smaller-footprint single-family residential option on the market within a short distance to Uptown. 72 townhomes provide residential options that will cater toward both an aging demographic and smaller household sizes that Marysville is expected to accommodate in the next 10-20 years. Alternative development scenarios could explore moving the culvert (outlined in dashed line below) off site to reduce the need for stormwater retention on site, and thus increase the residential capacity of the site.

Site Data	
A	15,000 s.f. Commercial
B	12,600 s.f. commercial
C	11,400 s.f. commercial
D	12 units (townhomes)
E	12 units (townhomes)
F	19 units (townhomes)
G	13 units (townhomes)
H	16 units (townhomes)
I	33 single-family units
Total: 107 residential units, 39,000 s.f. neighborhood retail	

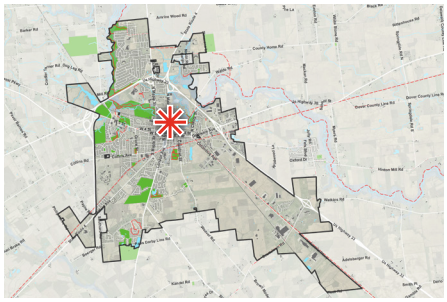


Figure 7.1 *Kroger Redevelopment Concept*

/Water Treatment Plant- North Main Street/

Context

The existing water treatment plant is a quarter mile walk to Uptown, but the City plans to move the plant to a new location. The site is currently surrounded by single-family residential and commercial uses. The site is one of the few redevelopment opportunities within Marysville to provide an option to live alongside a planned trail and creek. Furthermore, the entire study area is owned by the City, offering a redevelopment opportunity that doesn't rely on acquiring parcels from a large quantity of owners.



Connections

There are plans in place to move the water treatment plant to a new location. The timing of the move depends on a number of factors. The area pictured to the right is currently used to store lime, but can be remediated and moved out of the 100 year floodplain (pictured in blue) in order to accommodate development.



Potential Land Configurations

The site sits adjacent to North Main Street. The existing office structure on North Main Street is historic and should be preserved. This location is ideal for a small taproom or brewery. The interior of the site, along Mill Creek, is an opportunity to add residential capacity.

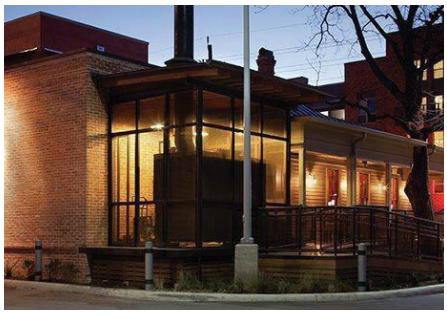


Development Character





RESIDENTIAL



ADAPTIVE REUSE

Redevelopment Concept

The water treatment plant has the opportunity to become a unique development opportunity close to Uptown. The concept below calls for residential development fronting a shared use path and Mill Creek. Furthermore, the potential to reuse the existing water treatment facility as a taproom or small restaurant can help anchor activity in the area.

Site Data	
A	29 townhomes
B	29 townhomes
C	7,000 s.f. "adaptive reuse"
	Planned Shared Use Path



Figure 7.2 *Water Treatment Plant Redevelopment Concept*

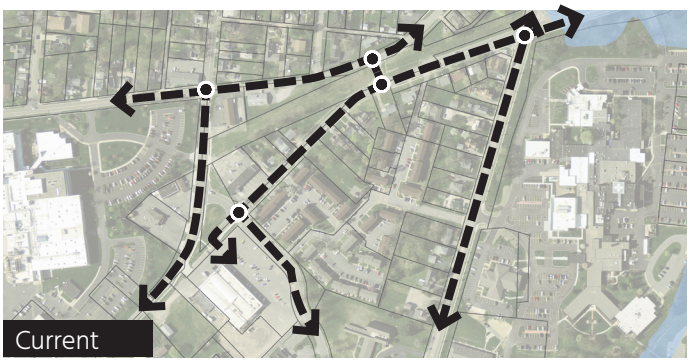
/The Medical District/

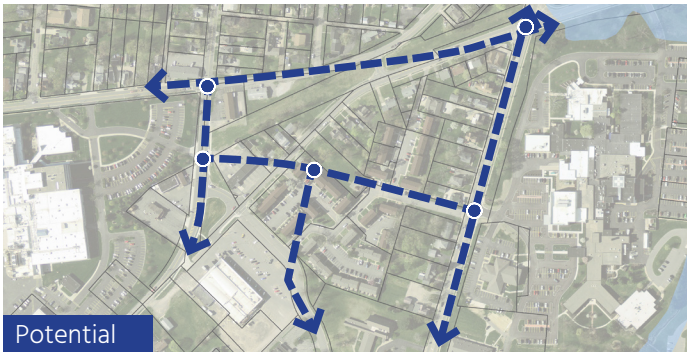
Site Context

The Medical District is a quarter mile walk to the heart of Uptown and is anchored by the Nestle R&D facility and Memorial Hospital. However, the existing roadway network is not conducive for redevelopment. A streamlined roadway network is critical to creating viable development areas.

As the Medical District continues to transform, bolstered in part by continued growth of Memorial Hospital, the District is an ideal location for medical office. Furthermore, land use configurations can vary, as shown below, based on the timing of redevelopment opportunities.

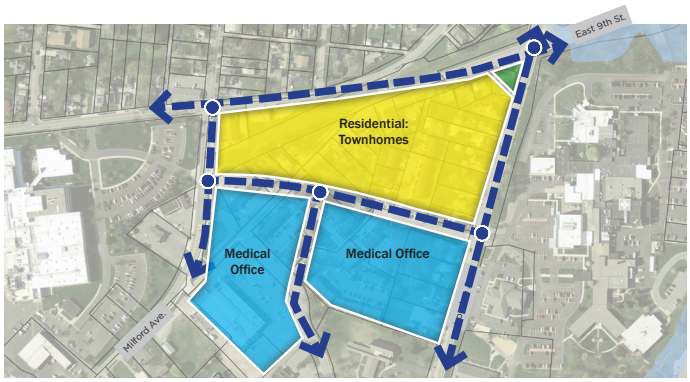
Roadway Configurations





Potential Land Use Configurations





Development Character





RESIDENTIAL



OFFICE

Redevelopment Concept

The concept below is a long-term vision for how the Medical District might redevelop. Residential development at the north end of the site can strengthen commercial activity in the Uptown, while complementing the medical office uses. A corner plaza functions as a gateway feature to the district, and can be used as an opportunity to brand the neighborhood. In the concept shown below, the development takes advantage of a new, simplified roadway network in order to create a mixed-use development that retains the feel of a denser neighborhood.

Site Data	
Zone A	129 Residential Townhomes (each unit parks itself)
Zone B	60,000 s.f. Medical office 300 parking spaces
Zone C	56,000 s.f. Medical office 280 parking spaces

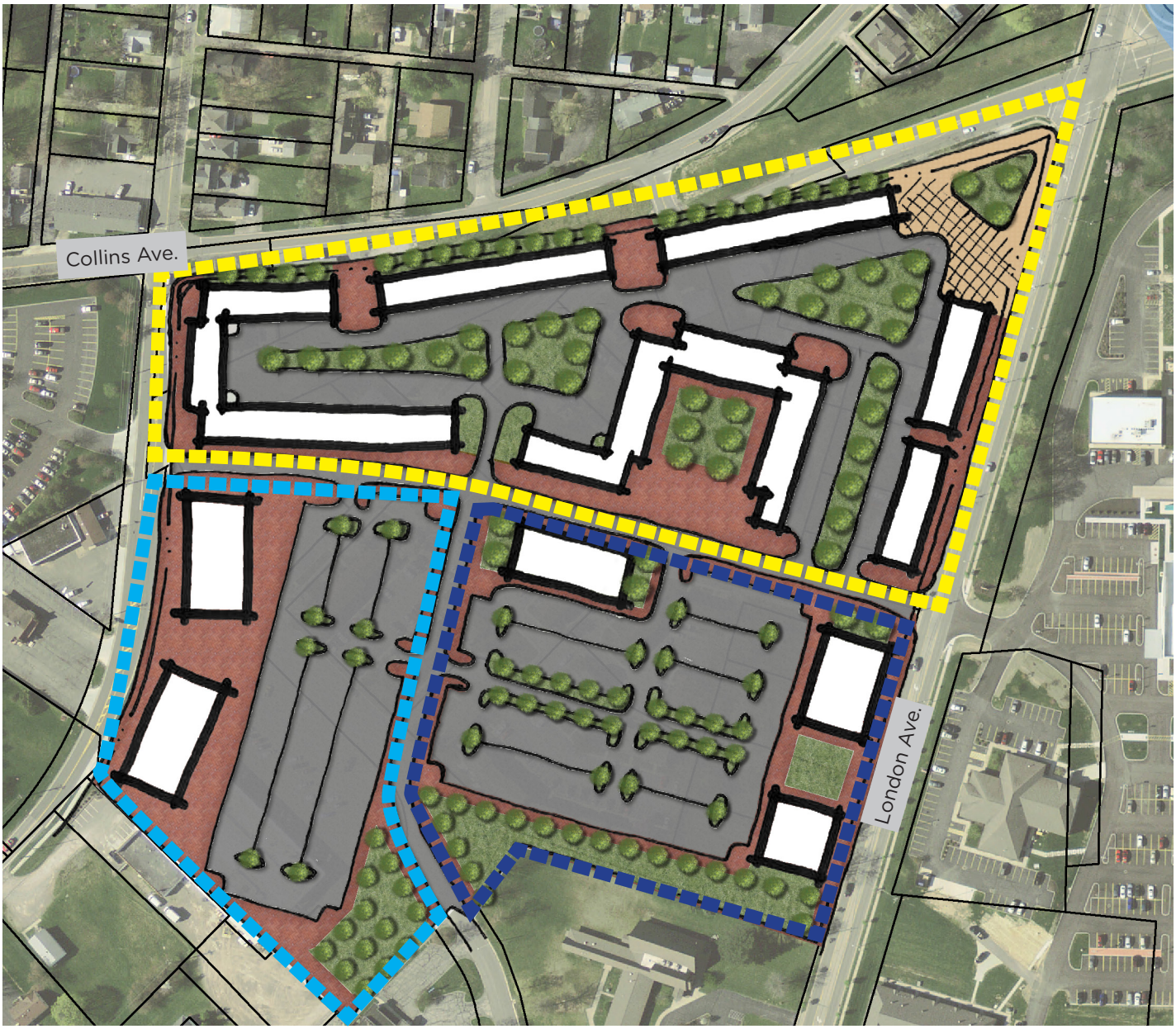


Figure 7.3 *Medical District Redevelopment Concept*

8. Implementation

/Plan Goals/

As part of the planning process, the Steering Committee considered the long-term goals of the Plan and created five guiding principles. The principles define desired outcomes, as well as broad measurements of success for the Plan.

1. **Retain current residents while attracting new ones.**

2. **Aspire to create a beautiful built environment.**

3. **Strengthen connections between different neighborhoods in Marysville.**

4. **Embrace and preserve Marysville's history and small-town feel.**

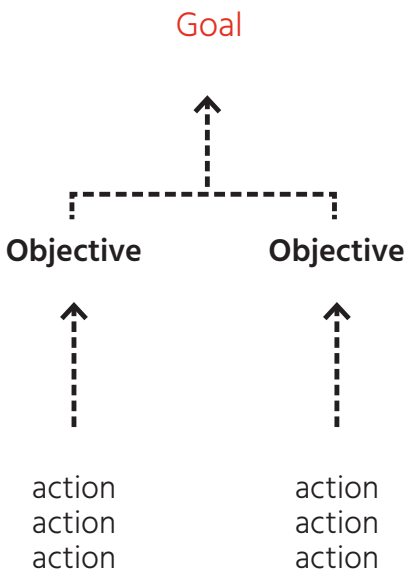
5. **Ensure fiscal sustainability for future generations.**

Responsible Parties	
M	City Manager / Council
P	Planning Dept.
PC	Planning Commission
DR	Design Review Board
	Parks & Rec Dept.
$	Finance Department
	Public Service Department
	CIC / County Economic Dev.
	Community Organizations

Policy Hierarchy

Goals, Objectives, and Actions

Each theme has one goal for which there are multiple objectives. Each objective will have at least one action that, if implemented, will help to achieve the objective and goal for that theme.



The **desired outcome** expressed in simple terms.

Statements of purpose that serve as the framework for future decision making.

Program, policy, or plan intended to achieve the objectives.

Timeframe		
Short	**S**	0-1 years
Medium	**M**	1-3 years
Long	**L**	3+ years
Ongoing	**O**	Continuous

1 *Retain current residents while attracting new ones.*

	Party	Timeframe
A. Market the focus areas to residential and commercial developers.		
i. Identify gaps in the residential marketplace.	P	S
ii. Meet regularly with key property owners about ongoing development opportunities.	P	S
iii. Focus on infill and redevelopment neighborhood retail projects versus regional retail projects.	P	S
B. Promote the construction of infill residential development.		
i. Continue to educate landowners on development trends.	P PC	S
ii. Promote development styles that attract shifting demographics, primarily empty-nesters, and young professionals.	P PC	S
C. Create a redevelopment strategy for the Medical District between Nestle and Memorial Hospital and the Kroger site.		
i. Link Thoroughfare Plan updates to revised roadway network.	P	M
ii. Assemble land to streamline redevelopment process when opportunities arise.	M	O
D. Prioritize growth in targeted expansion areas outlined in the Future Land Use Plan.		
i. Align Capital Improvements Plan (CIP) for infrastructure with Future Land Use Plan, sewer and water, and roadways.	P	S
ii. Update City Zoning Code to ensure it aligns with the Future Land Use Plan.	P M	S

2 *Aspire to create a beautiful built environment.*

	Party	Timeframe
A. Strengthen and unify the vision between City Council, Boards and Commissions, and City Staff.		
i. Hold a semi-annual joint session between City Council and Planning Commission to evaluate priorities.	M PC	O
ii. Create an official designee between City Council and Planning Commission to continue to facilitate dialogue.	M PC	S
iii. Continue to educate Planning Commission on planning trends and processes.	P PC	O
B. Continue to support implementation of the 2017 Parks and Recreation Plan.		
i. Prioritize parks and greenspace in the zoning code rewrite.	P	S
ii. Ensure larger residential developments allocate greenspace in future development.	P	O
iii. Promote greenways/bikeways to other communities and areas in Union County and the Columbus Region.	P	M
C. Encourage branding and gateway improvements at key points throughout Marysville.		
i. Enhance the Uptown streetscape, signage, and user experience.	P	M
ii. Include funding for improved signage throughout the City.	P	M

Responsible Parties	
M	City Manager / Council
P	Planning Dept.
PC	Planning Commission
DR	Design Review Board

	Parks & Rec Dept.
	Finance Department
	Public Service Department
	CIC / County Economic Dev.
	Community Organizations

3 *Strengthen connections between different neighborhoods in Marysville.*

	Party	Timeframe
A. Encourage all modes of transportation.		
i. Create a non-motorized transportation plan.	P	**M**
ii. Implement bike racks at key civic locations and in Uptown.		**S**
iii. Plan for potential high speed rail as a mobility option and for a depot to be placed in Uptown Marysville.	P	**M**
B. Strengthen on-street pedestrian and cyclist connections in Marysville.		
i. Consider on-street bike improvements in alternative transportation plan and link that to the thoroughfare plan.	P	**M**
ii. Incorporate shared use paths along river corridors and roadway connectors in new development.	P	**M**
iii. Look for opportunities to link to larger regional trail system.	P	**M**
iv. Implement trail connections in accordance with existing parks plan.	P	**M**
v. Connect neighborhoods to Uptown with greenways and bikeways.	P	**M**

4 *Embrace and preserve Marysville's history and small-town feel.*

	Party	Timeframe
A. Ensure that new residential and commercial development strengthens the existing development character and property maintenance of Marysville.		
i. Enforce/Implement Uptown Design Guidelines.	P DR	O
ii. Require quality site design with walkable urban character.	P DR	O
B. Promote public spaces that encourage community activity and shared uses.		
i. Locate parks and civic spaces within a short walk of residential uses.	P	O
ii. Include small civic spaces in infill development.	P	O
iii. Include parks and open spaces in new greenfield development.	P	O
C. Continue to implement the 2017 Uptown Marysville Plan.		
i. Market and promote focus areas to prospective developers.	P	O
ii. Collaborate on Uptown programming/events with Main Street organization.		O
iii. Encourage public investment and incentives that spur private investment.	P M	M

Responsible Parties	
M	City Manager / Council
P	Planning Dept.
PC	Planning Commission
DR	Design Review Board
	Parks & Rec Dept.
	Finance Department
	Public Works Department
	CIC / County Economic Dev.
	Community Organizations

5 *Ensure fiscal sustainability for future generations.*

	Party	Timeframe
A. Embrace and support strategic partnerships that will continue to promote economic growth.		
i. Promote opportunities created by the 33 smart corridor and Connected Marysville.	P $	O
ii. Continue to attract businesses in a range of fields to encourage economic diversity Citywide.	P $	O
iii. Develop the 33 Innovation Park.	P $	L
iv. Encourage the development of additional manufacturing properties.	P PC	O
v. Through implementation of the Union County Economic Development Strategy, continue to build regional partnerships to support future growth and improve the workforce/talent pipeline.	P M	O
B. Ensure Marysville is prepared for the adoption of autonomous and connected vehicles.		
i. Ensure that the zoning code is updated to incorporate anticipated changes in land use and parking requirements.	P	O
ii. Ongoing development review should consider the potential impact of autonomous vehicles.	P PC DR	O

The insight2050 Scenario Results Report was prepared by Calthorpe Associates, the Mid-Ohio Regional Planning Commission (MORPC), the Columbus District Council of the Urban Land Institute (ULI), and Columbus 2020, with funding from the Federal Highway Administration as well as Columbus 2020 and ULI Columbus, with support from L Brands Foundation, Mr. and Mrs. Derrol R. Johnson, and Gertrude E. Kenney funds of The Columbus Foundation, Easton Community Foundation, Casto, and Continental Real Estate Companies. The contents of this report reflect the view of MORPC, ULI Columbus, Columbus 2020, and Calthorpe Associates, which are solely responsible for the information presented within.

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Scenario Drivers

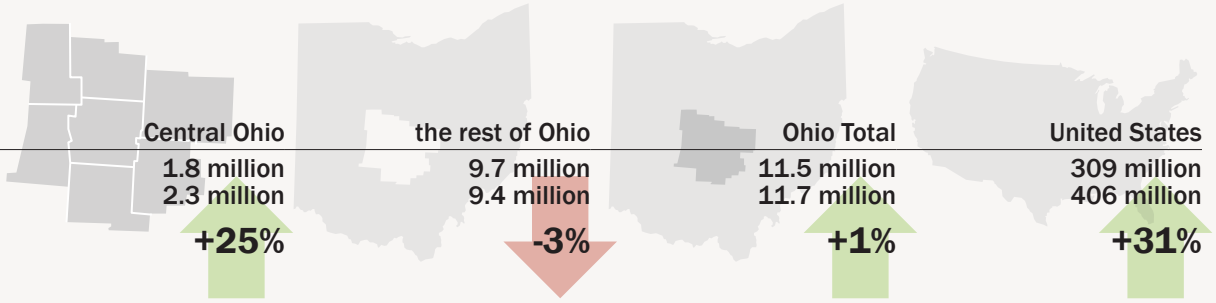
The insight2050 scenarios address important questions about Central Ohio's future growth, and the specific role that demographic changes and housing demand will play over the coming decades.

Growth

How much will Central Ohio grow between now and 2050?

Each of the insight2050 scenarios accommodates the same number of people, homes, and jobs. insight2050 uses regional projections from MORPC for population and employment through 2050, based on official projections from the state. According to these projections, the 7-county region will grow by about 500,000 people and 300,000 jobs between 2010 and 2050; about 300,000 new housing units will be needed to accommodate population growth. This rate of growth is roughly on pace with national growth rates, and far exceeds that of other cities in Ohio.

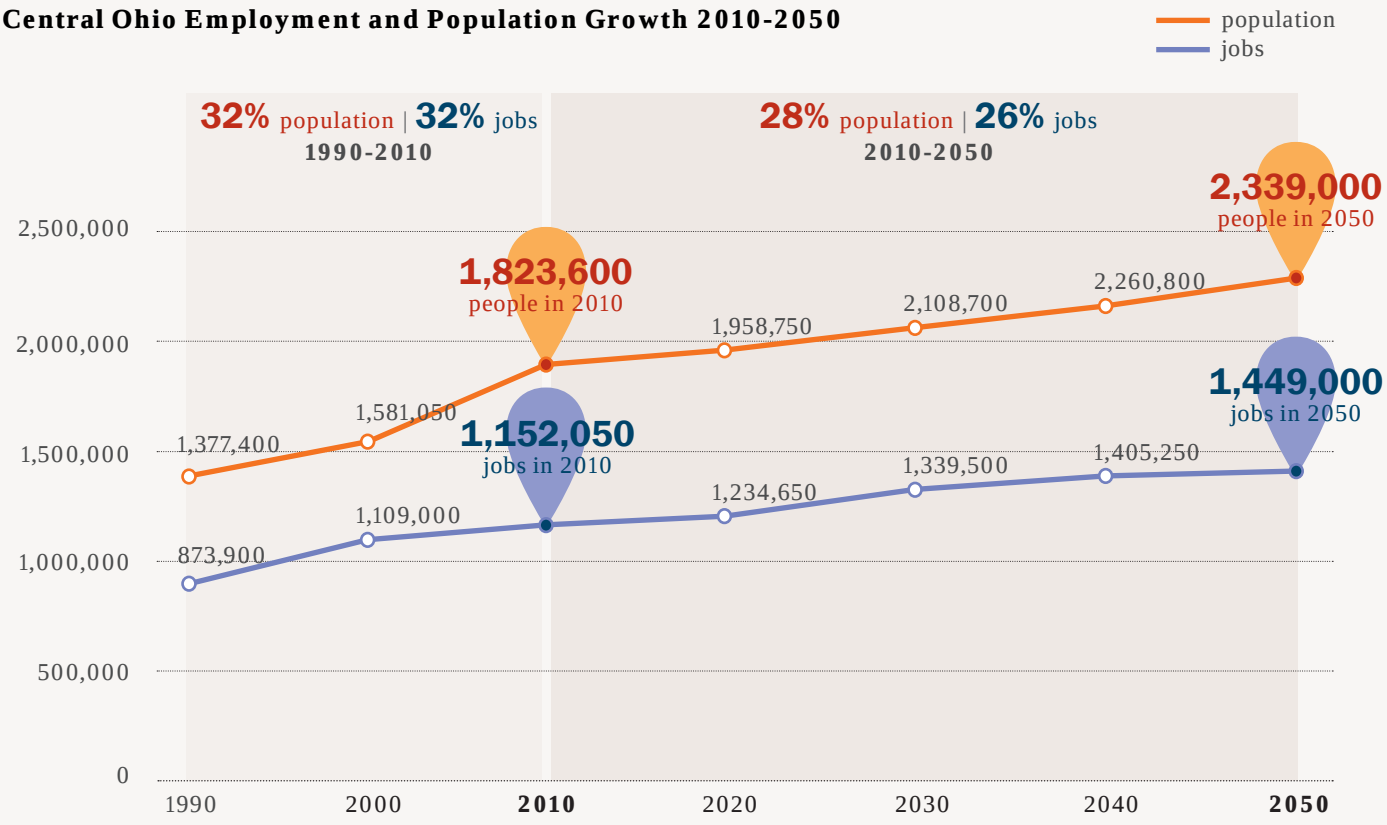
Population Growth by Regions 2010-2040



	Central Ohio	the rest of Ohio	Ohio Total	United States
2010	1.8 million	9.7 million	11.5 million	309 million
2040	2.3 million	9.4 million	11.7 million	406 million
Percent Change	+25%	-3%	+1%	+31%

Source: US Census Bureau, American Community Survey 2012

Central Ohio Employment and Population Growth 2010-2050



Source: US Census Bureau, American Community Survey 2012

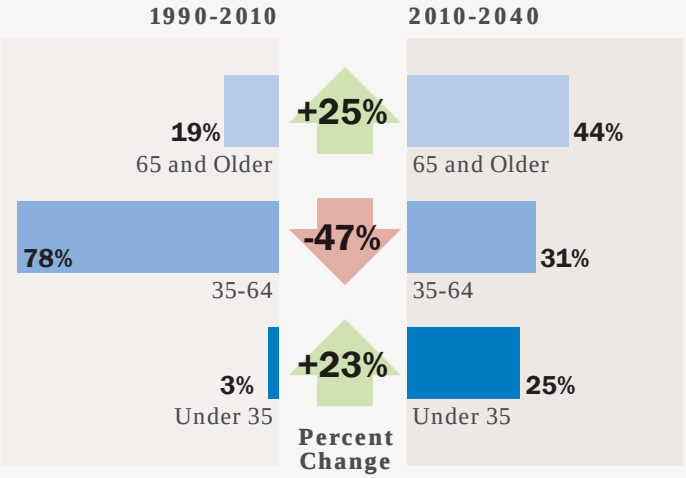
The Changing Profile of Central Ohio's Growth

Who is Central Ohio now and who will it be in the future?

The past 40 years have seen Central Ohio communities grow by more than 675,000 people, enough to fill Ohio Stadium more than six times. More than 400,000 housing units were constructed and more than 625,000 jobs were added by our region's employers. While Columbus and other historic downtowns have remained vital, growth over the past decades has been characterized, for the most part, by single family residential growth outside the outerbelt, and new suburban employment concentrations. Most growth was designed around automobile access and investments in a robust highway and roadway network. This form of growth accelerated as the Baby Boomers entered their peak wage-earning and family-raising years. Local plans and policies, and regional infrastructure investments, pivoted towards supporting this generation's demand for larger-lot single family homes and suburban lifestyles. With some ebbs and flows, the region has been fairly prosperous through the past 30 to 40 years.

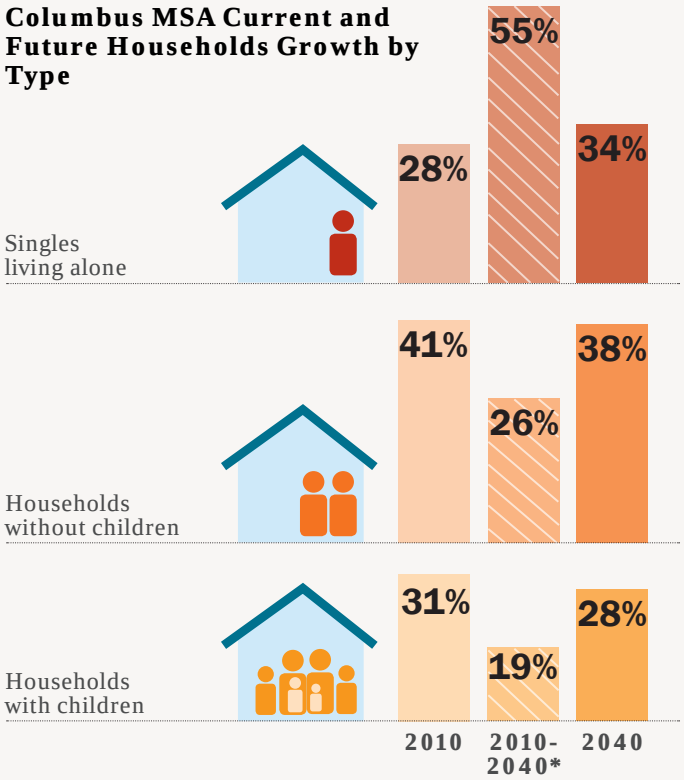
Over the next 40 years, Central Ohio, like most other regions and states across the United States, will be experiencing dramatic changes related to demographics and the shifting preferences of existing and future residents and workers. Nearly 80% of the growth in the last two decades (1990 to 2010) was among 35 to 64 year olds. Over the next decades, this same group will account for only 31% of growth. Aging baby boomers will make up nearly 45% of growth and those under 35 will account for more than 25%. Households with children will account for less than 20% of growth over the next decades, and the region will be more diverse; racial and ethnic minorities are expected to account for a majority of the region's growth by 2050. These significant shifts have implications for the kinds of homes and communities needed and preferred by existing and future residents of Central Ohio.

Columbus MSA Current and Future Household Growth Share by Householder Age



Source: Arthur C. Nelson, COLUMBUS, OHIO Metropolitan Area trends, Preferences, and opportunities: 2010 to 2030 and to 2040 (NRDC)

Columbus MSA Current and Future Households Growth by Type



*Refers to households added from 2010-2040, excluding households that existed prior to 2010.

Source: US Census Bureau, American Community Survey 2012

Scenario Drivers

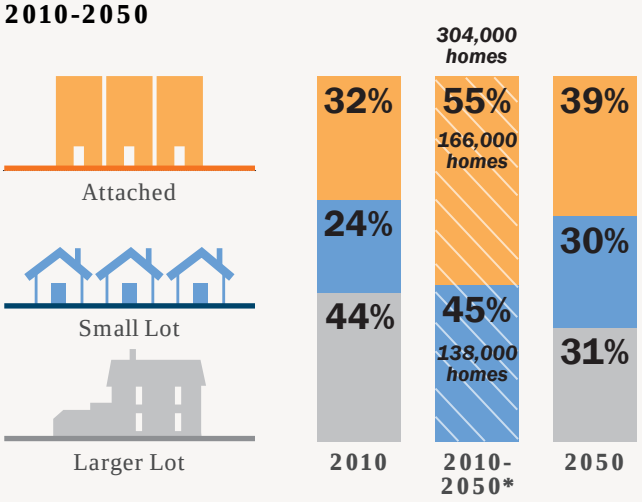
Evolving Housing Needs

What kinds of communities and housing do residents need now & into the future?

Recent studies by the National Association of Realtors (NAR), Urban Land Institute, and other organizations across the country are pointing towards increasing preferences for walkable, complete communities where daily needs are within close proximity to homes and jobs. NAR's 2013 Community Preference Survey points out that "Americans prefer walkable, mixed-use neighborhoods and shorter commutes." More than 60 percent of respondents "favor a neighborhood with a mix of houses and stores and other businesses that are easy to walk to, rather than neighborhoods that require more driving between home, work and recreation."

These trends and changing preferences raise important questions about the vitality and competitiveness of our region and communities over the coming decades. What types of places will attract the skilled labor forces our businesses require? Are today's land use plans and development regulations aligned with the goal of attracting residents and businesses, helping communities to remain competitive and improve their tax bases? Are private developers able to respond to these emerging market trends? A recent study of regional housing demand commissioned by the Urban Land Institute provides a look at the housing demand profile of our changing population. It lays out a shrinking demand for larger-lot single family homes (those on lots greater than 7,200 square feet), and an increasing demand for well-located smaller-lot detached homes, attached/townhome products, and multifamily housing. With more than 330,000 larger-lot homes on the ground now, demand is for an additional 140,000 smaller-lot detached single family homes, and 166,000 attached units. Through 2050, this represents a broader choice in housing products, with just over 60% of homes on single family detached lots in 2050 (compared to 67% in 2010) and just under 40% in townhomes and multifamily products. The insight2050 scenarios are designed in part to test the impacts of meeting this projected demand, compared to maintaining a trend-based housing profile, or building out the housing profile of the local jurisdictions' current plans and policies.

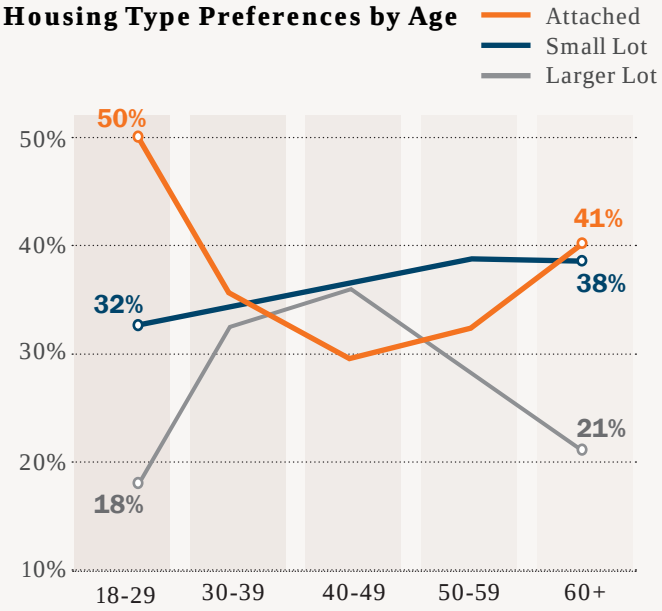
Columbus MSA Housing Needs by Home Type 2010-2050



*Refers to households added from 2010-2050, excluding households that existed prior to 2010.

Source: Arthur C. Nelson, COLUMBUS, OHIO Metropolitan Area trends, Preferences, and opportunities: 2010 to 2030 and to 2040 (NRDC)

Housing Type Preferences by Age



Source: National Association of Realtors (2011)

Local Examples

The City of Newark is preparing for shifting demands and demographics by working to attract millennials to the community. To that end the City is working to make its downtown Courthouse Square a destination by incorporating pedestrian-friendly street designs and necessities within walking distance to mixed-use developments.



The City of Columbus is planning for shifting demographics and demand by accommodating a range of development options in its downtown and urban neighborhoods. A market study for the City's East Franklinton Plan forecasts a potential 2,000-plus market rate housing units; 50,000 square feet of retail; and 100,000 square feet of office, incubator and arts space over the next 10 years. Meanwhile in West Franklinton the City is focusing on stabilizing housing, attracting retail and creating jobs.



Mixed-use projects like The Lane in Upper Arlington, The Heights in Worthington and Bridge Park as a part of the Bridge Street District in Dublin (shown at right) are responding to shifting demographics leading to greater market demand for walkable neighborhoods with access to offices, retail and restaurants.



Building Scenarios

The insight2050 scenarios depict the growth choices facing Central Ohio by combining different land patterns with variations in housing type mix, concentrations of development, and the proportion of growth accommodated either on previously undeveloped land, or through infill and redevelopment on already urbanized "refill" land. They also vary in the proportion of growth accommodated in incorporated or unincorporated areas of the 7-county region.

Using the RapidFire model, land use scenarios are defined by the proportion of growth allocated to Urban, Compact, and Standard 'place types'. The place types represent distinct forms of land use, each of which is associated with a unique set of assumptions describing housing type mix, travel behavior, land consumption, infrastructure costs, and other key factors. The place types are based upon and calibrated to development in the Central Ohio region. The model varies the amount of each place type in four insight2050 growth scenarios:

- Past Trends – extends past development trends (from 1990) forward to 2050
- Planned Future – reflects and extends local plans with moderate infill/redevelopment
- Focused Growth – informed by housing demand forecasts, with significant infill/redevelopment
- Maximum Infill – informed by housing demand forecasts, with maximum infill/redevelopment in existing corridors and city centers

Because the scenarios accommodate new growth with different proportions of the three place types, the scenarios vary in performance in terms of transportation, local government finances, environmental sustainability, and public health. The scenarios illustrate the differing impacts of varying future growth patterns, and are not meant to serve as a prescriptive vision or plan for the region. They do not allocate growth to specific locations, but rather to growth patterns in generalized location types (i.e. infill vs. greenfield locations).

The RapidFire Model

The insight2050 scenarios were produced using the RapidFire scenario modeling tool developed by the planning and design firm Calthorpe Associates. The model is a spreadsheet-based tool used to evaluate scenarios at the national, state, regional, and local scales. It constitutes a single framework into which data and research-based assumptions about the future can be loaded to test the impacts of varying land use patterns across a range of critical metrics.

The RapidFire model emerged out of the near-term need for a comprehensive modeling tool that could inform state, regional, and local agencies and policy makers in evaluating land use, energy, water, transport, and infrastructure investment policies. The model produces results for a range of metrics, including:

- Land consumption
- Travel behavior and vehicle miles traveled (VMT)
- Air pollution and public health impacts
- Fuel use and cost
- Building energy and water use, and cost
- Local fiscal impacts, including capital infrastructure costs, operations and maintenance costs, and local revenues
- Greenhouse Gas (CO_2e) emissions from cars and buildings

The RapidFire model underwent significant customization to prepare it for Central Ohio scenario development and analysis. This included refinement of fiscal impacts assumptions to reflect the unique cost, tax, and revenue structures of Ohio; additional sensitivity to rural housing and development types; and calibration of all analytical models to reflect Ohio land patterns and development intensities and policy assumptions.

A detailed description of the RapidFire model can be found in the RapidFire Technical Summary, available at www.calthorpe.com/scenario_modeling_tools.

How Place Types Change

This photo montage illustrates how a typical 'Standard' development environment can transition to a more 'Compact' place over time.



This intersection is typical of many 'Standard' suburban corridors in Central Ohio and the US. There are many opportunities for moderate intensification and improvements to the streetscape.



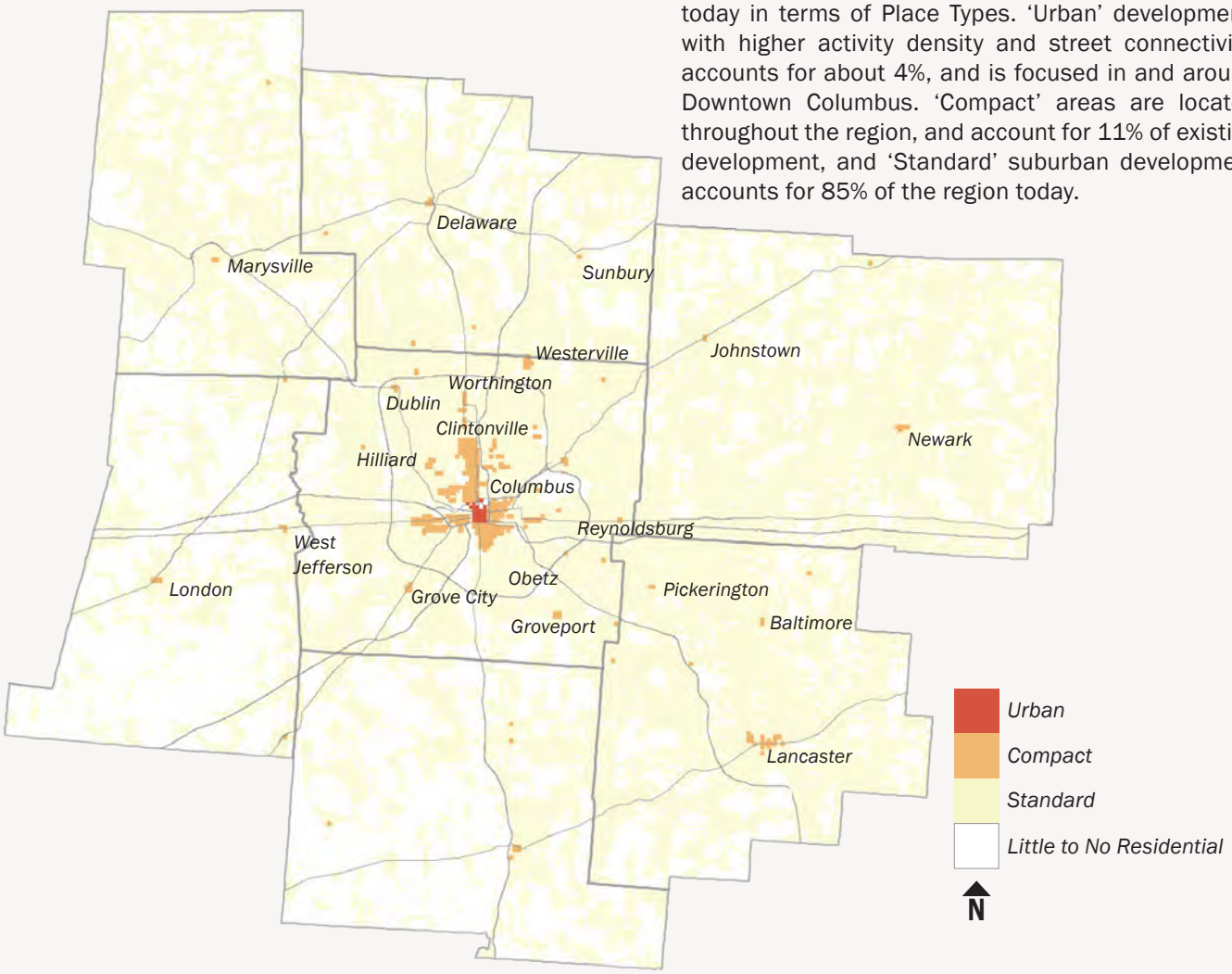
Sidewalk, crosswalk, landscaping, and other public improvements can set the stage for new residential and commercial development on the corridor.



Moderate scale commercial and residential development can bring vitality and activity to the corridor and place more people and jobs within easy walk, bike, transit, and drive access.

Place Types in Central Ohio Today

This map illustrates how Central Ohio can be described today in terms of Place Types. 'Urban' development, with higher activity density and street connectivity, accounts for about 4%, and is focused in and around Downtown Columbus. 'Compact' areas are located throughout the region, and account for 11% of existing development, and 'Standard' suburban development accounts for 85% of the region today.



Urban



Compact



Standard



Place Types Summary

Urban



Land Use Characteristics

Virtually all new Urban growth would be considered infill or redevelopment, and much of it would occur in the existing urban core in and around Downtown Columbus. The majority of housing in Urban areas is multifamily and attached single family (townhome), with some smaller-lot single family homes.

Transportation Infrastructure

Supported by higher levels of regional and local transit service. Well-connected street networks and the mix and intensity of uses result in a highly walkable environment and relatively low dependence on the automobile for many trips.

Development Mix and Intensity



Housing Mix



Transportation Options



Typical miles driven per household

less than 10,000 per year

Compact



Land Use Characteristics

Less intense than Urban, but yet highly walkable with a rich mix of retail, commercial, residential, and civic uses. There are numerous examples of Compact communities in Central Ohio, from places like Clintonville and Grandview Heights that originally grew around street car lines in the 1920s and 30s, to smaller towns like London, Plain City, Johnstown, or Sunbury. New Compact growth can occur in already urbanized areas, on the urban edge, or in larger-scale redevelopment projects. The Compact place type contains a diverse mix of housing, from multifamily and attached single family (townhome) to small- and medium-lot single family homes

Transportation Infrastructure

Well served by regional and local transit service, but may not benefit from as much service as Urban growth. Streets are well connected and walkable, and destinations such as schools, shopping, and entertainment areas can typically be reached via a walk, bike, transit, or short auto trip.

Development Mix and Intensity



Housing Mix



Transportation Options



Typical miles driven per household

10,000-15,000 per year

Standard



Land Use Characteristics

Represents the majority of suburban auto-oriented development that has occurred in Central Ohio over the past decades. Densities tend to be lower than those of Compact areas, with uses that are generally not highly mixed or organized to facilitate walking, biking, or transit service. The Standard place type can contain a wide variety of housing types, though medium and larger-lot single family homes comprise the majority of this development form.

Transportation Infrastructure

Not typically well served by regional transit service. Local street networks are not as well connected as those in Compact and Urban place types. There are fewer destinations available via walk or bicycle; most trips are made via automobile.

Development Mix and Intensity



Housing Mix



Transportation Options



Typical miles driven per household

above 15,000 per year

Urban Examples



Gay & 4th - Columbus



25 S. High - Columbus

Compact Examples



Granville



Circleville



Hilliard

Standard Examples



Amberleigh Subdivision, Dublin



Grove City (Pinnacle)



Morse Road, Columbus

insight2050 Scenarios Overview

Each of the insight2050 scenarios represents a different way of accommodating projected housing and job growth in Central Ohio to the year 2050. Each includes the same total number of people, homes, and jobs, but varies in where and how they are located across the region. The scenarios also vary in terms of the types of homes that will be built in the coming decades, and the extent to which their mix of housing types meet the demands of Central Ohio's current and future residents.

scenarioA
Past Trends

This scenario extends the land use and transportation investment decisions of the past decades forward to 2050. A majority of growth is accommodated on previously undeveloped land, with most growth (85%) tending towards suburban and rural, auto-oriented development. New development is composed primarily of larger-lot single family homes and suburban office parks and commercial centers.

scenarioB
Planned Future

The housing and job distribution of this scenario reflects the direction of local plans and policies from the cities and townships across the Central Ohio region. There is more Compact growth than in the Past Trends scenario, and more smaller-lot single family and attached homes, though the majority of growth is still auto-oriented and tends to be located at the periphery of cities and towns. About half of new growth is accommodated as infill or redevelopment; the rest occurs on previously undeveloped land.

scenarioC
Focused Growth

This scenario seeks to accommodate more growth in infill and redevelopment locations in and around existing cities and towns. Land patterns and housing mix are informed by housing demand forecasts, with significantly more smaller-lot single family, attached single family, and multifamily homes than the Planned Future or Past Trends scenarios. A large majority (84%) of growth takes the form of Compact development in walkable, moderate intensity mixed-use areas. There is also significant Urban development (10% of new growth) in Downtown Columbus. There is very little Standard growth or new larger-lot single family housing development in this scenario, as the majority of demand for this product is met through the existing supply.

scenarioD
Maximum Infill

This scenario strives to maximize growth accommodated through infill on previously developed lands and within existing urban areas. The Urban place type assumes nearly 30% of growth in existing city centers and commercial corridors where significant redevelopment opportunities exist. An additional 70% takes the form of moderate intensity and walkable Compact development. Like the Focused Future scenario, the residential mix is informed by housing demand forecasts, with significantly higher proportions of multifamily, attached single family/townhomes, and smaller-lot single family homes. There is very little new larger-lot single family housing development in this scenario, as the majority of demand for this product is met through the existing supply.

insight2050 Scenario Metrics Summary

The comparative scenario metrics summarized here are described in more detail in the following sections. For clarity, values are rounded. All costs are expressed in 2014 dollars.



Land Consumption

Includes all previously undeveloped land that is urbanized from 2010-2050.



Local Fiscal Impacts

Capital and ongoing operations and maintenance (O&M) costs for new local roads, sewer, water, waste-water infrastructure, and select services (2010-2050).



Transportation

Miles driven in passenger vehicles in Central Ohio in 2050.

scenarioA Past Trends

This scenario extends the land use and transportation investment decisions of the past decades forward to 2050.

495 square miles

O&M 12 | Capital 4.4

$16.4 billion

$408 Million
Average Annual Costs Capital + O&M 2010-2050

15.9 billion miles

8,450 *miles / year (per new resident, 2050)*

scenarioB Planned Future

The housing and job distribution of this scenario reflects the direction of local plans and policies from the cities and townships across the Central Ohio region.

270 square miles

11.3 | 4.5

$15.8 billion

$393 Million
Average Annual Costs Capital + O&M 2010-2050

15.4 billion miles

7,450 *miles / year (per new resident, 2050)*

scenarioC Focused Growth

This scenario seeks to accommodate more growth in infill and redevelopment locations in and around existing cities and towns.

45 square miles

10 | 3.2

$13.2 billion

$329 Million
Average Annual Costs Capital + O&M 2010-2050

12.0 billion miles

4,450 *miles / year (per new resident, 2050)*

scenarioD Maximum Infill

This scenario strives to maximize growth accommodated through infill on previously developed lands and within existing urban areas.

15 square miles

10 | 3

$13.0 billion

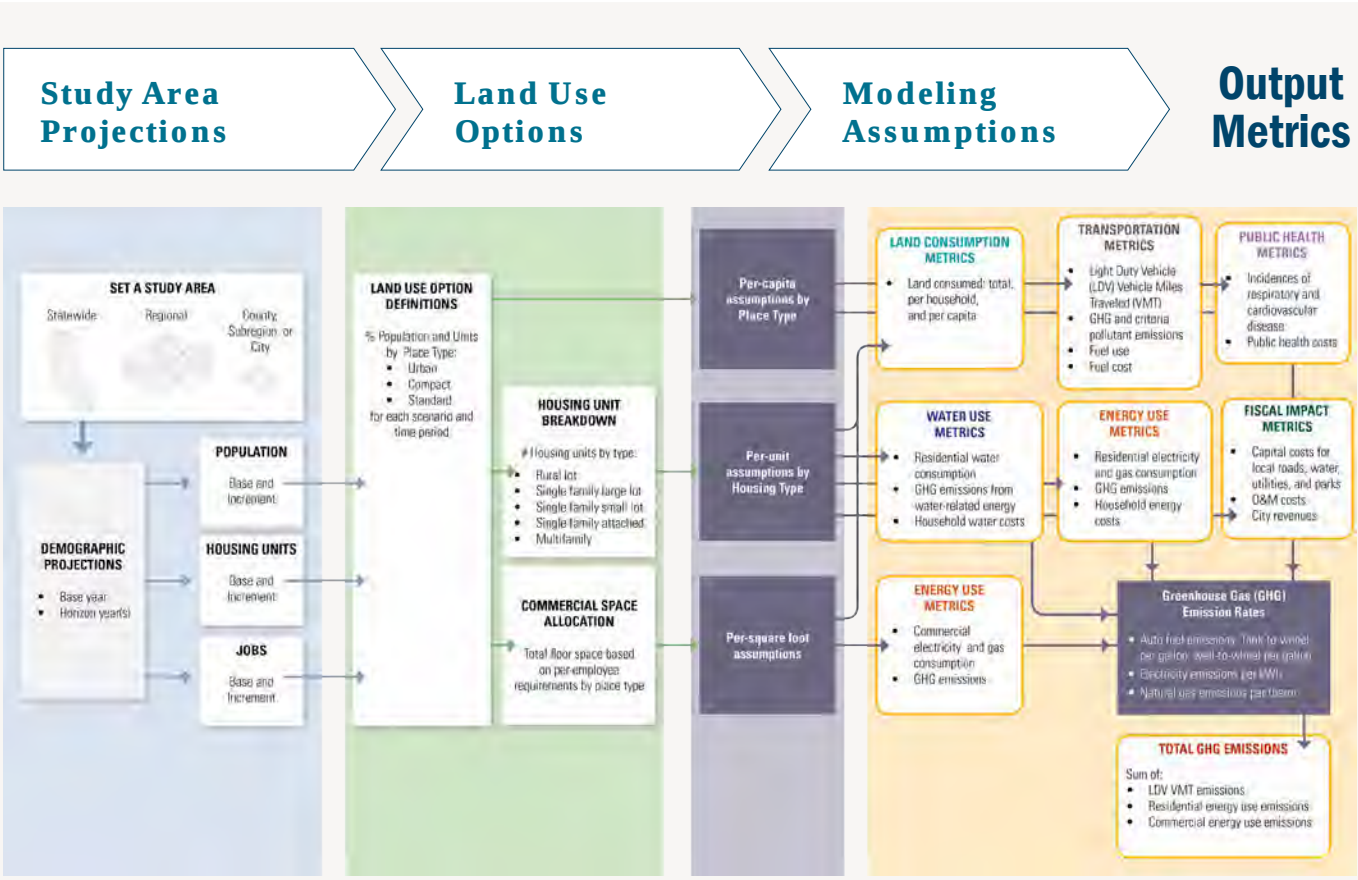
$328 Million
Average Annual Costs Capital + O&M 2010-2050

11.1 billion miles

3,850 *miles / year (per new resident, 2050)*

Scenario Metrics

This section explores the impacts of the insight2050 scenarios. It describes the analysis of the scenarios for the complete range of fiscal, environmental, transportation, and other RapidFire output metrics. The RapidFire model underwent significant calibration and customization to prepare it for scenario development and analysis in Central Ohio. The customized model was used to develop and model the full range of metrics for the four insight2050 scenarios described in this report. Region-wide results are presented here; the 7-county region includes Delaware, Fairfield, Franklin, Licking, Madison, Pickaway, and Union counties. Input assumptions for the model and metrics are summarized in the Appendix. Note that "cumulative" results reflect sum totals over many years (e.g., 2010 to 2050), while "annual" results reflect values in a single year.



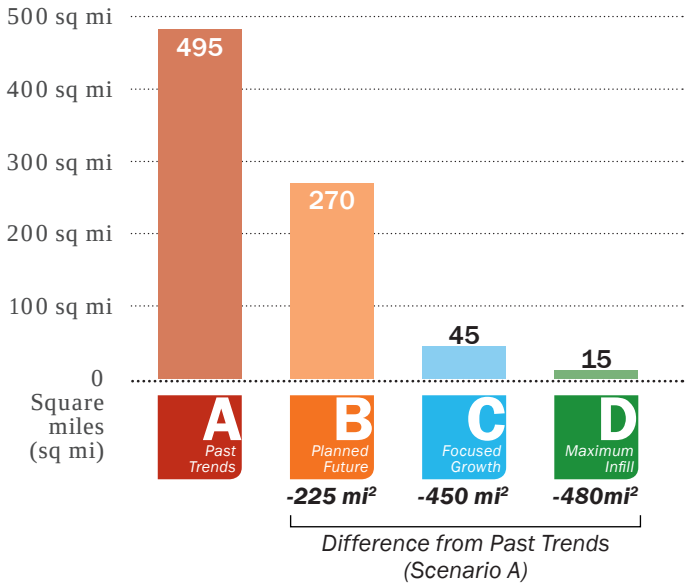
The methodology for calculating scenario metrics is outlined in the RapidFire Technical Summary, available at www.calthorpe.com/scenario_modeling_tools.

Land Consumption

The amount of land needed to accommodate new population growth varies widely among the scenarios. New land consumption includes all land that will be newly urbanized, including residential and employment areas, roadways, open space, agricultural, and public lands. Scenarios that accommodate new growth with greater shares of Urban and Compact development- which include more infill, redevelopment, and focused use of previously undeveloped land - consume less land overall. By contrast, scenarios that place a greater share of new growth in the Standard development pattern consume more land.

The Past Trends scenario, which sees significant additional Standard growth at the outer edges of the region consumes about 500 square miles of previously undeveloped land, or 225 miles more than the Focused Growth scenario (the equivalent land area of the City of Columbus today) The Planned Future scenario consumes 270 square miles; Focused Growth consumes 45 square miles; and Maximum Infill consumes 15 square miles. There were approximately 1,000 square miles of urbanized or developed land in the region as of 2010.

Cumulative New Land Consumption to 2050



Fiscal Impacts

Fiscal Impacts

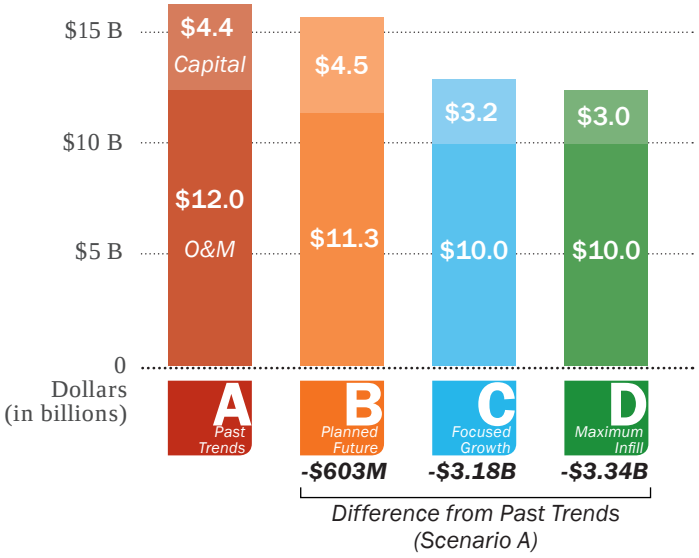
The insight2050 fiscal impact analysis is a regional study designed to provide an understanding of the 'order of magnitude' variations in scenarios as they relate to local government revenues and costs associated with **new** development; the analysis does not include all categories of costs or revenues. The analysis focuses primarily on impacts to the general funds of local jurisdictions (cities and townships), but does include certain county-level costs and revenues in order to provide an equivalent set of service categories for comparison purposes. Therefore, the analysis does include sheriff costs related to townships, but does not consider road maintenance costs for cities or counties because those services are typically provided outside of the general fund. Similarly, the analysis does not include impacts to school districts or other special districts that are funded separately. The fiscal analysis is focused on the costs and revenues associated with new (not existing) residential and commercial development.

Infrastructure and Operations & Maintenance Costs

Increased land consumption can lead to higher costs for local infrastructure and community services, as growth on previously undeveloped land often requires significant capital investments to extend or build new local roads and water and sewer systems, and to provide new public safety services. Growth focused in existing urban areas can take advantage of existing infrastructure and capitalize on the efficiencies of providing service to higher concentrations of jobs and housing. Moreover, accommodating growth within focused urban areas can help to ensure that future infrastructure investments generate a high return on investment.

The cost difference between new compact and more dispersed development can also vary significantly when public sector operations and maintenance (O&M) costs are taken into account. O&M costs include the ongoing expenditures required to operate and maintain the infrastructure serving new residential and commercial growth, as well as the costs to provide other services included in a typical local government (city, village, or township) operating budget.

Cumulative Local Capital Infrastructure Costs and Operations and Maintenance (O&M) Expenditures (2014 dollars)



Average Annual Local Capital Infrastructure & O&M Costs

A	B	C	D
$408M	$393M	$329M	$328M
Difference from Past Trends (Scenario A)	-$15M	-$79M	-$83M

The insight2050 scenarios are compared for their regional impacts on local government O&M costs, including:

- General Government: including administrative and legislative functions
- Fire: including all fire services in incorporated and unincorporated areas
- Community Services: including community and recreation services
- Engineering and Public Works: including only general fund public works functions
- Police and Sheriff: including police and sheriff patrol services in incorporated and unincorporated areas

Fiscal Impacts

Engineering and public works costs are strongly linked to the physical form of infrastructure. More dispersed development, which entails greater lengths of roads and sewer pipes, incur higher O&M costs than more compact development, which capitalizes on the economic efficiencies of shared infrastructure capacity. The same is true for many services such as police and fire, which can cost more to provide when development is more dispersed.

Focusing new growth in and around existing urban areas can reduce costs significantly, as demonstrated by reviewing the capital infrastructure and ongoing O&M costs for each of the insight2050 scenarios. As compared to the Past Trends scenario, following the development pattern of the Planned Future scenario would save $605 million to 2050. The Compact Future scenario saves $3.2 billion, which is a 19% savings compared to Past Trends, and an average annual savings of $79 million. The Maximum Infill scenario saves a total of $3.3 billion compared to Past Trends. The fiscal analysis of the RapidFire scenario model focuses on local and subregional costs borne by cities, townships, and counties for new developments only. It does not include the cost of new regional roadway and transit infrastructure that might be part of the facilities that support a scenario growth pattern.

Note that the cost variations across scenarios do not always vary directly with the proportion of dispersed or Standard development in a scenario. For example, the Planned Future scenario, which is more compact than Past Trends, sees a slight increase in costs for capital infrastructure compared to Past Trends due to the higher proportion of rural and unincorporated residential development in the Past Trends scenario; this is because development in rural areas is served by septic systems and thus does not incur the higher cost of sewer infrastructure (the cost of installing and maintaining private septic systems falls to individuals, and its costs are not included in the scenarios). For more detail on the cost assumptions, refer to the “Central Ohio RapidFire Fiscal Assumptions Development and Methodology” in the Appendix.

Revenues

The insight2050 scenarios are compared for their regional impacts on tax revenue, including:

- Annual income tax and property tax (apportioned to general fund and public safety uses) revenue associated in the model with new commercial development. Commercial development includes all non-residential development.
- Annual property tax revenue apportioned to general fund and public safety uses for new residential development. (Additional property tax revenue levies for schools, libraries, and other services were not included in these scenarios.)
- Annual county sales tax revenue generated from households in new residential development.

Calculating Commercial Income Tax, Property Tax, and Sales Tax Revenue

Income tax is typically the most significant revenue source for cities in Ohio. Since the bulk of income tax is generated in a worker’s city of employment, income tax revenue was associated with growth in commercial and other non-residential space for modeling purposes. Income tax revenues received by worker home locations and income tax generated by business profits were also modeled in order to account for their regional distribution in the different scenarios.

Property tax comprises a relatively small share of city revenues, but is the primary source of funding for townships. The portion of property taxes dedicated to city and township general funds and public safety costs were calculated for the scenarios. General fund and public safety revenue streams were calculated because cities typically fund public safety services out of their general funds, whereas townships must levy additional property taxes to fund public safety services. Annual county sales tax revenue, which funds general county services, most notably public safety, is also included in the scenarios revenue comparison. Note that school districts are funded by separate property tax levies and were not included in these scenarios. For more detail on the revenue assumptions, refer to the “Central Ohio RapidFire Fiscal Assumptions Development and Methodology” in the appendix.

Fiscal Impacts

Scenarios Revenue from New Commercial and Residential Development

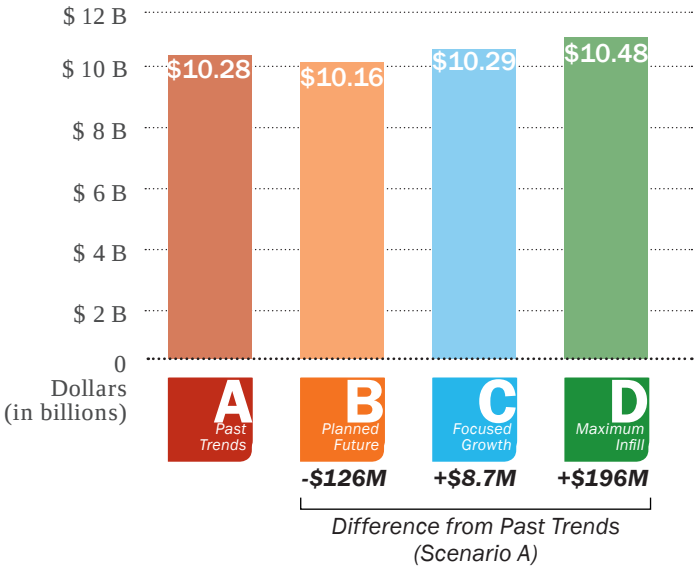
As the majority of income tax is generated in an Ohio worker's city of employment, higher income tax revenue is seen in scenarios with the highest proportions of commercial development in higher value urban locations, followed by compact locations; these places also levy relatively high average income tax rates. Thus the Compact Future and Maximum Infill scenarios see higher commercial tax revenue than the Past Trends and Planned Future scenarios. Focused Growth sees an additional $533 million in revenues through 2050 compared to Past Trends, while Maximum Infill sees a nearly $700 million increase.

Property tax revenue from residential development in Ohio does not favor compact development as strongly as does income tax revenue. In the case of city, township, and county property tax and sales tax revenue related to new residential development, the Compact Future and Maximum Infill scenarios result in tax revenue of $525 million and $500 million less, respectively, than the additional revenue generated in the Past Trends scenario. This is in large part due to the higher proportion of large, higher-value single-family residential development in the Past Trends scenario, and the Past Trends scenario's inclusion of more homes in unincorporated areas with higher property tax rates.

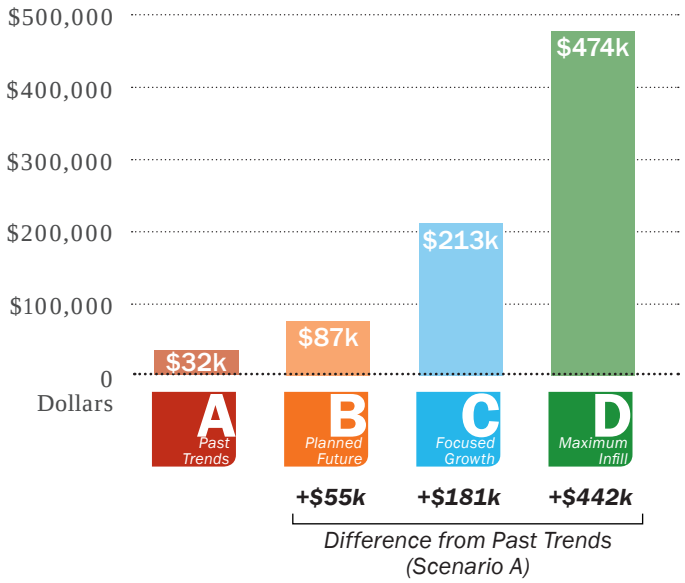
Overall, despite their lower residential revenues, the Compact Future and Maximum Infill scenarios enjoy moderately higher overall revenues when one combines the commercial and residential categories. To 2050, the Maximum Infill scenario sees nearly $200 million more in total revenue, or about $5 million per year. Tax revenue on a per-acre basis illustrates more variation across the insight2050 scenarios. Per-acre residential and commercial revenues add up to $32,000 in Past Trends and $87,000 in the Planned Future scenario. The more compact Focused Growth and Maximum infill scenarios have per acre revenues of $213,000, and $474,000 respectively.

Overall, the insight2050 scenarios illustrate the fiscal efficiency of more compact land patterns in the costs to supply and operate and maintain local infrastructure and community services. While not as significant as the cost advantages, there are also revenue advantages to the more compact scenarios, particularly from a commercial tax revenue perspective and when viewed on a per-acre basis.

Cumulative Residential and Commercial Tax Revenues to 2050 (2014 dollars)



Cumulative Residential and Commercial Tax Revenues per Acre to 2050(2014 dollars)



Transportation

Transportation system impacts – including vehicle miles traveled (VMT), fuel use and cost of driving, and greenhouse gas (GHG) emissions – vary significantly across the scenarios. The land use patterns described in each scenario result in distinct differences in the rates of passenger auto use, measured as VMT, which in turn impacts fuel consumption, fuel cost, and emissions. (Refer to the appendix for specific policy-based assumptions about auto fuel economy and technology, and fuel composition and cost.)

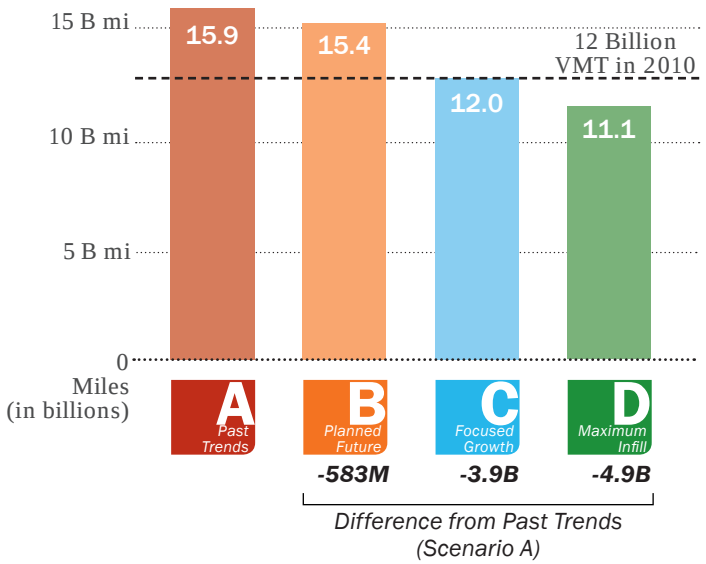
Vehicle Miles Traveled (VMT)

VMT is calculated by applying assumptions about the distances people drive each year to projected population growth. These assumptions, which differ by place type, are calibrated to per-capita driving rates and modeling data from the Central Ohio region. This data, as well as national data sets, illustrate that per-capita VMT of both new and existing population vary based on the form of new growth[1]. For example, when a majority of new growth occurs as Compact or Urban development, over time most people – including those living in existing neighborhoods – will be able to drive less because more jobs, daily destinations, and services will be closer. Likewise, if a majority of new growth occurs as Standard development, many people will be likely to drive more, as workplaces and other destinations will grow farther apart.

The scenarios assume that requisite transportation investments go hand-in-hand with growth patterns, such that scenarios with a greater focus on Compact and Urban place type development would see increased transit, bicycle, pedestrian, streetscape, and livability investments. Conversely, scenarios dominated by Standard development would see larger budget outlays to highway and road expansion and maintenance.

Scenario results for VMT indicate a wide variation in passenger vehicle use related to the form of new growth. The consequence of putting more homes in dispersed patterns is high: The Past Trends scenario, which accommodates 87% of growth in auto-oriented Standard development, produces an average annual VMT of 8,470 per new person per year by 2050. This is 4,000 miles more than the Focused Growth scenario (4,450 miles per capita), and 4,600 more than Maximum Infill (3,850 miles per capita). These figures can be compared to the 2010 region-wide average of about 6,600 miles per person.

Annual Vehicle Miles Traveled (VMT) in 2050



Annual VMT Per Person in 2050

	A	B	C	D
	6,820	6,570	5,130	4,740
Difference from Past Trends (Scenario A)		-250	-1690	-2080

In total, residents of Central Ohio traveled about 12 billion miles per year in their automobiles in 2010. In the Past Trends scenario, this rises to an annual VMT of 15.9 billion miles in 2050; for Planned Future, the total is 15.4 billion. VMT is held at about its 2010 level in the Focused Growth scenario, at 12.0 billion (4 billion miles per year less than Past Trends). Maximum Infill results in an annual total of 11.1 billion miles, nearly 5 billion less than Past Trends. The difference between Past Trends and Focused Growth is equivalent to taking nearly 400,000 cars off Central Ohio's roads each year - the same number of cars on the road every day in Central Ohio during the peak hour of the morning commute.

1 For a description of the RapidFire VMT modeling methodology, refer to the RapidFire Technical Summary, available at www.calthorpe.com/scenario_modeling_tools.

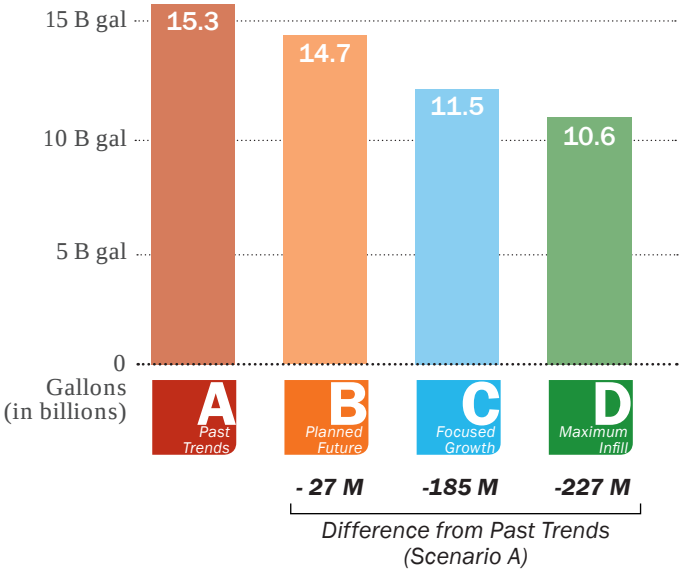
Transportation

Automobile Fuel Use and Cost of Driving

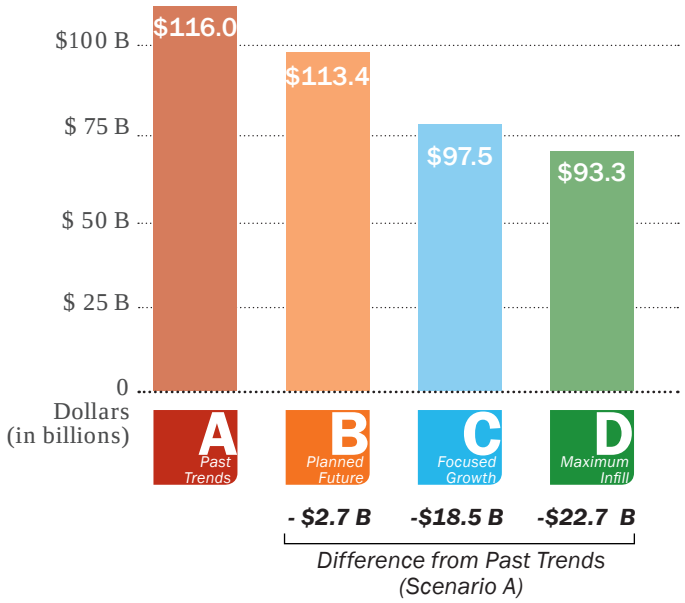
Variations in passenger VMT lead to substantial differences in the amount of gas (or equivalent) used. These differences will vary depending on how efficient cars become. Assuming the same vehicle fuel economy for all scenarios, there would be substantial differences in fuel use due to land use-related VMT variations. By 2050, Past Trends would require 740 million gallons of fuel annually. Planned Future would require 27 million gallons less, Focused Growth would require 185 million gallons less, and Maximum Infill would require 227 million gallons less than the Past Trends scenario.

Reduced VMT and fuel use leads to lower costs for all households. When compared to Past Trends, Planned Future saves the average Central Ohio household $470 per year in driving costs in 2050 (including auto ownership, maintenance, and other driving-related costs); Focused Growth saves $3,200; and Maximum Infill saves $3,900 per year – significant savings that could be applied to housing and other essentials. For the entire region, the driving-related savings total $18.5 billion through 2050 in Focused Growth, and almost $23 billion in the Maximum Infill scenario.

Cumulative Passenger Vehicle Fuel Consumption to 2050 (gallons gasoline equivalent)



Cumulative Fuel Costs to 2050 (2014 dollars)



Annual Passenger Vehicle Fuel Consumption to 2050 (gallons gasoline equivalent)

	A	B	C	D
	740 M	717 M	560 M	518 M
Difference from Past Trends (Scenario A)		*-23 M*	*-180 M*	*-222 M*

Annual Driving Costs per New Household in 2050 (2014 dollars)*

	A	B	C	D
	$10.3 k	$9.0 k	$5.4 k	$4.7 k
Difference from Past Trends (Scenario A)		*-$1,300*	*-$4,900*	*-$5,600*

**includes fuel, insurance, and maintenance associated with auto ownership*

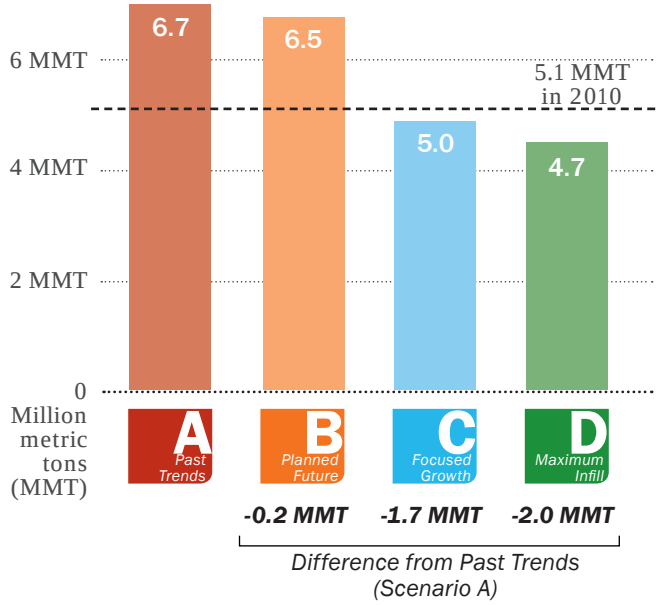
Transportation

Greenhouse Gas (GHG) Emissions from Passenger Vehicles

GHG emissions from passenger vehicles are determined by VMT (related to land use patterns), vehicle fuel economy, and the carbon intensity of automobile fuel. Assuming the same rate of fuel emissions for all scenarios, there would be substantial differences in CO2e emissions (carbon dioxide equivalent, which includes the main forms of greenhouse gases). The land use-related variations in GHG are directly proportional to VMT and fuel use. By 2050, Past Trends would produce 6.7 million metric tons (MMT) of CO2e annually. Planned Future would produce 4% less; Focused Growth would produce 25% less, the equivalent of about 600,000 cars worth of emissions annually; and Maximum Infill would produce 30% less, the equivalent annual GHG emissions of about 730,000 passenger cars. When combined with the effects of more stringent vehicle and fuels policies, which would reduce the amount of fuel used and GHG emissions for every mile traveled, automobile-related emissions could be reduced even further.

Note that the transportation GHG emissions reported here are limited to tailpipe (tank-to-wheel) emissions. A more complete picture of emissions emerges in an analysis of full lifecycle (well-to-wheel) emissions, which take into account the emissions associated with generating fuel from various sources. The RapidFire model estimates both fuel combustion and full fuel lifecycle emissions.

Annual Transportation GHG Emissions in 2050 (MMT CO2e)



Annual Transportation GHG Emissions per Capita (lbs CO2e)

	A	B	C	D
	6,350	6,100	4,750	4,400
Difference from Past Trends (Scenario A)		-250	-1,600	-1,950

Public Health

Air Pollutant Emissions from Passenger Vehicles

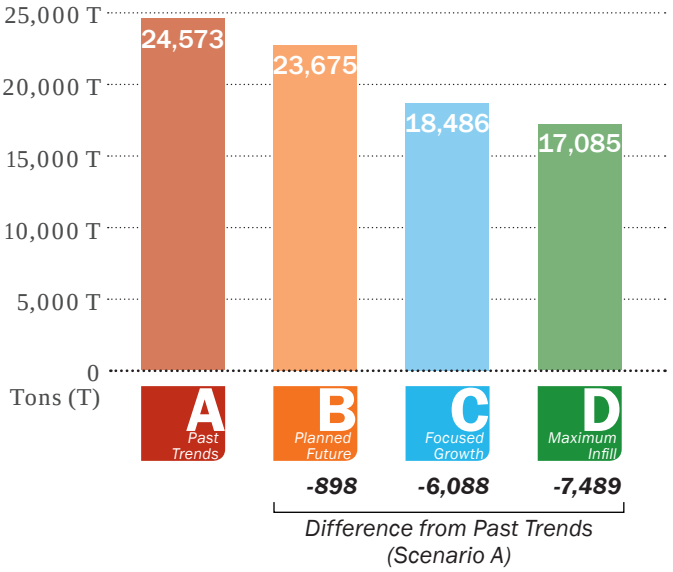
Differences in VMT lead to different levels of air pollutants (including nitrogen oxides, volatile organic compounds, and particulate matter) among the insight2050 scenarios. With higher VMT, the Past Trends scenario sees 2050 passenger-vehicle pollutant emissions that are 4% higher than emissions in Planned Future, 25% higher than Focused Growth, and 30% higher than Maximum Infill. These results translate to significant public health impacts, as described in the following sections.

Health Incidences and Costs

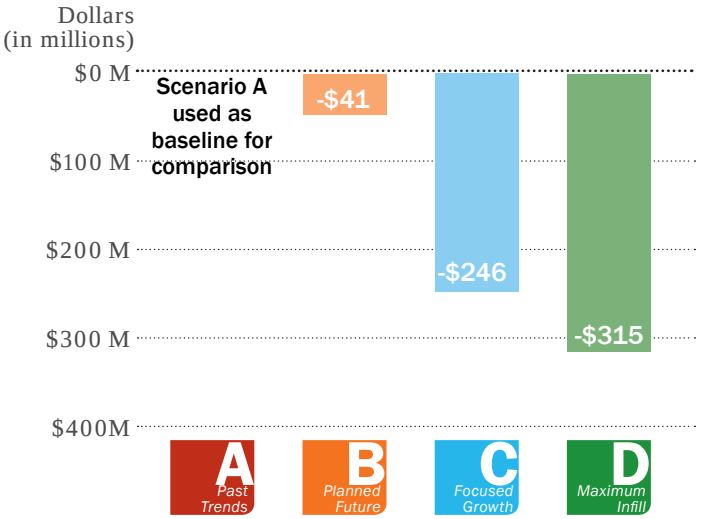
Auto-related air pollution results in a spectrum of health incidences, including cases of chronic bronchitis; acute myocardial infarction; respiratory and cardiovascular hospitalizations; respiratory-related ER visits; acute bronchitis; work loss days; premature mortality; asthma exacerbation; and acute, lower, and upper respiratory symptoms. Health incidences and their related costs are reduced along with miles driven and consequential reduction in passenger vehicle emissions. Using research-based rates and valuations , the RapidFire model estimates savings (rather than absolute totals) in health incidences and costs to 2050[1].

Relative to the Past Trends scenario, all scenarios show significant reductions in health incidences and costs. In 2050, Planned Future results in a $41 million annual savings to treat respiratory health incidences related to passenger vehicle pollution. In Focused Growth, the savings rise to nearly $250 million per year, and go up to $315 million per year in the Maximum Infill scenario.

Annual Automobile Pollutant Emissions in 2050



Annual Health Costs in 2050



1 The public health incidence and cost assumptions were initially developed by TIAX, LLC for the American Lung Association. Assumptions are based on national data from the EPA, Office of Air Quality Planning & Standards, Air Benefit and Cost Group (August 2010). While valuations (costs) were extrapolated for 2035, they are applied to 2050 pollutant emissions as an approximate estimate of costs in that year.

Residential and Commercial Building Energy

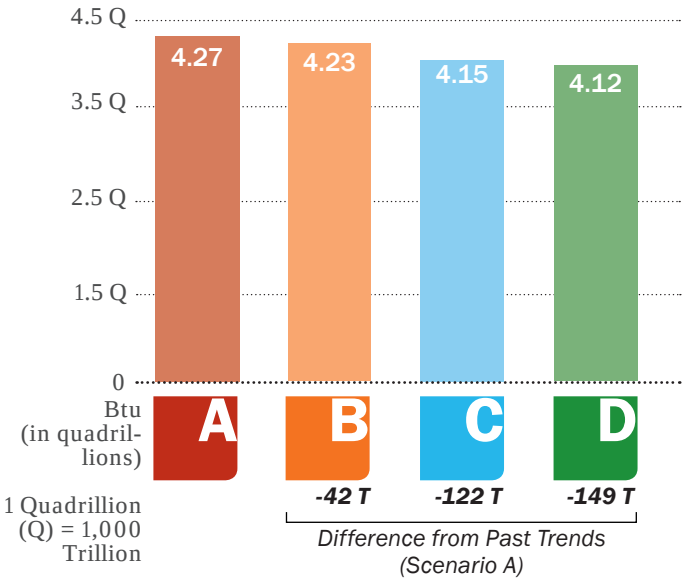
The insight2050 scenarios vary in their building energy use profiles due to their different mixes of housing types and commercial building types. Scenarios that contain more Compact and Urban development accommodate a higher proportion of growth in more energy-efficient building types such as apartments, attached single-family homes, and smaller single family homes, as well as more compact commercial building types. By contrast, a large proportion of Standard place type development leads to a higher proportion of larger single family homes, which are typically less energy-efficient.

Energy Consumption, Cost, and Emissions

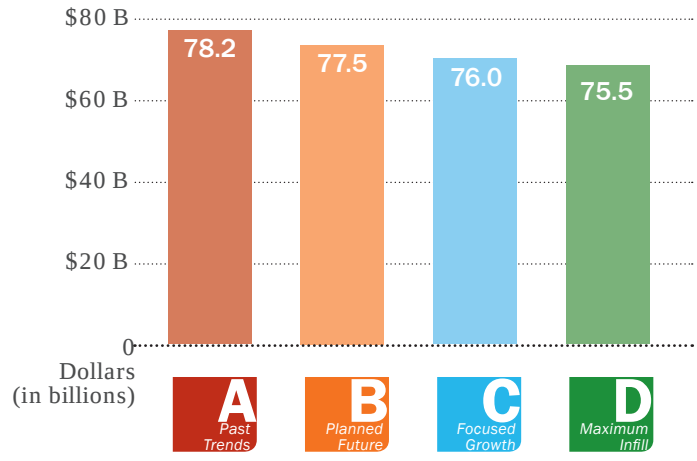
Variations in land use patterns lead to substantial differences in the amount of energy used. These differences depend in part on policies regulating how efficient buildings become. Assuming the same efficiency standards for all scenarios, there would be marked differences in energy use due to land use-related and building program variations.

The combined energy and cost savings in residential and commercial energy through 2050 are significant: compared to Past Trends, Focused Growth saves enough energy to power more than 25,000 homes for a year. With the Maximum Infill scenario, that savings rises to the equivalent of 32,000 homes. Energy costs for households and businesses add up as well: to 2050, total residential and commercial energy costs (including existing and new growth) in Planned Future would be $800 million less than Past Trends. In Focused Growth, the costs would be $2.3 billion less; in the Maximum Infill scenario, the costs would be $2.8 billion less.

Cumulative Residential and Commercial Building Energy Use to 2050 (British Thermal Units, Btu)



Cumulative Residential & Commercial Energy Costs to 2050 (2014 dollars)



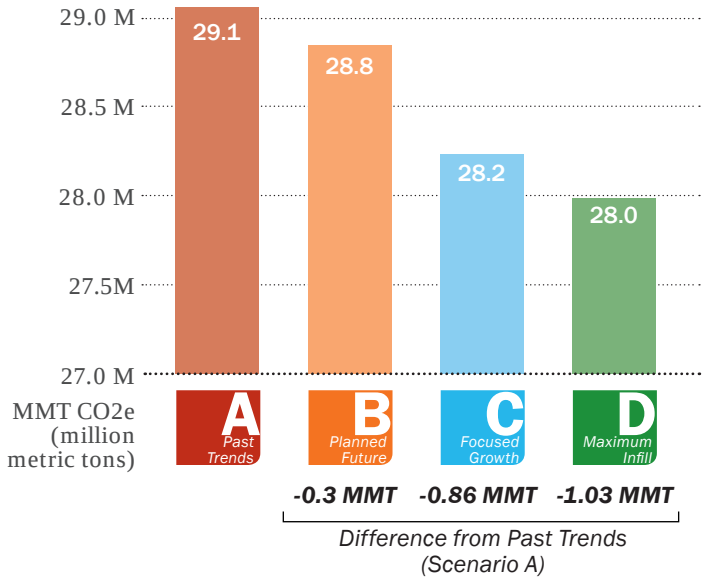
Annual Residential & Commercial Energy Costs in 2050 (2014 dollars)

A	B	C	D
$3.82 B	$3.78 B	$3.70 B	$3.68 B
Difference from Past Trends (Scenario A)	-$38.8 M	-$112 M	-$134 M

Residential and Commercial Building Energy

Conserving energy also reduces greenhouse gas (GHG) emissions. More compact land uses reduce building emissions in proportion to energy use – 1%, 3%, and 4% each year, for the Planned Future, Focused Growth, and Maximum Infill scenarios respectively, as compared to Past Trends. The annual reduction in the Focused Growth scenario equals the equivalent of the yearly emissions of over 200,000 cars on Central Ohio roads. When combined with the effects of more stringent clean energy policies, which would reduce the amount of GHG emissions for every kilowatt-hour of electricity used, building energy emissions could be reduced even further.

Annual Residential and Commercial Building Energy GHG Emissions in 2050 (MMT CO2e)



Comparing Energy Sources

The insight2050 scenarios tally greenhouse gas (GHG) emissions from passenger vehicle transportation as well as residential and commercial buildings. These two sectors generally combine for 35-50% of total GHG emissions in a metropolitan area. In Central Ohio, where the electricity mix includes a relatively high proportion (~70%) of coal, building electricity use takes on a much higher proportion of overall emissions, at nearly 50% of the total. The insight2050 scenarios illustrate the role that land use pattern differences can play in reducing building and transportation energy use and related GHG emissions. Additional policies to reduce the carbon intensity of the power generation portfolio (i.e. more renewable or lower-carbon electricity generation, cleaner power plant technology) can also play a role in reducing emissions.

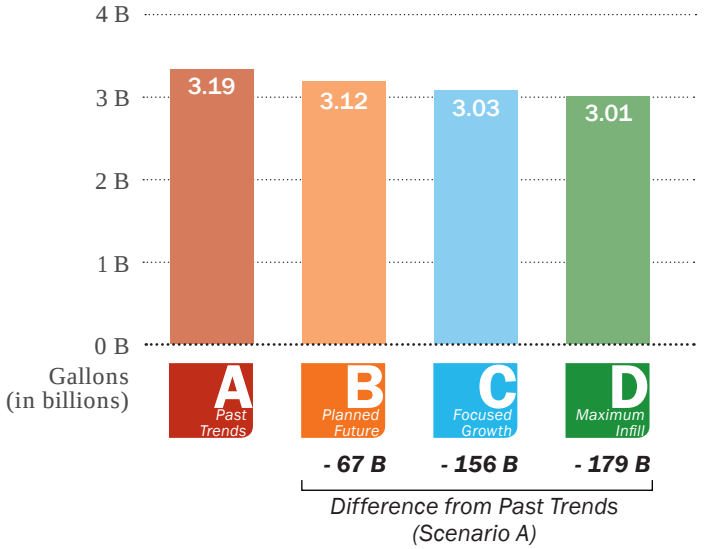


Residential Water Use

Variations in land use patterns and their related building profiles lead to substantial differences in residential water use and cost. Residential water use is a function of both indoor and outdoor water needs, with outdoor use (landscape irrigation) accounting for the majority of the difference among housing types. Because homes with larger yards require more water for landscape irrigation, lot size is generally correlated with a household's overall water consumption. Thus, scenarios with a greater proportion of the Standard place type, which includes more larger-lot single-family homes, require more water than scenarios with a greater proportion of Compact or Urban development, which include more attached and multifamily homes, and smaller-lot single-family homes.

Assuming the same modest improvements for all scenarios, there are the potential savings attributable to land use patterns and building program alone. Compared to Past Trends, which uses 91 billion gallons of water per year in 2050, Planned Future uses 88 billion gallons, or 3%, less; Focused Growth uses 84 billion gallons, or 8%, less; and Maximum Infill uses 83 billion gallons, or 9%, less. Cumulatively, the water savings are substantial: by 2050, Focused Growth uses 156 billion gallons less water – enough to supply over 46,000 homes for a year; that difference rises to 53,000 homes in the Maximum Infill scenario. When combined with the effects of more stringent building and landscape policies, which would reduce the amount of indoor and outdoor water used, water use could be reduced even further.

Cumulative Residential Water Use to 2050 (gallons)



Annual Residential Water Use per Household in 2050 (gallons)

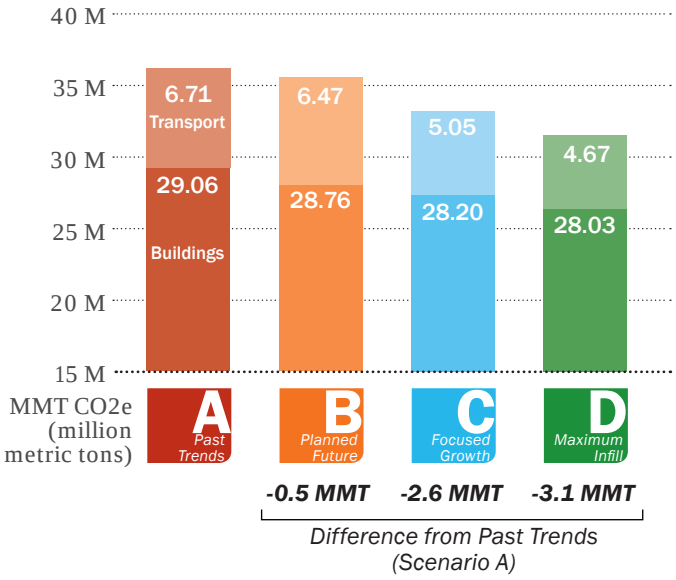
	A	B	C	D
	84,100	81,150	77,700	76,750
Difference from Past Trends (Scenario A)		-2,950	-6,400	-7,350

Greenhouse Gas Emissions Summary

Combined transportation and building sector impacts provide the most complete picture of the greenhouse gas emissions of the varying futures presented by the insight2050 scenarios. Passenger vehicle transportation, along with residential and commercial building energy use, currently account for over half of total carbon emissions in Central Ohio. Land use and transportation planning in the region, in conjunction with state and federal policies in regulating energy emissions and efficiency, will play a role in reducing greenhouse gas (GHG) emissions.

Total GHG emissions – including those from passenger vehicles, and emissions associated with residential and commercial building energy consumption – vary across the scenarios due to their differences in land use patterns. In 2050, Past Trends, with the highest proportion of growth occurring as Standard suburban development, would produce about 36 million metric tons (MMT) of annual GHG emissions from buildings and transportation, the highest among the scenarios. Emissions decrease as land use patterns become more compact: in comparison to Past Trends, Planned Future results in 2% lower annual emissions; Focused Growth results in 7% lower emissions, and Maximum Infill results in 9% lower emissions. For Focused Growth, the reduction is equal to the annual GHG emissions of 600,000 cars on Central Ohio roads; for Maximum Infill the reduction is the equivalent of the yearly emissions from 730,000 cars.

Annual Transportation and Building Energy GHG Emissions in 2050 (MMT CO2e)



Annual Transportation and Building Energy GHG Emissions per Capita (lbs CO2e)

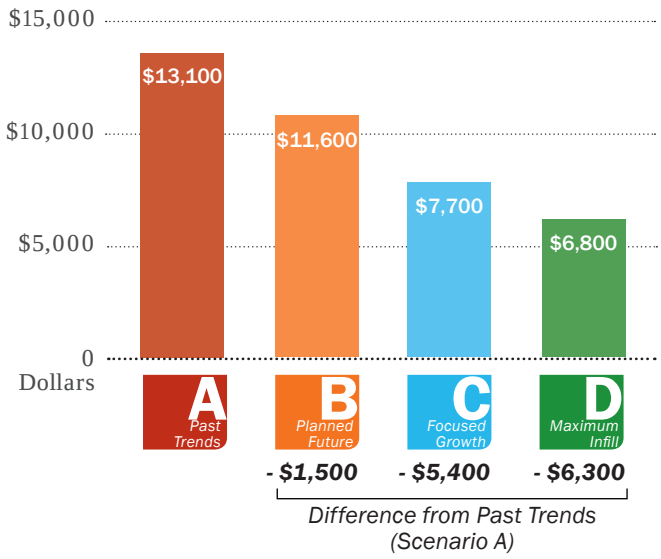
	A	B	C	D
	33,700	33,200	31,350	30,850
Difference from Past Trends (Scenario A)		-500	-2350	-2850

Household Costs Summary

The total cost burden for the insight2050 scenarios varies along with their land patterns and resource consumption. Infrastructure costs to serve new development and its associated travel demand, as well as household transportation, energy, and water costs, are higher in scenarios with greater land consumption, higher VMT, and building programs that rely more on larger-lot single family construction.

Breaking costs down to the household level exposes the impact of land use and policy choices on Central Ohio households: by 2050, the Past Trends scenario would cost the average new household about $13,000 in expenditures associated with driving and residential energy and water use per year. By comparison, Planned Future would cost about $1,500 less; Focused Growth would cost about $5,400 less; and the Maximum Infill scenario would cost nearly $6,300 less per year. Over time, the differences in annual expenditures would amount to a significant sum for each household – money that could instead be applied to a home mortgage or other living expenses. Collectively to 2050, household spending amounts to $94 billion in the Past Trends scenario. By comparison, Planned Future would cost $10.5 billion less; Focused Growth would cost $39 billion less; and Maximum Infill would cost $46 billion less.

Annual Household Costs per New Household in 2050 (2014 dollars)



Appendix A: RapidFire Inputs and Outputs Catalog

RapidFire Model Output Metrics and Input Assumptions

Summary of Output Metrics

Land Consumption

- *Land Consumed (square miles)*

Fiscal Impacts

- *Capital Costs for local infrastructure to serve new development ($)*
- *Operations and Maintenance Costs to provide ongoing services for new development ($)*
- *Revenues associated with new residential and commercial development ($)*

Transportation System Impacts and Emissions

- *Vehicle Miles Traveled (VMT) (miles)*
- *Fuel Consumed (gal)*
- *Fuel Cost ($)*
- *Transportation Electricity Consumed* (kWh)*
- *Transportation Electricity Cost* ($)*
- *Transportation Electricity CO_2e Emissions* (MMT)*
- *ICE Fuel Combustion CO_2e Emissions (MMT)*
- *ICE Full Fuel Lifecycle CO_2e Emissions* (MMT)*
- *Criteria Pollutant Emissions (tons)*

Public Health Impacts Related to Transportation Emissions

- *Respiratory and Cardiovascular Health Incidences (#)*
- *Health Costs associated with Health Incidences ($)*

Building Energy, Cost, and Emissions

- *Residential Energy Consumed (Btu)*
- *Commercial Energy Consumed (Btu)*
- *Total Energy Consumed (Btu)*
- *Residential Building CO_2e Emissions (MMT)*
- *Commercial Building CO_2e Emissions (MMT)*
- *Residential Energy Cost ($)*
- *Building Water Use, Cost, and Emissions*
- *Water Consumed (AF)*
- *Water Cost ($)*

Summary of Input Assumptions

Demographics

- *Baseline population and population growth*
- *Baseline households and household growth*
- *Baseline housing units and housing unit growth*
- *Baseline non-farm jobs and job growth*

Scenarios

- *Place type proportions for each scenario and time period*
- *Housing unit composition for each place type*

Fiscal Impacts

- *Per-unit capital cost assumptions to provide local roads, sewer, and water facilities for new development, by building type and place type*
- *Per-unit operations and maintenance cost assumptions to provide ongoing services to new development, by building type and place type*

Land Consumption

- *Percent greenfield vs. infill/greyfield/brownfield growth for each place type and scenario*
- *Residential and employment densities by building type, place type, and scenario*

Summary of Input Assumptions [continued]

Vehicle Miles Traveled (VMT)

- *Baseline Per Capita Light Duty Vehicle (LDV) VMT*
- *VMT adjustment factors by place type and scenario for growth increment population*
- *VMT escalation and deceleration rates for the baseline environment population*
- *Elasticity of VMT with respect to driving costs per mile**

Vehicle Fuel Economy and Cost

- *Baseline fuel economy for total fleet, internal combustion engine vehicles alone*, and alternative/electric vehicles alone**
- *Fuel economy in horizon years for total fleet, internal combustion engine vehicles alone*, and alternative/electric vehicles alone**
- *Elasticity of fuel economy with respect to fuel cost**

Transportation Emissions

- *Baseline fuel emissions, combustion (tank-to-wheel) for total fleet, internal combustion engine vehicles alone*, and alternative/electric vehicles alone**
- *Baseline fuel emissions, full lifecycle (well-to-wheel)* for total fleet, internal combustion engine vehicles alone, and alternative/electric vehicles alone*
- *Percent gasoline vs. diesel in liquid fuel mix**
- *Composition of gasoline and diesel fuel mix**
- *Criteria pollutant emissions per mile traveled*

Public Health Impacts Related to Transportation Emissions

- *Health incidences per ton of pollutant*
- *Health costs per ton of pollutant*

Building Energy Emissions

- *Electricity generation emissions (lbs/kWh)*
- *Natural gas combustion emissions (lbs/therm)*
- *Electricity generation emissions in horizon years (lbs/kWh)*
- *Natural gas combustion emissions in horizon years (lbs/therm)*

Residential Building Energy Use & Price

- *Baseline average annual energy use per unit for base/existing population*
- *Annual energy use by building type*
- *New efficiency factor for new units of the growth increment*
- *Upgrade efficiency factor for base/existing housing stock*
- *Baseline residential electricity and natural gas prices*
- *Residential electricity and natural gas prices in horizon years*
- *Residential gas price in horizon years*

Commercial Building Energy Use & Price

- *Non-farm job proportion by floorspace-type category*
- *Floorspace per employee by category for each place type*
- *Baseline average annual energy use per square foot for base/existing commercial space*
- *Annual baseline energy use for new commercial space*
- *New efficiency factor for new floorspace of the growth increment*
- *Upgrade efficiency factor for base/existing commercial space*
- *Baseline commercial electricity and natural gas prices*
- *Commercial electricity and natural gas prices in horizon years*

Residential Building Water Use

- *Baseline per capita indoor water demand by building type*
- *Baseline per-unit outdoor water demand by building type*
- *New residential water efficiency (% reduction from baseline)*
- *Upgrade efficiency factor for base/existing housing stock*
- *Baseline water price ($/acre foot)*
- *Water price in horizon years ($/acre foot)*

Residential Water-Related Energy Use and Emissions

- *Average water energy proxy (electricity required per million gallons water used)**

** RapidFire input or output not applied or analyzed as part of this process.*

Appendix B: Central Ohio RapidFire Technical Assumptions

Transportation	
Fuel economy	*On-road passenger vehicle average: 20.7 mpg estimated based on MORPC regional vehicle mix and EIA average performance for light-duty vehicles (short/long wheelbase, including cars and light trucks) for 2012.*
Fuel price	*$5 per gallon (2014 dollars)*
Auto operating cost	*$0.63 per mile (2014 dollars), including ownership and maintenance. AAA Your Driving Costs 2013 data, including depreciation, insurance, finance charges, maintenance, and tires.*
Transportation fuel emissions	*19.9 lbs carbon dioxide equivalent (CO_2e) per gallon, statewide average*
Buildings	
Baseline energy use of buildings	*Energy Information Administration (EIA) Residential Energy Consumption Survey 2009 average annual energy use per housing unit by type for East North Central Region.* • *Rural lot single family: 11,980 kWh; 970 therms* • *Larger lot single family: 11,980 kWh; 970 therms* • *Smaller lot single family: 11,980 kWh; 970 therms* • *Townhome: 8,035 kWh; 750 therms* • *Multifamily: 6,550 kWh; 650 therms.* *Commercial energy use: baseline averages by sector estimated based on EIA Commercial Buildings Energy Consumption Survey data, 2003 (published 2006) and job sector/floorspace distribution among categories.* • *Retail: 21.9 kWh/sf; 0.86 therms* • *Office: 18.2 kWh/sf; 0.43 therms* • *Warehouse: 10.9 kWh/sf; 0.30 therms* • *Civic/Institutional: 20.3 kWh/sf; 0.68 therms*
Electricity price	*$0.12 per kWh, EIA state average.*
Natural gas price	*$0.85 per therm, EIA state average.*
Baseline residential water use	*Annual baseline estimate from Ohio EPA Water + Wastewater survey: 0.26 AF. Use for new units estimated on per-capita indoor estimates and estimated outdoor irrigation needs.* • *Rural lot single family: 0.32 AF* • *Larger lot single family: 0.27 AF* • *Smaller lot single family: 0.19 AF* • *Townhome: 0.18 AF* • *Multifamily: 0.15 AF*
Water price	*$2,960 per AF. From Ohio EPA Water + Wastewater cost survey. Regional composite rates cover drinker water and wastewater.*
Energy Emissions	
Electricity emissions	*Average rate for carbon dioxide equivalent (CO_2e) from EIA 2012 Summary Statistics for Ohio: 2.09 lbs/kWh.*
Natural gas emissions	*Static rate based on carbon content: 11.7 lbs/therm.*

Appendix C: insight2050 Committees

Steering Committee

Mark Barbash	Finance Fund
Trudy Bartley	PACT Neighborhood
Chris Bauserman	Delaware County Engineer's Office
Marilyn Brown	Franklin County Commissioner
Shawna Davis	Ohio Health
Tom Goodney	Educational Service Center of Central Ohio
Bill Greenlee	ROI Realty
Bill Habig	Raccoon Valley Partners, LLC
Tracy Hatmaker	Prairie Township
Charles Hillman	Columbus Metropolitan Housing Authority
Jim Hilz	Building Industry Association of Central Ohio
Doug Kridler	Columbus Foundation
Mitch Lynd	Lynd Fruit Farms
Glenn Marzluf	Del-Co Water Company, Inc.
Holly Mattei	Fairfield County Regional Planning Commission
Linda Mauger	OSU, Office of Geriatrics and Gerontology
Keith Myers	OSU, Office of Administration & Planning
Mike Pannell	Franklin County Emergency Management and Homeland Security
Torrance Richardson	Columbus Regional Airport Authority
Jim Schimmer	Franklin County Economic Development
Ike Stage	City of Grove City
Laura Swanson	Columbus Appartment Association
Krystina Schaefer	Public Utilities Commission of Ohio
Guy Worley	Columbus Downtown Development Corporation
Jerry Newton	Licking County Planning Commission
Nathan Wymer	Nationwide Insurance
David Efland	City of Delaware

Executive Committee

Terry Foegler	City of Dublin
Kenny McDonald	Columbus 2020
William Murdock	Mid-Ohio Regional Planning Commission
Vince Papsidero	City of Columbus
Eric Phillips	Union County-Marysville, Economic Development Partnership
Yaromir Steiner, Chair	Steiner + Associates
Curtis Stitt	Central Ohio Transit Authority

Terry Emery

ORDINANCE _____

Various Purpose Notes, Series 2025 A

TO AUTHORIZE THE ISSUANCE OF NOTES IN THE AMOUNT OF NOT TO EXCEED $3,335,000 IN ANTICIPATION OF THE ISSUANCE OF BONDS FOR THE PURPOSE OF (I) ACQUIRING, DESIGNING, IMPROVING AND CONSTRUCTING VARIOUS PUBLIC SERVICE RELATED PROJECTS, (II) CONSTRUCTING AND INSTALLING ROAD AND TRAFFIC SIGNALIZATION IMPROVEMENTS, WITH RELATED SITE IMPROVEMENTS AND APPURTENANCES THERETO, (III) CONSTRUCTING, RECONSTRUCTING, WIDENING, OPENING, IMPROVING, RESURFACING, AND PAVING VARIOUS STREETS, ROADS, CURBS AND SIDEWALKS, WITH RELATED SITE IMPROVEMENTS AND APPURTENANCES THERETO, AND (IV) CONSTRUCTING AND RECONSTRUCTING VARIOUS CAPITAL PROJECTS IN INNOVATION PARK, INCLUDING ELECTRICAL, LANDSCAPING AND STREETSCAPING IMPROVEMENTS, WITH RELATED SITE IMPROVEMENTS AND APPURTENANCES THERETO; AND RETIRING NOTES PREVIOUSLY ISSUED FOR SUCH PURPOSE; AND AUTHORIZING AND APPROVING RELATED MATTERS

WHEREAS, the City Council (the "Council") of the City of Marysville, Ohio (the "City") has issued notes dated March 19, 2024 in the aggregate principal amount of $3,535,000, which will mature March 18, 2025 (the "Outstanding Notes"), in anticipation of the issuance of bonds described herein; and

WHEREAS, it appears advisable in lieu of issuing bonds at this time to issue new notes in anticipation of the issuance of bonds, and to retire a portion of the Outstanding Notes; and

WHEREAS, the Director of Finance of the City (the "Director of Finance") has certified to this Council that the estimated life of the improvements described in the title of this Ordinance (the "Project") which are to be financed with the proceeds of bonds and notes herein described exceeds five years, the maximum maturity of bonds being 18 years and notes being 13 years; now, therefore

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MARYSVILLE, OHIO, That:

SECTION I. Issuance of Bonds. It is hereby declared necessary to issue bonds (the "Bonds") of the City in the principal sum of not to exceed $3,335,000, for the purpose of paying the cost of the Project.

Section II. Terms of the Bonds. The Bonds shall be dated prior to the maturity date of the Notes (as defined hereinbelow), shall bear interest at the maximum average annual interest rate

presently estimated to be 6.00% per annum, payable semiannually until the principal sum is paid, and shall mature in no more than 18 annual installments.

Section III. Issuance of Bond Anticipation Notes. It is necessary to issue, and this Council hereby determines that there shall be issued, notes (the "Notes") in anticipation of the issuance of the Bonds.

Section IV. Terms of the Notes; Certificate of Fiscal Officer Relating to Terms of Notes. The Notes shall be in the amount of not to exceed $3,335,000, or such lesser amount as shall be determined by the Director of Finance and certified to this Council, which sum does not exceed the amount of the Bonds. The Notes shall be dated the date established by the Director of Finance and certified to this Council and shall mature on such date as shall be determined by the Director of Finance and certified to this Council, provided that such date shall not be later than one year after the date of issuance of the Notes. The Notes shall be issued as fully registered notes in book-entry form, in such denominations as shall be determined by the Director of Finance, but not exceeding the principal amount of the Notes maturing on any one date, until the principal sum is paid or provision has been duly made therefor, and shall be numbered as determined by the Director of Finance and set forth in the Certificate of Fiscal Officer provided for herein. The Notes shall be sold in a transaction exempt from the requirements of Rule 15c2-12 of the United States Securities and Exchange Commission.

The Director of Finance is hereby authorized and directed to execute a Certificate of Fiscal Officer Relating to Terms of Notes (the "Certificate of Fiscal Officer"), setting forth the final terms of the Notes, consistent with the requirements of this Ordinance, and to present the same to Council after closing.

Section V. General Obligation Pledge. The Notes shall be the full general obligation of the City, and the full faith, credit and revenue of the City are hereby pledged for the prompt payment of the same. The par value to be received from the sale of the Bonds and any excess funds resulting from the issuance of the Notes shall, to the extent necessary, be used only for the retirement of the Notes at maturity and are hereby pledged for such purpose.

Section VI. Debt Service Levy. There shall be and is hereby levied annually on all the taxable property in the City, in addition to all other taxes and inside the City's charter millage limitation, a direct tax (the "Debt Service Levy") for each year during which any of the Notes are outstanding, in an amount not less than that which would have been levied if the Bonds had been issued without the prior issuance of the Notes, for the purpose of providing, and in an amount which is sufficient to provide, funds to pay interest upon the Notes as and when the

same falls due and to provide a fund for the repayment of the principal of the Notes at maturity or upon redemption. The Debt Service Levy shall not be less than the interest and sinking fund tax required by Article XII, Section 11 of the Ohio Constitution.

The Debt Service Levy shall be and is hereby ordered computed, certified, levied and extended upon the tax duplicate and collected by the same officers, in the same manner, and at the same time that taxes for general purposes for each of such years are certified, extended and collected. The Debt Service Levy shall be placed before and in preference to all other items and for the full amount thereof. The funds derived from the Debt Service Levy shall be placed in a separate and distinct fund, which shall be irrevocably pledged for the payment of premium, if any, and interest on and principal of the Notes and Bonds when and as the same falls due. Notwithstanding the foregoing, if the City determines that funds will be available from other sources for the payment of the Notes and Bonds in any year, the amount of the Debt Service Levy for such year shall be reduced by the amount of funds which will be so available, and the City shall appropriate such funds to the payment of the Notes and Bonds in accordance with law.

Section VII. Income Tax Pledge. The City hereby covenants, pursuant to Ohio Revised Code Section 133.05(B)(7) to appropriate annually from lawfully available municipal income taxes, and to continue to levy and collect municipal income taxes adequate to produce, amounts necessary to meet the debt charges on the Notes and the Bonds in each year until full payment is made.

Section VIII. Sale of Notes. The Notes shall bear interest, based on a 360-day year of twelve 30-day months, payable at maturity, at such rate per annum as shall be determined by the Director of Finance and certified to this Council, provided that such rate shall not exceed 6.50% per annum. The Notes shall be, and hereby are, awarded and sold to such purchaser or purchasers (collectively, the "Original Purchaser") set forth in the Certificate of Fiscal Officer. The Director of Finance shall certify the final terms of the Notes to this Council, which terms shall be subject to the provisions of this Ordinance.

The Director of Finance is hereby authorized and directed to deliver the Notes, when executed, to the Original Purchaser upon payment of the purchase price and accrued interest, if any, to the date of delivery. The proceeds of such sale, except any accrued interest or premium thereon, shall be deposited in the Treasury of the City and used for the purpose aforesaid and for no other purpose. Any accrued interest received from the sale of the Notes shall be transferred to the City's bond retirement fund to be applied to the payment of the principal of and interest on the Notes or other obligations of the City, as permitted by law. Any premium

received from the sale of the Notes may be used to pay the financing costs of the Notes within the meaning of Ohio Revised Code Section 133.01(K) or be deposited into the bond retirement fund in the manner provided by law.

Section IX. Form and Execution of Notes; Payment of Notes. The Notes shall be executed by the Director of Finance and the City Manager of the City (the "City Manager"), in their official capacities, provided that either or both of their signatures may be a facsimile, and shall be designated "City of Marysville, Ohio Various Purpose Notes, Series 2025A," or as otherwise determined by the Director of Finance. The Notes shall express upon their faces the purpose for which they are issued and that they are issued pursuant to this Ordinance.

The Notes shall be payable as to principal and interest at the office of the Note Registrar (as defined hereinbelow) in lawful money of the United States of America without deduction for the services of the Note Registrar. No Note shall be valid or become obligatory for any purpose or shall be entitled to any security or benefit under this Ordinance unless and until a certificate of authentication, as printed on the Note, is signed by the Note Registrar as authenticating agent. Authentication by the Note Registrar shall be conclusive evidence that the Notes so authenticated have been duly issued and delivered under this Ordinance and are entitled to the security and benefit of this Ordinance. The certificate of authentication may be signed by any officer or officers of the Note Registrar or by such other person acting as an agent of the Note Registrar as shall be approved by the Director of Finance on behalf of the City. It shall not be necessary that the same authorized person sign the certificate of authentication on all of the Notes.

Section X. Appointment of Note Registrar. The Director of Finance is hereby authorized and directed to execute on behalf of the City a Note Registrar Agreement with such bank or other appropriate financial institution as shall be acceptable to the Director of Finance and the Original Purchaser, pursuant to which such bank or financial institution shall agree to serve as authenticating agent, note registrar, transfer agent, and paying agent (the "Note Registrar") for the Notes. Interest shall be payable at maturity by check or draft mailed to the Registered Owner hereof, as shown on the registration books of the City maintained by the Note Registrar. If at any time the Note Registrar shall be unable or unwilling to serve as such, or the Director of Finance in such officer's discretion shall determine that it would be in the best interest of the City for such functions to be performed by another party, the Director of Finance may, and is hereby authorized and directed to, enter into an agreement with a national banking association or other appropriate institution experienced in providing such services, to perform the services required of the Note Registrar hereunder. Each such successor Note Registrar shall promptly advise all noteholders of the change in identity and new address of the Note Registrar. So long

as any of the Notes remain outstanding, the City shall cause to be maintained and kept by the Note Registrar, at the office of the Note Registrar, all books and records necessary for the registration, exchange and transfer of Notes as provided in this Section (the "Note Register"). Subject to the provisions of this Ordinance, the person in whose name any Note shall be registered on the Note Register shall be regarded as the absolute owner thereof for all purposes. Payment of or on account of the principal of and interest on any Note shall be made only to or upon the order of that person. Neither the City nor the Note Registrar shall be affected by any notice to the contrary, but the registration may be changed as herein provided. All payments shall be valid and effectual to satisfy and discharge the liability upon the Notes, including the interest thereon, to the extent of the amount or amounts so paid.

Any Note, upon presentation and surrender at the office of the Note Registrar, together with a request for exchange signed by the registered owner or by a person authorized by the owner to do so by a power of attorney in a form satisfactory to the Note Registrar, may be exchanged for Notes of the same form and of any authorized denomination or denominations equal in the aggregate to the unmatured principal amount of the Notes surrendered, and bearing interest at the same rate and maturing on the same date.

A Note may be transferred only on the Note Register upon presentation and surrender thereof at the office of the Note Registrar, together with an assignment executed by the registered owner or by a person authorized by the owner to do so by a power of attorney in a form satisfactory to the Note Registrar. Upon that transfer, the Note Registrar shall complete, authenticate and deliver a new Note or Notes of any authorized denomination or denominations equal in the aggregate to the unmatured principal amount of the Notes surrendered, and bearing interest at the same rate and maturing on the same date.

The City and the Note Registrar shall not be required to transfer or exchange (i) any Note during a period beginning at the opening of business 15 days before the day of mailing of a notice of redemption of Notes, and ending at the close of business on the day of such mailing, or (ii) any Notes selected for redemption, in whole or in part, following the date of such mailing.

In all cases in which Notes are exchanged or transferred hereunder, the City shall cause to be executed, and the Note Registrar shall authenticate and deliver, the Notes in accordance with the provisions of this Ordinance. The exchange or transfer shall be without charge to the owner; except that the Council and Note Registrar may make a charge sufficient to reimburse them for any tax or other governmental charge required to be paid with respect to the exchange or transfer. The Council or the Note Registrar may require that those charges, if any, be paid before it begins the procedure for the exchange or transfer of the Notes. All Notes

issued upon any transfer or exchange shall be the valid obligations of the City, evidencing the same debt, and entitled to the same benefits under this Ordinance, as the Notes surrendered upon that transfer or exchange.

Section XI. Book-Entry System. For purposes of this Ordinance, the following terms shall have the following meanings:

"Book-entry form" or "book-entry system" means a form or system under which (i) the beneficial right to payment of principal of and interest on the Notes may be transferred only through a book-entry and (ii) physical Notes in fully registered form are issued only to a Depository or its nominee as registered owner, with the Notes "immobilized" to the custody of the Depository, and the book-entry is the record that identifies the owners of beneficial interests in those Notes.

"Depository" means any securities depository that is a clearing agency under federal law operating and maintaining, together with its participants, a book-entry system to record beneficial ownership of Notes, and to effect transfers of securities, in book-entry form, and includes The Depository Trust Company (a limited purpose trust company), New York, New York.

The Notes may be initially issued to a Depository for use in a book-entry system, and the provisions of this Section shall apply, notwithstanding any other provision of this Ordinance: (i) there shall be a single Note of each maturity; (ii) those Notes shall be registered in the name of the Depository or its nominee, as registered owner, and immobilized in the custody of the Depository; (iii) the beneficial owners in book-entry form shall have no right to receive Notes in the form of physical securities or certificates; (iv) ownership of beneficial interests in any Notes in book-entry form shall be shown by book-entry on the system maintained and operated by the Depository, and transfers of the ownership of beneficial interests shall be made only by the Depository and by book-entry; and (v) the Notes as such shall not be transferable or exchangeable, except for transfer to another Depository or to another nominee of a Depository, without further action by the Council. Debt service charges on Notes in book-entry form registered in the name of a Depository or its nominee shall be payable in same day funds delivered to the Depository or its authorized representative (i) in the case of interest, on each Interest Payment Date, and (ii) in all other cases, upon presentation and surrender of Notes as provided in this Ordinance.

The Note Registrar may, with the approval of this Council, enter into an agreement with the beneficial owner or registered owner of any Note in the custody of a Depository providing for

making all payments to that owner of principal and interest on that Note or any portion thereof (other than any payment of the entire unpaid principal amount thereof) at a place and in a manner (including wire transfer of federal funds) other than as provided above in this Ordinance, without prior presentation or surrender of the Note, upon any conditions which shall be satisfactory to the Note Registrar and this Council. That payment in any event shall be made to the person who is the registered owner of that Note on the date that principal is due, or, with respect to the payment of interest, as of the applicable date agreed upon as the case may be. The Note Registrar shall furnish a copy of each of those agreements, certified to be correct by the Note Registrar, to other paying agents for Notes and to the City. Any payment of principal or interest pursuant to such an agreement shall constitute payment thereof pursuant to, and for all purposes of, this Ordinance.

If requested, the Director of Finance and City Manager, Clerk of Council or any other officer of this Council, including the Mayor, as Council President, is authorized and directed to execute, acknowledge and deliver, in the name of and on behalf of the City, an agreement among the City, the Note Registrar and a Depository to be delivered in connection with the issuance of the Notes to such Depository for use in a book-entry system.

The City may decide to discontinue use of the book-entry system through the Depository. In that event, Note certificates will be printed and delivered to the Depository.

If any Depository determines not to continue to act as the Depository for the Notes for use in a book-entry system, the City and the Note Registrar may attempt to establish a securities depository/book-entry relationship with another qualified Depository under this Ordinance. If the City and the Note Registrar do not or are unable to do so, the City and the Note Registrar, after the Note Registrar has made provision for notification of the beneficial owners by the then Depository, shall permit withdrawal of the Notes from the Depository and authenticate and deliver note certificates in fully registered form to the assigns of the Depository or its nominee, all at the cost and expense (including costs of printing and delivering definitive Notes), if the event is not the result of action or inaction by the City or the Note Registrar, of those persons requesting such issuance.

Section XII. Federal Tax Law Compliance. The City hereby covenants that it will comply with the requirements of all existing and future laws which must be satisfied in order that interest on the Notes is and will continue to be excluded from gross income for federal income tax purposes, including without limitation restrictions on the use of the property financed with the proceeds of the Notes so that the Notes will not constitute "private activity bonds" within the meaning of Section 141 of the Internal Revenue Code of 1986, as amended (the "Code"). The

City further covenants that it will restrict the use of the proceeds of the Notes in such manner and to such extent, if any, as may be necessary, after taking into account reasonable expectations at the time the debt is incurred, so that they will not constitute arbitrage bonds under Section 148 of the Code and the regulations prescribed thereunder (the "Regulations").

The Director of Finance, or any other officer of the City, is hereby authorized and directed (a) to make or effect any election, selection, designation, choice, consent, approval or waiver on behalf of the City with respect to the Notes as permitted or required to be made or given under the federal income tax laws, for the purpose of assuring, enhancing or protecting favorable tax treatment or the status of the Notes or interest thereon or assisting compliance with requirements for that purpose, reducing the burden or expense of such compliance, reducing any rebate amount or any payment of penalties, or making any payments of special amounts in lieu of making computations to determine, or paying, any excess earnings as rebate, or obviating those amounts or payments, as determined by the Director of Finance, which action shall be in writing and signed by the Director of Finance, or any other officer of the City, on behalf of the City; (b) to take any and all actions, make or obtain calculations, and make or give reports, covenants and certifications of and on behalf of the City, as may be appropriate to assure the exclusion of interest from gross income and the intended tax status of the Notes; and (c) to give an appropriate certificate on behalf of the City, for inclusion in the transcript of proceedings, setting forth the facts, estimates and circumstances, and reasonable expectations of the City pertaining to Section 148 and the Regulations, and the representations, warranties and covenants of the City regarding compliance by the City with Sections 141 through 150 of the Code and the Regulations.

The Director of Finance shall keep and maintain adequate records pertaining to the use and investment of all proceeds of the Notes sufficient to permit, to the maximum extent possible and presently foreseeable, the City to comply with any federal law or regulation now or hereafter having applicability to the Notes which limits the amount of Note proceeds which may be invested on an unrestricted yield or requires the City to rebate arbitrage profits to the United States Department of the Treasury. The Director of Finance is hereby authorized and directed to file such reports with, and rebate arbitrage profits to, the United States Department of the Treasury, to the extent that any federal law or regulation having applicability to the Notes requires any such reports or rebates.

Section XIII. Appointment of Municipal Advisor. The appointment of Bradley Payne Advisors, LLC, to serve as municipal advisor to the City in connection with the issuance of the Notes is hereby approved. The fees to be paid to such firm shall be subject to review and approval of

the Director of Finance, shall not exceed the fees customarily charged for such services, and shall be paid upon closing of the financing from proceeds of the Notes.

Section XIV. Appointment of Bond Counsel. The appointment of the law firm of Bricker Graydon LLP to serve as Bond Counsel with respect to the issuance of the Notes is hereby approved. The fees to be paid to such firm shall be subject to review and approval by the Director of Finance, shall not exceed the fees customarily charged for such services, and shall be paid upon closing of the financing from proceeds of the Notes.

Section XV. Transcript of Proceedings; Execution of Additional Documents. The officer having charge of the minutes of the Council and any other officers of the Council, or any of them individually, are hereby authorized and directed to prepare and certify a true transcript of proceedings pertaining to the Notes and to furnish a copy of such transcript to the Original Purchaser. Such transcript shall include certified copies of all proceedings and records of the Council relating to the power and authority of the City to issue the Notes and certificates as to matters within their knowledge or as shown by the books and records under their custody and control, including but not limited to a general certificate of the Clerk of Council and a no-litigation certificate of the City Manager and Director of Finance, and such certified copies and certificates shall be deemed representations of the City as to the facts stated therein. Except for the procedure for authenticating the Notes set forth in Section 9 herein, documents (including this Ordinance) executed, scanned and transmitted electronically and electronic and digital signatures shall be deemed original signatures for said transcript of the Notes, for the purposes of this Ordinance, and for all matters related thereto, with any such scanned, electronic, and digital signatures having the same legal effect as original signatures.

The City Manager and Director of Finance, or other appropriate officers of the City, are hereby authorized and directed to take such action and to execute and deliver, on behalf of this Council, such additional instruments, agreements, certificates, and other documents as may be in their discretion necessary or appropriate in order to carry out the intent of this Ordinance. Such documents shall be in the form not substantially inconsistent with the terms of this Ordinance, as they in their discretion shall deem necessary or appropriate.

Section XVI. Satisfaction of Conditions for Issuance. It is hereby found and determined that all acts, conditions and things necessary to be done precedent to and in the issuing of the Notes in order to make them legal, valid and binding obligations of the City have happened, been done and been performed in regular and due form as required by law; that the full faith, credit and revenue of the City are hereby irrevocably pledged for the prompt payment of the principal and

interest thereof at maturity; and that no limitation of indebtedness or taxation, either statutory or constitutional, has been exceeded in issuing the Notes.

Section XVII. Compliance with Open Meeting Requirements. It is hereby found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements including Ohio Revised Code Section 121.22.

Section XVIII. Filing of Note Ordinance. The Clerk of this Council is hereby directed to forward a certified copy of this Ordinance to the Auditor of Union County, Ohio.

Section XIX. Effective Date. This Ordinance shall take effect and be in force at the earliest date permitted by law.

1st Reading _____

2nd Reading _____

3rd Reading _____

Passed: _____

_____
PRESIDENT OF COUNCIL

APPROVED AS TO FORM:

_____
Law Director Date _____

ATTEST:

_____
CLERK OF COUNCIL

CERTIFICATE OF ESTIMATED LIFE AND MAXIMUM MATURITY

To: The City Council of the
City of Marysville, Ohio

The undersigned Director of Finance of the City of Marysville, Ohio as the fiscal officer of said City, hereby certifies as follows:

1. The estimated life of the improvements described as follows (the "Improvements") exceeds five years:

(I) ACQUIRING, DESIGNING, IMPROVING AND CONSTRUCTING VARIOUS PUBLIC SERVICE RELATED PROJECTS, (II) CONSTRUCTING AND INSTALLING ROAD AND TRAFFIC SIGNALIZATION IMPROVEMENTS, WITH RELATED SITE IMPROVEMENTS AND APPURTENANCES THERETO, (III) CONSTRUCTING, RECONSTRUCTING, WIDENING, OPENING, IMPROVING, RESURFACING, AND PAVING VARIOUS STREETS, ROADS, CURBS AND SIDEWALKS, WITH RELATED SITE IMPROVEMENTS AND APPURTENANCES THERETO, AND (IV) CONSTRUCTING AND RECONSTRUCTING VARIOUS CAPITAL PROJECTS IN INNOVATION PARK, INCLUDING ELECTRICAL, LANDSCAPING AND STREETSCAPING IMPROVEMENTS, WITH RELATED SITE IMPROVEMENTS AND APPURTENANCES THERETO

2. The maximum maturity of the bonds proposed to be issued to pay the cost of the Improvements, calculated in accordance with Section 133.20, Ohio Revised Code, is 18 years, provided that if notes are issued in anticipation of the issuance of such bonds, the maximum maturity of such notes is 13 years.

Dated: December 18, 2023

_____
Director of Finance
City of Marysville, Ohio

CERTIFICATE

The undersigned Clerk of Council hereby certifies that the foregoing is a true copy of Ordinance No. ____ duly adopted by the City Council of the City of Marysville, Ohio on January 20, 2025, and that a true copy thereof was certified to the County Auditor of Union County, Ohio.

_____

Clerk of Council
City of Marysville, Ohio

RECEIPT OF COUNTY AUDITOR FOR
LEGISLATION PROVIDING
FOR THE ISSUANCE OF
GENERAL OBLIGATION NOTES

I, Andrea L. Weaver, the duly elected, qualified, and acting County Auditor in and for Union County, Ohio hereby certify that a certified copy of the ordinance duly adopted by the City Council of the City of Marysville, Ohio on January 20, 2025 and providing for the issuance of general obligation notes designated "City of Marysville, Ohio Various Purpose Notes, Series 2025A," or as otherwise determined by the Director of Finance of said City, in the amount of not to exceed $3,335,000 was filed in this office on _____, 2025.

WITNESS my hand and official seal at Marysville, Ohio on _____, 2025.

_____
County Auditor
Union County, Ohio

[SEAL]

Terry Emery

ORDINANCE _____

TO AUTHORIZE END OF YEAR SUPPLEMENTAL APPROPRIATIONS FOR MULTIPLE FUNDS AND MODIFY THE 2024 ANNUAL BUDGET, AND TO DECLARE AN EMERGENCY

WHEREAS, line items need additional funding prior to the end of the year in accordance with expected and planned expenditures; and

WHEREAS, the details for the specific requests of supplemental appropriations are listed below and are incorporated herein; and

WHEREAS, these appropriations are associated with debt service, Federal Grant funding and land purchases, which all require payment processing prior to December 31, 2024; and

WHEREAS, an emergency exists in the usual daily operations of the City in that it is immediately necessary to approve this Ordinance for the preservation of the public peace, property, health, safety and welfare, that preservation being related to the need to proceed with the Supplemental Appropriation immediately to meet the December 31, 2024 deadline; now, therefore

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MARYSVILLE, OHIO, That:

SECTION I. That the appropriations are to be increased, as follows:

Account	**Line Item Description**	**Amount**	**Purpose**
277277-557001-ARP21	Capital Improvement	$107,368.39	To ensure the appropriation of all ARPA Funds for expenditure prior to 12/31/2024.
247200-574028	Principal	$975,000.00	To account for the payment on new TIF debt related to Project Grow not in the originally in the 2024 Budget. This is a Fairbanks SD TIF that is currently not collecting revenue as it is brand new. However, the debt was setup as short-term debt so it was necessary to refinance it when the City issued the 2024B Various Purpose BAN's. There was an appropriation in the last

			supplemental request that covered the interest, but not the principal. This completes the process for 2024 and the payment for 2025 is in the 2025 Budget.
551550-557001	Capital Improvement	$650,000.00	To make payment from the Water Capital Fund to Connect for the Sakura property as agreed by Council. Process to purchase and facilitate the transfer took longer than expected. This would have been part of the previous supplemental, but the purchase is now being finalized with the property owner. As part of the agreement with Connect, they will pay the City back over three years with 5% APR.

SECTION II. That the 2024 Annual Operating Budget of the City of Marysville be amended as identified above.

SECTION III. This Ordinance is declared to be an emergency measure necessary for the immediate preservation of the public welfare, peace, property, health and/or safety of the citizens of the City of Marysville. It is necessary that this Ordinance become effective immediately after passage so that the City may proceed with the closing of the 2024 Budget process for expenses incurred in 2024; wherefore, this Ordinance shall take effect and be in force from and immediately after its adoption.

1st Reading December 9, 2024

2nd Reading _____

3rd Reading _____

Passed: _____

_____
PRESIDENT OF COUNCIL

APPROVED AS TO FORM:

_____
LAW DIRECTOR

ATTEST:

_____
CLERK OF COUNCIL

Terry Emery

ORDINANCE _____

TO DIRECT THE BOARD OF ELECTIONS TO SUBMIT TO THE ELECTORATE AT THE NEXT REGULAR MUNICIPAL ELECTION A PROPOSED AMENDMENT TO THE CITY OF MARYSVILLE'S CHARTER, TO WIT: TO AMEND ARTICLE IV, LEGISLATION, SECTION 4.02. INITIATIVE, REFERENDUM, AND RECALL OF THE CHARTER FOR THE CITY OF MARYSVILLE TO ALLOW A REFERENDUM PETITION ON ANY ZONING OR ANNEXATION ORDINANCE TO BE FILED WITHIN SIXTY (60) DAYS AFTER PASSAGE AND ANY SUCH ORDINANCE MAY NOT BE PASSED BY EMERGENCY

WHEREAS, A Petition for Submission of Proposed Amendment to Charter by amending Article IV, Section 4.02, which is set forth and incorporated below, was submitted to the City Finance Director/Auditor on October 14, 2024; and

WHEREAS, the City Finance Director/Auditor, in accordance with Ohio Constitution Article XVIII Section 9, submitted the Petition to the Board of Elections in order to determine, pursuant to Section 12.05 of the Marysville's Charter, whether the petition contains the requisite number of valid signatures which have to equal ten (10) percent of the total electors voting at the last Municipal election; and

WHEREAS, the Board of Elections returned said Petition to the City identifying one thousand eight (1,008) valid signatures with eight hundred eighty-nine (889) signatures required; and

WHEREAS, the Petition is therefore valid and sufficient and the question of whether to amend Article IV, Section 4.02 of the Charter, set forth in the Proposed Amendment, is hereby submitted to the Board of Elections to be placed on the ballot at the next Municipal election; now, therefore

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MARYSVILLE, OHIO, That:

SECTION I. City Council finds that the Petition for Submission of Proposed Amendment to Charter, by amending Article IV, Section 4.02 of the City Charter, contains the requisite number of valid signatures from the City's electorate and finds the Petition to be valid and sufficient.

SECTION II. Therefore, the Board of Elections is hereby directed to place on the ballot for passage the question of whether to amend the City's Charter Section 4.02 as set forth below:

> TO AMEND ARTICLE IV, LEGISLATION, SECTION 4.02. INITIATIVE, REFERENDUM, AND RECALL OF THE CHARTER FOR THE CITY OF MARYSVILLE TO ALLOW A REFERENDUM PETITION ON ANY ZONING OR ANNEXATION ORDINANCE TO BE FILED WITHIN SIXTY (60) DAYS AFTER PASSAGE AND ANY SUCH ORDINANCE MAY NOT BE PASSED BY EMERGENCY
>
> Sec. 4.02. Initiative, referendum, and recall. – The electors reserve to themselves the powers of initiative and referendum to the extent permitted and by the procedure

provided by this Charter and the Law and Constitution of Ohio. Any elective officer may be removed from office by recall before expiration of this term. The procedure to be followed shall be as provided by Section 705.92 of the Revised Code of Ohio, as it may be amended from time to time, or if said Section is repealed, as provided by any successor Section or Sections subsequently enacted into the Statutes of the State of Ohio providing for the recall of municipal officers.

Notwithstanding any other provision of this Charter or Ohio Law, a referendum petition on any Zoning Ordinance or Annexation Ordinance to rezone or annex property may be filed within sixty (60) days after passage by the Council of the Zoning Ordinance or Annexation Ordinance, in order to afford an opportunity during that period for the filing of referendum petitions thereon.

Notwithstanding any other provision in this Charter or Ohio Law, a Zoning Ordinance or Annexation Ordinance shall not become effective prior to sixty (60) days following its passage by Council, in order to afford an opportunity during that period for the filing of referendum petitions thereon.

Notwithstanding any other provision of this Charter, no Zoning Ordinance or Annexation Ordinance shall be passed by Council on an emergency basis. "Zoning Ordinance" for purposes of this Section, means any legislation passed by Marysville City Council that changes the zoning classification or changes the use of property in the City. "Annexation Ordinance" for purposes of this Section, means any legislation passed by Marysville City Council that takes property located in an unincorporated area of a township and makes the property a part of the City of Marysville.

(The new charter language for Section 4.02 is shown as underlined above. The existing language is without underline.)

SECTION III. If the amendment is approved by a majority of the voters, the Clerk of Council shall submit a Certified Copy of the Amendment to the Secretary of State's Office within thirty (30) days of its approval.

1st Reading November 25, 2024

2nd Reading December 2, 2024

3rd Reading _____

Passed: _____

_____
PRESIDENT OF COUNCIL

APPROVED AS TO FORM:

_____
LAW DIRECTOR

ATTEST:

_____
CLERK OF COUNCIL

Terry Emery

ORDINANCE _____

TO DIRECT THE BOARD OF ELECTIONS TO SUBMIT TO THE ELECTORATE AT THE NEXT REGULAR MUNICIPAL ELECTION A PROPOSED AMENDMENT TO THE CITY OF MARYSVILLE'S CHARTER, TO WIT: TO ENACT ARTICLE XII, GENERAL PROVISIONS, SECTION 12.10 TO PROHIBIT THE CREATION OF TAX INCREMENT FINANCING INCENTIVE DISTRICTS FOR DWELLING UNIT IMPROVEMENTS AND PROHIBIT DWELLING UNIT IMPROVEMENTS TO BE A PUBLIC PURPOSE WITHOUT APPROVAL OF THE BOARD OF EDUCATION OF EACH CITY, LOCAL, OR EXEMPTED VILLAGE SCHOOL DISTRICT WITHIN THE TERRITORY

WHEREAS, A Petition for Submission of Proposed Amendment to Charter by adding Section 12.10, which is set forth and incorporated below, was submitted to the City Finance Director/ Auditor on October 14, 2024; and

WHEREAS, the City Finance Director/Auditor, in accordance with Ohio Constitution Article XVIII Section 9, submitted the Petition to the Board of Elections in order to determine, pursuant to Section 12.05 of the Marysville's Charter, whether the petition contains the requisite number of valid signatures which have to equal ten (10) percent of the total electors voting at the last Municipal election; and

WHEREAS, the Board of Elections returned said Petition to the City identifying one thousand eighteen (1,018) valid signatures with eight hundred eighty-nine (889) signatures required; and

WHEREAS, the Petition is therefore valid and sufficient and the question of whether to add Section 12.10 to the Charter, set forth in the Proposed Amendment, is hereby submitted to the Board of Elections to be placed on the ballot at the next Municipal election; now, therefore

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MARYSVILLE, OHIO, That:

SECTION I. City Council finds that the Petition for Submission of Proposed Amendment to Charter, by adding Section 12.10 to the City Charter, contains the requisite number of valid signatures from the City's electorate and finds the Petition to be valid and sufficient.

SECTION II. Therefore, the Board of Elections is hereby directed to place on the ballot for passage the question of whether to add to the City's Charter Section 12.10 as set forth below:

> TO ENACT ARTICLE XII, GENERAL PROVISIONS, SECTION 12.10 TO PROHIBIT THE CREATION OF TAX INCREMENT FINANCING INCENTIVE DISTRICTS FOR DWELLING UNIT IMPROVEMENTS AND PROHIBIT DWELLING UNIT IMPROVEMENTS TO BE A PUBLIC PURPOSE WITHOUT APPROVAL OF THE BOARD OF EDUCATION OF EACH CITY, LOCAL, OR EXEMPTED VILLAGE SCHOOL DISTRICT WITHIN THE TERRITORY

Sec. 12.10. Prohibition of creation of Tax Increment Financing incentive districts for dwelling unit improvements and prohibition of dwelling unit improvements to be a public purpose without approval of the board of education of each city, local or exempted village school district within the territory of which the incentive district is or will be located.

Notwithstanding any other provision of this Charter or Ohio Law, the Council shall not:

(1) Declare an improvement to any parcel in the City to be a "public purpose," pursuant to Section 5709.40(B) of the Ohio Revised Code, or any provision of the Ohio Revised Code, Chapter 5709, as now exists or hereafter amended, if the improvement includes the construction or creation or one or more Dwelling Units: or

(2) Create an "incentive district", pursuant to Section 5709.40(C) of the Ohio Revised Code, or any other provision of the Ohio Revised Code Chapter 5709, as now exists or hereafter amended, unless the Council limits the improvements in the "incentive district" so as to exclude the construction or creation or one or more Dwelling Units in the "incentive district" without first obtaining approval of the board of education of each city, local or exempted village school district within the territory of which the incentive district is or will be located.

"Dwelling Unit" for purposes of Section 12.10 of this Charter, means any permanent building or portion thereof which is designated or used exclusively for residential occupancy including but not limited to, apartments, houses, town houses, retirement communities or condominiums, but does not include hotels or motels.

SECTION III. If the amendment is approved by a majority of the voters, the Clerk of Council shall submit a Certified Copy of the Amendment to the Secretary of State's Office within thirty (30) days of its approval.

1st Reading November 25, 2024

2nd Reading December 2, 2024

3rd Reading _____

Passed: _____

_____
PRESIDENT OF COUNCIL

APPROVED AS TO FORM:

_____
LAW DIRECTOR

ATTEST:

_____
CLERK OF COUNCIL