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

LEGAL NOTICE

Notice of Public Hearing for Planning Commission in the City of Marysville. The Public Hearing will be held on March 4, 2025 at 6:30 p.m., in the Council Chambers on the second floor located at 209 S. Main Street, Marysville, Ohio 43040.

NEW BUSINESS:

1. To hear an application for a Zoning Code Amendment to Part Eleven - Zoning Code, Sections 1121.13 – Manufacturing/Innovation District (M/I) and Appendix – Glossary of Terms.
2. To hear an application for a Planned Unit Development (PUD) Development Plan application for a development known as Marysville North Development located at Parcels 2800090080000, 2800090120010, 2800090140020, 2800090060010, 2800090170000, 2800090180000, 2800090020000, 2800090022000, 2800090040000, 2800090030000, and 2800090021000.

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

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

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PLANNING COMMISSION AGENDA
Tuesday, March 4, 2025 6:30 p.m.
Council Chambers, 209 S. Main Street, 2nd Floor

CALL MEETING TO ORDER:

Time In: _____

Roll Call:

Chad Wolniewicz

Lesley Verbus

Matthew Fisher

Michael Nickoson

Robert Stillion

Bret Ingle

Paige Laub

APPROVAL OF MINUTES:

February 4, 2025 Regular Meeting Minutes

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

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

REPORT OF ADMINISTRATION:

NEW BUSINESS:

1. To hear an application for a Zoning Code Amendment to Part Eleven - Zoning Code, Sections 1121.13 – Manufacturing/Innovation District (M/I) and Appendix – Glossary of Terms.
2. To hear an application for a Planned Unit Development (PUD) Development Plan application for a development known as Marysville North Development located at Parcels 2800090080000, 2800090120010, 2800090140020, 2800090060010, 2800090170000, 2800090180000, 2800090020000, 2800090022000, 2800090040000, 2800090030000, and 2800090021000.

DISCUSSION ITEMS:

1. Meeting Calendar

DESIGN REVIEW BOARD LIAISON REPORT:

COMMENTS OF INDIVIDUAL BOARD MEMBERS:

Chad Wolniewicz

Lesley Verbus

Matthew Fisher

Michael Nickoson

Robert Stillion

Bret Ingle

Paige Laub

ADJOURNMENT:

Time Out: _____

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PLANNING COMMISSION MEETING MINUTES
February 4, 2025 at 6:30 P.M.
Council Chambers – 209 S. Main Street – 2nd Floor

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

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

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

ADDITIONAL PERSONS PRESENT: Davis Norris and Audra Adams.

APPROVAL OF MINUTES: Commissioner Verbus moved to approve the January 7, 2025 Planning Commission Meeting Minutes as presented; voice vote in favor was unanimous.

SWEARING OF CITIZENS AND APPLICANTS: Chairman Nickoson asked anyone who thinks they may speak during the meeting to stand and raise their right hand to be sworn into the meeting. No one stood.

CITIZEN COMMENTS: None.

REPORT OF ADMINISTRATION: None.

NEW BUSINESS:

1. **To hear an application for a Zoning Code Amendment to Part Eleven - Zoning Code, Section 1129 – Signs and Appendix – Glossary of Terms:** Administrator Andrews provided a presentation as shown in Exhibit A. There was extensive dialogue regarding the presentation from Administrator Andrews. Most of the dialogue from the Commissioners was regarding the application of the proposed content of the Sign Code. Some recommended changes are outlined below, and are summarized in the motion made to approve the application.

   Commissioner Comments: Commissioner Verbus said regarding the sidewalk permit, she wants to make sure the process is very clear for people, she doesn't want to see Uptown business owners set up for failure. Commissioner Laub asked if businesses would now be limited to one sidewalk sign. Administrator Andrews said yes, that is correct. There was extensive dialogue regarding post and panel signs as it relates to size, number of panels, mounting/ height, width and type landscaping around those types of signs. Commissioner Verbus asked about post and panel signs in parking lots. Administrator Andrews said they

can add that this does not apply to vehicular use area signs. Regarding changeable signs, Commissioner Verbus asked that they not be permitted to have mis-matched letters, etc. Administrator Andrews spoke to a provision that would prevent that from being permitted. Administrator Andrews asked for feedback regarding public art regulations. The Commissioners responded they want all the art, and it can take the entire side of a building, no restrictions on size.

Citizen Comments: None.

Response to Citizen Comments: None.

Commissioner Verbus moved to approve application for a Zoning Code Amendment with the conditions listed below, and the question put, stood:

- Post and Panel sign height to be eight feet a for single post sign, with the sign mounting height of six feet; six feet for double post sign.
- Table Note #16 was updated to "Landscape beds shall be installed for all ground-mounted signs, excluding Vehicular Use Area Signs. Such landscape beds shall be installed at a minimum of two feet, horizontally, from all faces of the sign and sign structure."
- Total Number of Signs permitted in each district shall have Table note 17 added to prohibit a stand-alone building from having more than four signs permitted, due to having more than one public entrance.
- Updated Table 1129.06-A to change the key wording for R to Administrative Review and to add R to the table for Large Yard Signs.
- The number of permitted monument signs for residential districts was amended from "2 per 10 acres of subdivision" to "1 per development entrance or access point".
- Remove definitions relating to signage in the General Glossary to a Sign Specific Section of the Glossary.
- Remove the mural maximum square footage restriction of 75% of the facade that the mural is located, to no max square footage, because the Design Review Board reviews all murals.
- Minor clerical and formatting updates found after the Sign Code was distributed to the Planning Commission.
- Removed the provision regarding signs in PUDs.

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

Vote 5-0; Motion carried.

Next steps: Present to City Council in the form of an Ordinance.

DISCUSSION ITEMS: None.

DESIGN REVIEW BOARD LIAISON REPORT: Commissioner Stillion said that during the January 15, 2025 Design Review Board Meeting, a number of applications were reviewed, some tabled, and others were approved with conditions.

COMMENTS OF INDIVIDUAL COMMISSION MEMBERS: Chairman Nickoson said while we are not sign experts, we spent this entire meeting considering the Sign Code and the implications for the City of Marysville. We are an appointed Commission, not elected, and care about this community.

ADJOURN: There being no further business to bring before the Commission, Commissioner Verbus moved to adjourn the meeting. Voice vote in favor was unanimous. The meeting adjourned at 7:47 p.m.

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March 4, 2025

To: City of Marysville
Planning Commission Members

From: Ashley Gaver
Planning and Development Manager

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

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

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

A proposed amendment to allow biomedical waste sterilization facilities as a permitted use was recommended for approval by the Planning Commission at the October 1, 2024 meeting. That proposed amendment was denied by the City Council on November 12, 2024.

Since the City Council denial, the applicant is requesting the use to be placed on the City's Manufacturing/Innovation District Conditional Uses, and also provide a definition for the proposed conditional use.

The proposed amendment would only permit a specific type of sterilization of the biomedical waste with the technique of autoclaving, which is a process that uses high-pressure steam to sterilize and decontaminate objects and equipment. This proposed use is regulated by the Ohio

Revised Code and the Ohio EPA agencies for compliance with any state regulations. The business will use this technique of autoclaving sterilization to clean biomedical waste prior to either recycling the items back to medical facilities or sending the items to be disposed off of site.

Planning Staff Analysis - Section 1121.13:

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

Proposed Text Amendments:

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

SECTION 1121.13 DISTRICT USES

V. PERMITTED USES:

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

VI. CONDITIONAL USES:

- **Biomedical Waste Sterilization Facility (Autoclaving Only)**
- Extended Stay Hotel
- Ground Passenger Dispatch Facility
- Recycling Center
- Warehousing, Personal Storage/Mini

APPENDIX - GLOSSARY OF TERMS

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

Staff Comments

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

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

EXHIBIT A

SECTION 1121.13 DISTRICT USES

V. PERMITTED USES:

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

VI. CONDITIONAL USES:

- Biomedical Waste Sterilization Facility (Autoclaving Only)
- Extended Stay Hotel
- Ground Passenger Dispatch Facility
- Recycling Center
- Warehousing, Personal Storage/Mini

EXHIBIT B

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

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March 4, 2025
*Updated Applicant Responses are in Red
*New Staff Comments/Responses are Highlighted

To: City of Marysville
Planning Commission Members

From: Ashley Gaver
Planning and Development Manager

RE: Planned Unit Development Review - Marysville North

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

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

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

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

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

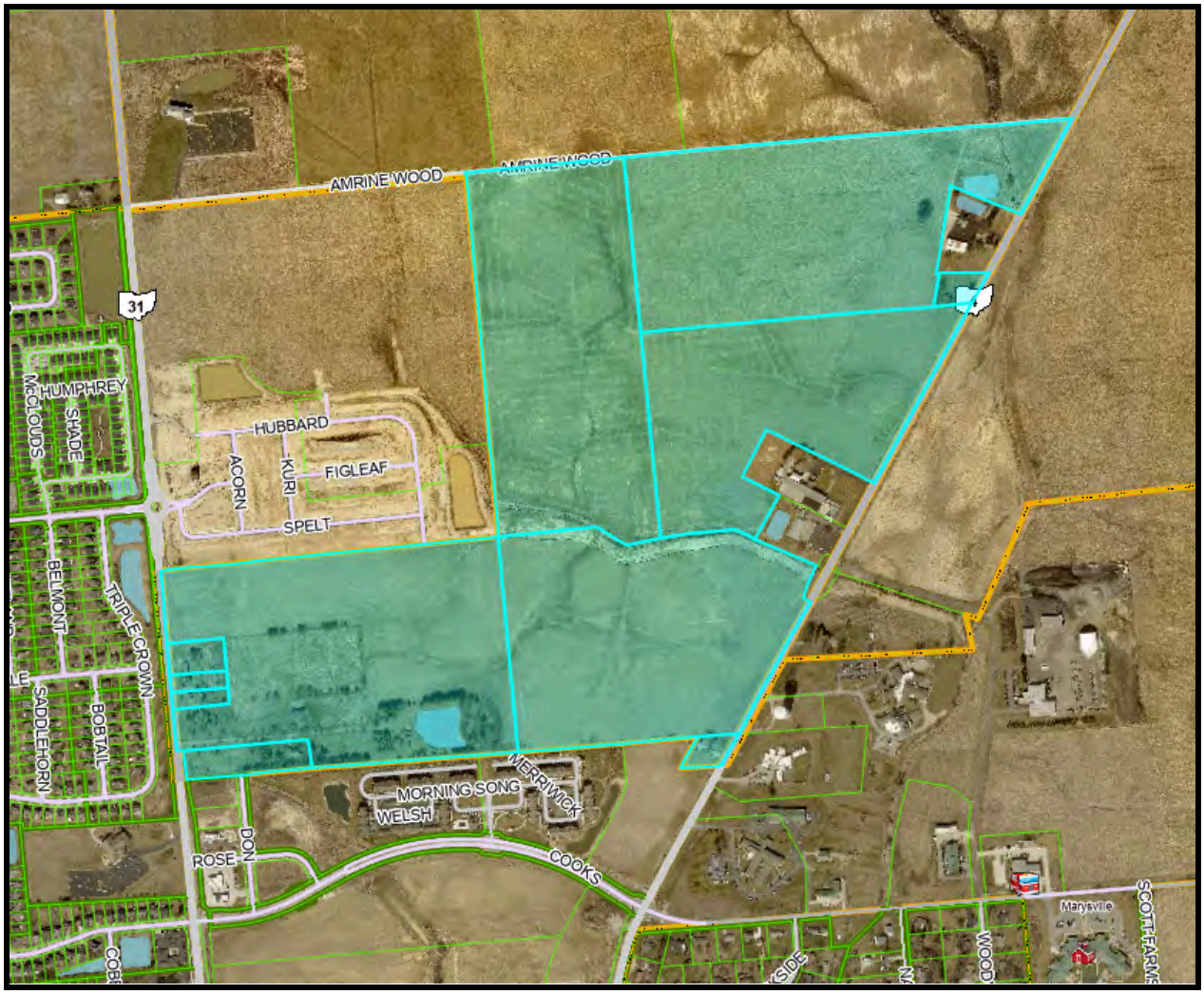
Ryan Lee & Gregory Lee Successor Trustees
18599 St. Rt. 4
Marysville, Ohio 43040

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

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

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

Aerial (location is in blue)



Project History:
The Planning Commission approved a Sketch Plan for Marysville North PUD at the November 5, 2024 Planning Commission meeting. A development plan was submitted for the January 7, 2025 Planning Commission meeting, but was tabled upon receipt of the staff report prior to the Planning Commission meeting.

Planning & Zoning Staff Analysis:
The proposed parcels are located in Paris Township are zoned Farm / Residential District (U-1). The following is the City's Zoning Code requirements for Planning Commission review related to the proposed Planned Unit Development.

The Board shall take the following Zoning Code Section 1135.01 **Objectives for a Planned Unit Development** and Section 1135.06 **Common Open Space** into consideration when reviewing the PUD-Development Plan Application.

1135.01 Objectives for a Planned Unit Development (PUD)

- The applicant has provided responses to the objectives that are applicable to the proposed development on pages 19-21 of the Development Text.

1135.06 Common Open Space

- Subarea F will be 63.03 Acres of Public Common Open Space and the other subareas will have a minimum of 10% of the land developed will be dedicated to open space. The total project open space will be 30% or 69.77 Acres. The majority of this is being centralized in the Public Common Area subarea. The remaining common area will come from the other subareas but the 10% minimum will not be required by the subarea. The centralized approach provides a much more usable common area vs allocating this large park system into the individual subareas.
  The applicant shall provide character images of the proposed open spaces and trails throughout the development to understand the intent and final design being determined during the Design Review process.
  The applicant shall examine the Open Space location near the southeast corner of the adjacent development Amrine Meadows and explore the possibility of providing a community park space in this location.

General Development Standards - Access

The primary entrances into the development will be via a newly constructed roadway that will extend from State Route 31 to the east and intersect with a newly constructed roadway that will extend from State Route 4. There will be additional access points from the south with an extension of Don Drive and an access road from Cooks Pointe apartments. Also there will be an access point along Amrine Wood Road to Subarea B. An additional access point is being provided into the Cook's Point development through subarea D.
It is encouraged that on-street parking is incorporated into this development to align with the Marysville North Focus Area Plan.

All streets within the development will be treelined with 5' sidewalks on both sides unless the multipurpose trail is proposed along the road. In that case the 5' sidewalks will be replaces with an 8' multipurpose trail. Fencing will be added to the unloaded portions of the southern State Route 4 entrance as well as the unloaded common area around the Ohio Pond. Fencing will also be added to the unloaded portion of the roadway around the large park in the middle of Subarea B. The desired species of street trees will be determined by the developer and the City of Marysville Arborist with proper spacing and size determined during the Design Review Board approval process.

No interior street lighting will be provided within the Single-Family subareas to reduce the impact of light pollution.
The applicant shall refer to the Engineering Comments regarding street lighting within the Single-Family subareas. The developer provided a response that they will work with the City Engineer to determine where street lights are needed. The developer proposes major intersections within the single family areas.

An example of a roadway cross-section and the standard fencing is shown in the Marysville North Road Profile exhibit.

PUD Development Text

The proposed development plan provides six (6) subareas on +/- 242.76 acres consisting of:

- Single family detached residential (Subareas B and D)
- Single family detached / attached residential / townhomes (Subarea C)
- Commercial (Subarea A and E)
- Public common open space (Subarea F)
    - General location of trail systems are shown on Exhibits A, B1 and B2 and on the updated Exhibits C, D1 and D2.
    - Location of the existing vegetation is shown in the Existing Conditions Map

Sub-Areas A

The Applicant is proposing the following Uses:

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

- Conditional Uses
    - Multi-family (second or third floor of retail development only)
    - Restaurant (w/drive thru)

The Applicant is proposing the following development standards:

- Acres
    - 7.46 acres
- Density

  Staff recommends a minimum floor area per residential unit be included. If residential units are developed above the retail area, a minimum floor area per unit will be 500 sf for 1 bedroom and 700 sf for 2-bedroom units.
- Building Height
    - 50’ maximum build height

  Maximum height does not align with the Suburban Commercial District, which is 40 feet max for commercial. The applicant shall explain the reasoning for the additional height. The

applicant's response is that the "additional 10' in building height added to PUD text to allow for proper retail height along with the potential of 2 stories of residential development."

- Lot Size
  - Will adhere to the requirements of the SCD zoning district
- Setbacks
  - Will adhere to the requirements of the SCD zoning district except the front building setback along State Route 31 will be a minimum of 25 feet.

  The applicant shall explain where the front setback along State Route 31 shall be measured from. The SCD zoning district has a 25' build-to-line with variation of 5' to 15' depending on the number of stories of the building proposed. The front setback for any structure in the retail area will be setback a minimum of 25' from the edge of the public ROW. Multi-purpose trail and fence along Rt 31 may be in or out of the ROW.
- Lot Coverage
  - 85% maximum including accessory structures.
- Open Space
  - Open space will be centralized across the entire development. There is no minimum open space percentage for this subarea.

    The applicant shall provide character images of the open space locations within each subarea and the final design shall be determined during the Design Review process.
- Access, Parking, Loading, and Pedestrian Connectivity
  - Access to Subarea A will be via State Route 31 with secondary access points via Don Drive as well as a connection to Subarea C to the east.
  - Parking will be per Section 1127.12 of the Marysville Code of Ordinances.
  - Location of sidewalks will be determined during the Design Review Board.
  - Multi-purpose trails (10') will be included along Rt. 31.

    The applicant shall consider including charging station requirements for any parking lot within this subarea. The applicant's response "due to the compact nature of retail development and associated parking, charging stations will not be added unless residential units are constructed above the retail spaces. If residential units are planned on upper floors, a number of charging stations will be made available for the residents."

    Staff feels that charging stations are a valuable entity that should be included in this subarea and is a supported initiative from Council.
- Landscaping
  - Will be per the general landscaping standards identified in Section 1125 of the Marysville Codified Ordinances unless noted below.
  - On the west side of the development along the retail subarea, Rt. 31 will serve as the boundary and the public ROW as the setback. The rear yard setbacks of the single-family units and a perimeter fence along the shared boundary of Subareas A and C will serve as the perimeter boundary and setbacks. If desired, the developer may install a 6' buffer consisting of a wooden privacy fence, mounding or evergreen landscaping along the boundary with the single-family lots to help eliminate headlights from vehicles. If this is the case, landscaping on the commercial side of the fence will consist of a variety of different trees spaced no less than 15' apart.
  - The minimum landscape standards under Section 1125.06(a) of the Marysville Codified Ordinances apply along the property line with Subarea C only. Under

Section 1125.06(c), the tree requirements can be planted within the centralized open space across any portion of the Marysville North development. Under Section 1125.06(d), no mounding will be required along the perimeter or parking lots in Subarea A.

- No landscape buffering is required between the commercial area and the townhomes in Subarea C as the roadway will serve as the buffer

The applicant shall clarify if the City standard for the tree replacement for existing trees that are shown to be removed on the Existing Conditions exhibit will be followed.

Staff recommends that the City's tree replacement shall be followed and a tree survey shall be completed and reviewed as part of the Design Review process. The replacement trees may be planted throughout the Open Space locations within the development.

- Architecture, Site, and Lighting
  - Will be per Section 1133 of the Marysville Codified Ordinances unless noted below.
  - Approved primary and secondary building materials can include stone, brick, wood, fiber cement, metal (roof only), 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 applicant shall consider the insulated vinyl siding and increase the minimum thickness of vinyl siding. Siding thickness in the residential areas will be a minimum of 0.044 and other various materials will be considered.
  - Minimum lighting standards shall be as follows:
    - All lighting standards in Section 1133.10 shall apply.
    - 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.
- Signage
  - Will be per Section 1129 Signs of the Marysville Codified Ordinances.

Sub-Area B

The Applicant is proposing the following Uses:

- Permitted Uses
  - Single-Family Detached
    - 1-story, 1 ½-story, or 2-story homes
  - Residential Model Home – subject to the requirements of section 1123.21
  - Community Center with or without pool
  - Mailbox kiosks
  - Park/playground
  - Accessory structures permitted per Section 1121.07

The Applicant is proposing the following development standards:

- Acres
  - 97.46 acres

- Density
  - Shall have a maximum of 367 units
- Lot Size
  - Minimum 55' wide and 130' deep
- Setbacks:
  - Front - 25'
  - Side - 5'
  - Rear - 20'

  The applicant shall provide visual exhibits of the 5' side yard setbacks.
- Maximum Height
  - 35'
- Lot Coverage
  - 55% maximum including accessory structures.
- Open Space
  - Open space will be centralized across the entire development. There is no minimum open space percentage for this subarea.
    - Detention areas with activity enhancements such as walking trails and benches will be included in the Open space calculation

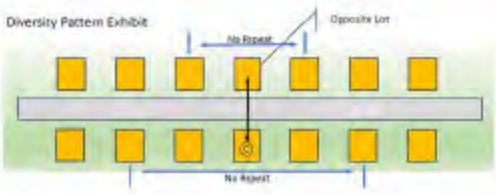
      The applicant shall provide landscaping around the ponds to enhance the character of the neighborhood. Applicant's response "a number of landscape beds and small mounded areas will be added around portions of the ponds. These beds will include large stones, taller grasses, and trees to enhance the overall look of the open space/ponds. See revised Exhibits A, B1 and B2."
- Access, Parking, Loading, and Pedestrian Connectivity
  - The primary access to Subarea B will be via two entrances off of State Route 4. Secondary access points will include a stub road into Amrine Meadows and an access point to Amrine Wood Road.
  - Parking shall be a minimum of 2 parking spaces per unit.
  - Sidewalks, minimum of 5' on both sides of the streets.
  - Multi-purpose trails will be included around portions of the detention ponds and through the large center park. In addition, the trail system will be constructed along Amrine Wood and State Route 4. However, the State Route 4 multipurpose path will be redirected through the northeastern park instead of extended out to the intersection of State Route 4 and Amrine Wood Road.
- Landscaping
  - There will be no buffer requirement between Subarea B and Amrine Meadows. A 40' open area buffer will be constructed around the existing landscape company with the standard black 48" fence on the north and west sides. The developer has offered to extend the multipurpose trail across the landscape company's frontage along State Route 4. The developer will pay for the construction of the fence but any future maintenance will be the responsibility of the owner.
  - Regarding landscaping along interior subarea roads, trees will be placed in a 9' tree lawn between the streets and the sidewalk at an interval of approximately 35', adjusted for driveways and utilities. Trees will be no less than 2" caliper.
  - Individual homes in Subarea B will have the following minimum landscape requirements:

- Lots equal to or less than 65', will be required to have a minimum front raised planting bed of no less than 150 sf and a depth of 6" of topsoil. Landscape beds should be reasonably filled and should not contain large areas devoid of plantings. Each outside corner of the home is required to have a raised bed with plantings. Minimum front lot plantings include 1 ornamental (1.5" caliper or greater) or 1 shade tree (2" caliper or greater), no less than 10 foundation plantings with at least 30%being considered intermediate planting greater than 24" tall and the remainder being small plantings between 18" and 24" in height. Additional ground cover within the beds is encouraged.
- Lots greater than 65', will be required to have a minimum front raised planting bed of no less than 225 sf and a depth of 6" of topsoil. Landscape beds should be reasonably filled and should not contain large areas devoid of plantings. Each outside corner of the home is required to have a raised bed with plantings. Minimum plantings include two trees, 1 ornamental (1.5" caliper or greater) and 1 shade tree (2" caliper or greater), no less than 12 foundation plantings (shrubs) with at least 30% being considered intermediate planting greater than 24" tall and the remainder being small plantings between 18" and 24" in height. Additional ground cover within the beds is encouraged.
- Prominent view lots (side yards open to common area) and secondary road frontage related to corner lots shall have additional foundation raised beds with plantings along roadway facing side of the home extending the entire length of the foundation. Minimum plantings shall include 8 small shrubs (18" to 24" in height) for every 25' of linear building façade.
- Sod is required on all lots, no grass seeding permitted upon initial install.
- No invasive plantings allowed, including pear trees.
- Review of landscape plans will be performed by the master developer prior to the issuance of the building permit.

- Architecture, Site, and Lighting
  - Four-sided design should be used. Blank and empty walls are not permitted on any side of the home.
  - Approved primary and secondary building materials can include stone, brick, wood, fiber cement, metal (roof only), other natural materials, vinyl siding, and board and batten products. Vinyl siding to be of high quality and architectural grade with a minimum thickness of 0.044".
  - Multiple materials on the front elevation of the home are encouraged and the guideline is that approximately 25% of the material used should be considered a secondary material or a design changing using the same primary material. An example of a material design change would be if hardie board lateral lap siding is the primary material, an acceptable secondary design could be the use of hardie board and batten or hardie shake siding. While all three materials are a type of fiber cement

siding, the change in design satisfies the 25% guideline. In some cases, such at all brick or all stone homes, this 25% guideline will not apply.

- Brick shall be laid in a traditional masonry pattern and stone in a random ashlar pattern.
- In Subarea B, all homes built on corner lots will include a side loaded garage unless other impairments are present (i.e. near round-a-bout or discouraged by City engineer).
- All windows and doors of the home are required to have trim with the exceptions of facades composed of masonry. All windows require grids and should be appropriate for the style of the home.
- Shutters will be installed on front elevation windows where architecturally correct. Variation in shutter colors is encouraged.
- Overhangs are required on all four sides of the home and must be a minimum of 1'.
- All driveways shall be constructed of concrete material. No asphalt driveways are permitted.
- Garage doors are required to have one panel row of windows. If desired, vertical window designs will be considered by the Design Review Board. Developer will encourage various colors of garage doors if architecturally correct and complementary to the home color.
- The diversity of the neighborhood homes in both elevation and color is encouraged. The following diversity standards for elevations and colors of homes will be applied to Subarea B. No home elevation or color should be repeated within two homes in both directions on the same side of the street nor should they repeat with the home directly across the street and within one home in both directions on the opposite side of the street. For offset lots, a judgement call will be made as to which lot is considered the opposite side mark. Corner lots terminate the repeat pattern requirement, although the same elevations and color cannot be side by side on a corner lot. See exhibit below.



- Twelve color pallets are being established in Marysville North. See exhibit for details. The primary color of the house will be used to determine which family the home is categorized in. If the front elevation is 100% stone or brick, the color repeat pattern does not apply. No homes located beside each other should have the same color stone or brick. Color pallet prohibits any fluorescent colors. Lighting is to be directed downward and should be placed to display a uniform, comfortable and warm appearance.
- There will be no interior street lights within the single-family subareas to reduce the impact of light pollution. The developer provided a response that they will work with the City Engineer to determine where street lights are needed.

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

Sub-Area C

The Applicant is proposing the following Uses:

- Permitted Uses
  - Single-Family Detached
  - Attached residential (2-, 4-, and 6- unit buildings)
  - Community Center Recreation (indoor/outdoor) – Clubhouse with pool and fitness
  - Residential Model Home – subject to the requirements of section 1123.21
  - Mailbox kiosks
  - Accessory structures permitted per Section 1121.07

  Duplexes are a permitted use, the applicant shall explain if they will be incorporated into the plans as they are not shown currently. Duplexes are part of the Focus Area plan and shall be utilized within this development.

The Applicant is proposing the following development standards:

- Acres
  - 31.19 acres
- Density
  - Shall have a maximum of 190 units
- Lot Size
  - Minimum 40' wide and 100' deep
    - Staff recommends consideration of increasing the lot depth to allow for open space per lot. Staff also recommends a zero (0') foot side yard setback (with a minimum 10' building separation) to also help with open space.
      Applicant's Response "the minimum lot depth of 100' will be exceeded in some areas. However, due to the intentional compact design of the area, roads, and different products, some lots will be no more than 100' deep. See new Exhibit E, which highlights the setback and shows the combination of building envelopes, side yards, front and rear setbacks for each type of design (front load, rear load, attached and detached garages)."
- Setbacks
  - Single Family Detached - Front - 20', Side - 5', Rear - 20'
    - Provision for zero side yard setback on one side of the home with 10' minimum total side yard setback. This provision would allow for the single-family homes in this subarea to be shifted to a zero-lot line on one side with a minimum 10' side yard setback on the other. This design standards would allow for more usable side yard that could be fenced in for a private courtyard. See Exhibit E Typical Lot Standards.
  - Single Family Attached / Townhomes - Front - 20', Side - 7.5', Rear - 20'
- Maximum Height
  - Single Family Detached - 35'
  - Single Family Attached / Townhomes - ~~45'~~ 40'
    - The applicant shall explain the reasoning for the increase in height for the SFA and Townhomes. Applicant's response "40' is acceptable. Modification made to the text."
- Lot Coverage
  - Single Family Detached - 65% maximum including accessory structures
  - Single Family Attached / Townhomes - 85% maximum
- Open Space

- Open space will be centralized across the entire development. There is no minimum open space percentage for this subarea.
  - Detention areas with activity enhancements such as walking trails and benches will be included in the Open space calculation

    The applicant shall provide landscaping around the ponds to enhance the character of the neighborhood. A number of landscape beds and small mounded areas will be added around portions of the ponds. These beds will include large stones, taller grasses, and trees to enhance the overall look of the open space/ponds. See revised Exhibits A, B1 and B2.

- Access, Parking, Loading, and Pedestrian Connectivity
  - The primary access to Subarea C will be from Rt. 31 with secondary access provided via Don Drive and stub roads into Subarea C.
  - Minimum off-street parking for single-family and attached residential/townhome units will be equal to the number of garage units.
  - The parking areas may include private 1- and 2-car attached garages and detached garages.
  - Sidewalks, minimum of 5', will be included throughout the project on both sides of the streets.
  - Multipurpose trail will be constructed along the unloaded roadways and around the Ohio Pond. An access connector, multipurpose trail, will be installed from the Ohio Pond to the east/west greenway to connect residents in Subarea C to the park system and community center.
- Landscaping
  - Will be per the general landscaping standards identified in Section 1125 of the Marysville Codified Ordinances unless noted below.
  - Perimeter Landscape Standards and buffers between Subarea A and C will be considered single family uses and will not require landscape buffering proposed in Section 1125.06(a). The rear yard setbacks of the single-family units and a perimeter fence along the shared boundary of Subareas A and C will serve as the perimeter boundary and setbacks. If desired, the developer may install a 6' wooden privacy fence along the boundary with the single-family lots to help eliminate headlights from vehicles. If this is the case, landscaping on the commercial side of the fence will consist of variety of different trees spaces no less 15' apart. Under Section 1125.06(c), the tree requirements can be planted within the centralized open space across any portion of the Marysville North development. Under Section 1125.06(d), no mounding will be required along the perimeter or parking lots in Subarea A.
  - No landscape buffering is required between the commercial area and the townhomes in Subarea C as the roadway will serve as the buffer
  - Within Subarea C, 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.

    The applicant shall clarify if the City standard for the tree replacement for existing trees that are shown to be removed on the Existing Conditions exhibit will be followed. Applicant's response "trees shown to be removed on the Existing Conditions exhibit are excluded from the City's tree replacement program. The number of trees being removed have been held to a minimum."

Staff recommends that the City's tree replacement shall be followed and a tree survey shall be completed and reviewed as part of the Design Review process. The replacement trees may be planted throughout the Open Space locations within the development.

- Architecture, Site, and Lighting
  - Will be per Section 1133 of the Marysville Codified Ordinances unless noted below.
  - Approved primary and secondary building materials can include stone, brick, wood, fiber cement, metal (roof only), 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.
  - Fencing is permitted in the rear or side yards of the single-family and townhome product and may consist of wood or vinyl privacy dividers between the units or fully fenced rear yards. Privacy fence shall be no more than 72".

    The applicant shall provide character images of the proposed types of buildings along with neighborhood characteristics. See Exhibit F.2 for subarea C character images.
    Staff encourages the developer to incorporate usable porches within this subarea and the development.
    Staff recommends creating additional architectural designs for this subarea to increase the architectural interest in the single family detached units of this subarea. A statement can be included that additional designs can be approved through the Design Review process.
    The applicant shall explain if there are any intentions of mirroring the elevations adjacent to each other to allow for the porches on the second floors to be next to each other to allow neighbors to interact.
- Signage
  - Will follow the SRD zoning district requirements.
  - Model home and real estate signage is permitted.

Sub-Area D

The Applicant is proposing the following Uses:

- Permitted Uses
  - Single-Family Detached
    - 1-story, 1 ½-story, or 2-story homes
  - Residential Model Home – subject to the requirements of section 1123.21
  - Community Center with or without pool
  - Mailbox kiosks
  - Park/playground
  - Accessory structures permitted per Section 1121.07

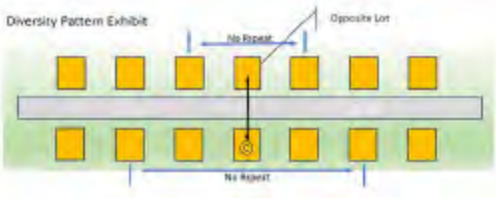
The Applicant is proposing the following development standards:

- Acres
  - 34.43 acres
- Density
  - Shall have a maximum of ~~147~~ 145 units

- Lot Size
  - Minimum 52’ wide and 120’ deep
- Setbacks
  - Front - 20’
  - Side - 5’
  - Rear - 20’
- Maximum Height
  - 35’
- Lot Coverage
  - 65% maximum including accessory structures.
- Open Space
  - Open space will be centralized across the entire development. There is no minimum open space percentage for this subarea.
    - Detention areas with activity enhancements such as walking trails and benches will be included in the Open space calculation
      The applicant shall provide landscaping around the ponds to enhance the character of the neighborhood. A number of landscape beds and small mounded areas will be added around portions of the ponds. These beds will include large stones, taller grasses, and trees to enhance the overall look of the open space/ponds. See revised Exhibits A, B1 and B2.
- Access, Parking, Loading, and Pedestrian Connectivity
  - The primary access to Subarea D will be Rt. 4 with secondary access points from the west through Subarea C and the north through Subarea B.
  - A minimum of 2 parking spaces per unit.
  - Sidewalks, minimum of 5’ on both sides of the streets.
  - Multi-purpose trails will be included around portions of the detention ponds and the community center. A trail connection will be made to Amrine Meadows and the Ohio Pond park.
- Landscaping
  - The landscaping requirements of Subarea D will be per guidelines below.
  - There will be no buffer requirement between Subarea D and Cooks Pointe apartments and the future retail areas.
  - Regarding landscaping along interior subarea roads, trees will be placed in a 9’ tree lawn between the streets and the sidewalk at an interval of approximately 35’, adjusted for driveways and utilities. Trees will be no less than 2” caliper.
  - Individual homes in Subarea D will have the following minimum landscape requirements:
    - Lots equal to or less than 65’, will be required to have a minimum front raised planting bed of no less than 150 sf and a depth of 6” of topsoil. Landscape beds should be reasonably filled and should not contain large areas devoid of plantings. Each outside corner of the home is required to have a raised bed with plantings. Minimum front lot plantings include 1 ornamental (1.5” caliper or greater) or 1 shade tree (2” caliper or greater), no less than 10 foundation plantings with at least 30%being considered intermediate planting greater than 24” tall and the remainder being small plantings between 18” and 24” in height. Additional ground cover within the beds is encouraged.

        - Lots greater than 65', will be required to have a minimum front raised planting bed of no less than 225 sf and a depth of 6" of topsoil. Landscape beds should be reasonably filled and should not contain large areas devoid of plantings. Each outside corner of the home is required to have a raised bed with plantings. Minimum plantings include two trees, 1 ornamental (1.5" caliper or greater) and 1 shade tree (2" caliper or greater), no less than 12 foundation plantings (shrubs) with at least 30% being considered intermediate planting greater than 24" tall and the remainder being small plantings between 18" and 24" in height. Additional ground cover within the beds is encouraged.
        - Prominent view lots (side yards open to common area) and secondary road frontage related to corner lots shall have additional foundation raised beds with plantings along roadway facing side of the home extending the entire length of the foundation. Minimum plantings shall include 8 small shrubs (18" to 24" in height) for every 25' of linear building façade.
        - Sod is required on all lots, no grass seeding permitted upon initial install.
        - No invasive plantings allow, including pear trees.
        - Review of landscape plans will be performed by the master developer prior to the issuance of the building permit.
- Architecture, Site, and Lighting
    - The architectural style and designs, site plan, and lighting requirements for Subarea D are defined below.
    - Four-sided design should be used. Blank and empty walls are not permitted on any side of the home.
    - Approved primary and secondary building materials can include stone, brick, wood, fiber cement, metal (roof only), other natural materials, vinyl siding, and board and batten products. Vinyl siding to be of high quality and architectural grade with a minimum thickness of 0.044".
    - Multiple materials on the front elevation of the home are encouraged and the guideline is that approximately 25% of the material used should be considered a secondary material or a design changing using the same primary material. An example of a material design change would be if hardie board lateral lap siding is the primary material, an acceptable secondary design could be the use of hardie board and batten or hardie shake siding. While all three materials are a type of fiber cement siding, the change in design satisfies the 25% guideline. In some cases, such at all brick or all stone homes, this 25% guideline will not apply.
    - Brick shall be laid in a traditional masonry pattern and stone in a random ashlar pattern.
    - All windows and doors of the home are required to have trim with the exceptions of facades composed of masonry. All windows require grids and should be appropriate for the style of the home.
    - Shutters will be installed on front elevation windows where architecturally correct. Variation in shutter colors is encouraged.
    - Overhangs are required on all four sides of the home and must be a minimum of 1'.
    - All driveways shall be constructed of concrete material. No asphalt driveways are permitted in Subarea D.

- Garage doors are required to have one panel row of windows. If desired, vertical window designs will be considered by the Design Review Board. Developer will encourage various colors of garage doors if architecturally correct and complementary to the home color.
- The diversity of the neighborhood homes in both elevation and color is encouraged. The following diversity standards for elevations and colors of homes will be applied to Subarea D. No home elevation or color should be repeated within two homes in both directions on the same side of the street nor should they repeat with the home directly across the street and within one home in both directions on the opposite side of the street. For offset lots, a judgement call will be made as to which lot is considered the opposite side mark. Corner lots terminate the repeat pattern requirement, although the same elevations and color cannot be side by side on a corner lot. See exhibit below.



- Twelve color pallets are being established in Marysville North. See exhibit for details. The primary color of the house will be used to determine which family the home is categorized in. If the front elevation is 100% stone or brick, the color repeat pattern does not apply. No homes located beside each other should have the same color stone or brick. Color pallet prohibits any fluorescent colors. Lighting is to be directed downward and should be placed to display a uniform, comfortable and warm appearance.
- There will be no interior street lights within the single-family subareas to reduce the impact of light pollution. Detailed lighting plans for the homes including fixture, color, spacing, light type, and photometric specifications shall be provided with the Design Review Board Application. The developer provided a response that they will work with the City Engineer to determine where street lights are needed.

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

Sub-Area E

The Applicant is proposing the following Uses:

- Permitted Uses
  - Neighborhood Commercial District (NCD) Uses

The Applicant is proposing the following development standards:

- Acres
  - 1.0 acres
- Building Height
  - Will adhere to the requirements of the NCD zoning district.
- Lot Size
  - Will adhere to the requirements of the NCD zoning district.

- Setbacks
  - Will adhere to the requirements of the NCD zoning district.
- Lot Coverage
  - Will adhere to the requirements of the NCD zoning district.
- Open Space
  - Will adhere to the requirements of the NCD zoning district.
- Access, Parking, Loading, and Pedestrian Connectivity
  - Primary access will be from Cooks Boulevard. There will be no direct access to this subarea from St Rt 4 nor will there be any access into Subarea D due to the difference in uses (i.e. commercial/office to residential).
- Landscaping
  - Will adhere to the requirements of the NCD zoning district.
- Architecture, Site, and Lighting
  - Will adhere to the requirements of the NCD zoning district.
- Signage
  - Will adhere to the requirements of the NCD zoning district.

Sub-Area F

The Applicant is proposing the following Uses:

- Permitted Uses
  - Park
  - Community Center with pool (outdoor) and fitness center
  - Parking
  - Community Garden
  - Commercial Recreation (outdoor) – paved and unpaved trails
    - Include bridges and other structures that may be needed to provide connectivity and trail connections
  - Playgrounds
  - Commercial Recreation (outdoor)
  - Essential Public Services and Utilities

The Applicant is proposing the following development standards:

- Acres
  - 63.03 acres

Engineering Comments: (Applicant Responses are in Red)

1) Roadway
   a) Prior to action by City Council (contingent on Planning Commission approval), an approved Traffic Impact Study (TIS) from the City of Marysville, Union County and the Ohio Department of Transportation (ODOT), if necessary, will be required. TIS MOU approved by City Engineer and is currently underway.
   b) The applicant/developer will be responsible for all costs associated with any required roadway improvements. This includes, but is not limited to, intersection improvements (i.e. roundabouts), road widening, turn lanes, etc.
      i) Per the City's updated Thoroughfare Plan, roundabouts are the preferred improvement in lieu of traffic signals. Therefore, wherever traffic signals are warranted, the applicant/developer will be required to fully fund the cost of a roundabout. Developer has met individually with the City Engineer and

discussed ways that this objective can be met. TIS will be used to determine the developer responsibility and an NCA will likely be the financial tool used to fund/reimburse the cost of infrastructure requested now and in the future.

c) ALL full access drives accessing SR 31 and SR 4 will require the construction of a roundabout to meet the allowable access general requirements as set forth in Table 7.1 of the recently adopted Thoroughfare Plan (and Access Management General Requirements). Table 7.1 of the City's Access Management General Requirements allows for right-in, right-out (RIRO) access along Arterials (SR 31 and SR 4) but based on Exhibit A of the proposed Development Plan, full access drives are being requested. Therefore, all the full access drives will need to have roundabouts constructed. A roundabout at the northern access point into residential subarea C if very likely not to be approved due to its proximity to the access point to the south into the retail area subarea A and the roundabout to the north at Amrine Meadows. If a full access drive is not desired at this location (northern access point into subarea C) then a right in right out is acceptable. Requirement of roundabouts along SR 31 and SR 4 will be discussed with the City Engineer as well as the timing, and possible temporary solutions, that would reflect the size and significant timeframes for the development of a master planned area (i.e. development timeline is 2 to 7 years).

d) Streets "A", "B", "C", "D", "E" and the access drive to Subarea "C" off SR 31 shall have a minimum seventy-foot (70'-0") right-of-way width. The right-of-way widths for the other roads can be determined during the final engineering review process. Due to the desire for the community to be dense and walkable, 70' ROW are acceptable for main entrance off of SR 4 into subarea D to the clubhouse. However, 70' ROWs are not possible in other areas as these are intended to be local roads to residential homes and not major connectors between SR 31 and SR 4.
As stated in the original Engineering comments, Streets "A", "B", "C", "D", "E" and the access drive to Subarea "C" off SR 31 shall have a minimum seventy-foot (70'-0") right-of-way width. The right-of-way widths for the other roads can be determined during the final engineering review process.

e) Right-of-way dedication along SR 4, SR 31 and Amrine Wood Road and a utility easement flanking the proposed right-of-way will be required. Coordination of the final right-of-way and easement widths can occur during the final engineering review and platting process. Agreed.

f) Subarea "C"
   i) The main access street off SR 31 into Subarea "C" shall be unloaded for the first two hundred (200) feet off SR 31. Staff recommends removing the six (6) westernmost lots (closest to SR 31) along the street. Recommend that main access to subarea C is unloaded to the point that equals the furthest western lot line for Amrine Meadows. This will likely eliminate two or 4 of the westernmost lots in subarea C. See new Illustrative Plan.

g) Access to Cook's Pointe along SR 4
   i) Engineering may require a connector road between Subarea "D" and "E" and the future road within Cook's Pointe's PUD along SR 4 to the south. Therefore, the applicant shall continue to work with the Engineering Dept as developments occur in the area. Developer will work with City Engineer to provide stub road access to subarea E, if required. A stub road has been added to the revised exhibits. This stub road/connector should be used by residents of Marysville North and is not intended to be a cut through to the retail area.

h) Intersection sight distance exhibits/drawings shall be provided during the engineering approval process for all intersections along State Route 4, State Route 31, and Amrine Wood Road. Agreed.

i) The applicant should look for ways to enhance the aesthetics of all primary roads associated with this development by incorporating greenspace and landscaping throughout the corridor. Agreed.

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

3) Utilities
   a) Any required utility extensions, upgrades, etc. will be the responsibility of the developer. Agreed.
   b) The final utility design and alignment for all utilities (storm, sanitary and water) will be coordinated with City staff as the engineering plans are developed.
   c) Staff recommends creating a regional stormwater management plan for the entire PUD. Agreed. Shared detention is already part of this master planned.

4) Connectivity
   a) This community has the opportunity to be an excellent walkable community.
   b) All multipurpose (shared-use) paths shall be ten (10) feet in width. This includes any paths internal to the development. Sidewalk and trail exhibits are included that shows the widths in different areas of the development.
   c) In open space areas that do not include the 10 foot wide multipurpose (shared-use) path, please include an eight (8) foot wide sidewalk around the perimeter of the open space area. Please see note above.
   d) Final layout of all paths can be determined during the engineering review phase with City staff.
5) Open Space
   a) Stormwater management facilities (i.e. retention, detention ponds, bio swales, etc.) shall not be included in the open space percentage calculation for each subarea. This includes stormwater areas with activity enhancements such as walking trails, benches, etc. Agreed.
   b) Consider the use of native plants in open space design with nature education and awareness as an amenity. Agreed.
   c) Consider the planting of shade trees along the stream to improve aquatic habitat. Will consider plantings where allowed (outside of stream buffers).

6) Street Lighting
   a) Staff recommends including street lighting within all residential subareas. Developer will work with the City Engineer to determine where street lights are needed. Developer proposes major intersections within the Single-Family areas.

7) Miscellaneous
   a) Please set up a Utility Coordination meeting with private utility providers and the City of Marysville as soon as practicable.
   b) All required Ohio EPA Permits (i.e. NOI and PTI) will be required prior to construction.

New Staff Comments in relation to the Updated Plans (2/25/2025):

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

1. All Engineering comments shall be met.
2. As stated in the original Engineering comments, Streets “A”, “B”, “C”, “D”, “E” and the access drive to Subarea “C” off SR 31 shall have a minimum seventy-foot (70’-0”) right-of-way width.

The right-of-way widths for the other roads can be determined during the final engineering review process.

3. The applicant shall provide character images of the proposed open spaces and trails throughout the development to understand the intent and final design being determined during the Design Review process.
4. The applicant shall examine the Open Space location near the southeast corner of the adjacent development Amrine Meadows and explore the possibility of providing a community park space in this location.
5. It is encouraged that on-street parking is incorporated into this development to align with the Marysville North Focus Area Plan.
6. The applicant shall provide character images of the open space locations within each subarea and the final design shall be determined during the Design Review process.
7. Staff feels that charging stations are a valuable entity that should be included in subarea A and is a supported initiative from Council.
8. Staff recommends that the City's tree replacement shall be followed and a tree survey shall be completed and reviewed as part of the Design Review process. The replacement trees may be planted throughout the Open Space locations within the development.
9. Duplexes are a permitted use, the applicant shall explain if they will be incorporated into the plans for subarea C as they are not shown currently. Duplexes are part of the Focus Area plan and shall be utilized within this development.
10. Staff recommends creating additional architectural designs for this subarea to increase the architectural interest in the residential of subarea C. A statement can be included that additional designs can be approved through the Design Review process.
11. The applicant shall explain if there are any intentions of mirroring the elevations adjacent to each other to allow for the porches on the second floors to be next to each other to allow neighbors to interact.
12. The applicant shall reference Appendix A for additional comments regarding the PUD text.

The Applicant shall consider the following items which have been discussion topics with the Planning and Zoning Working Group:

1. Ensure roadway widths can accommodate one lane of on-street parking
2. The applicant shall provide information for the proposed roof pitch of the homes
3. Double garage doors should be minimized; consider two 1-bay doors, or decorative hardware for the 2-bay doors.
4. Provide open space calculations with the retention and detention ponds excluded the calculation.
5. Provide usable front porches on the residential homes
6. Encourage wood or composite material for front porches
7. Sidewalks connecting the front door of the house directly to the sidewalk are encouraged for rear loaded products
8. Garage should be set behind the front facade of the home

The Applicant has incorporated the following items into the development text; which achieve some items that have been discussion topics with the Planning and Zoning Working Group:

1. Meeting sidewalk and tree lawn width

2. Applicant is addressing corner lot with side loaded garages
3. Concrete driveways are proposed
4. Ponds are proposed to have natural variation to the contours
5. No blank elevations on the homes will be permitted
6. Landscape at the foundation is proposed on the homes

The Applicant shall consider the following items to incorporate into their plan based on the Marysville North Focus Area Plan:

1. The applicant shall include vegetation sporadically placed along the trail network throughout the development to offset tree replacement requirements, and encourage a unique sense of community and green connections.

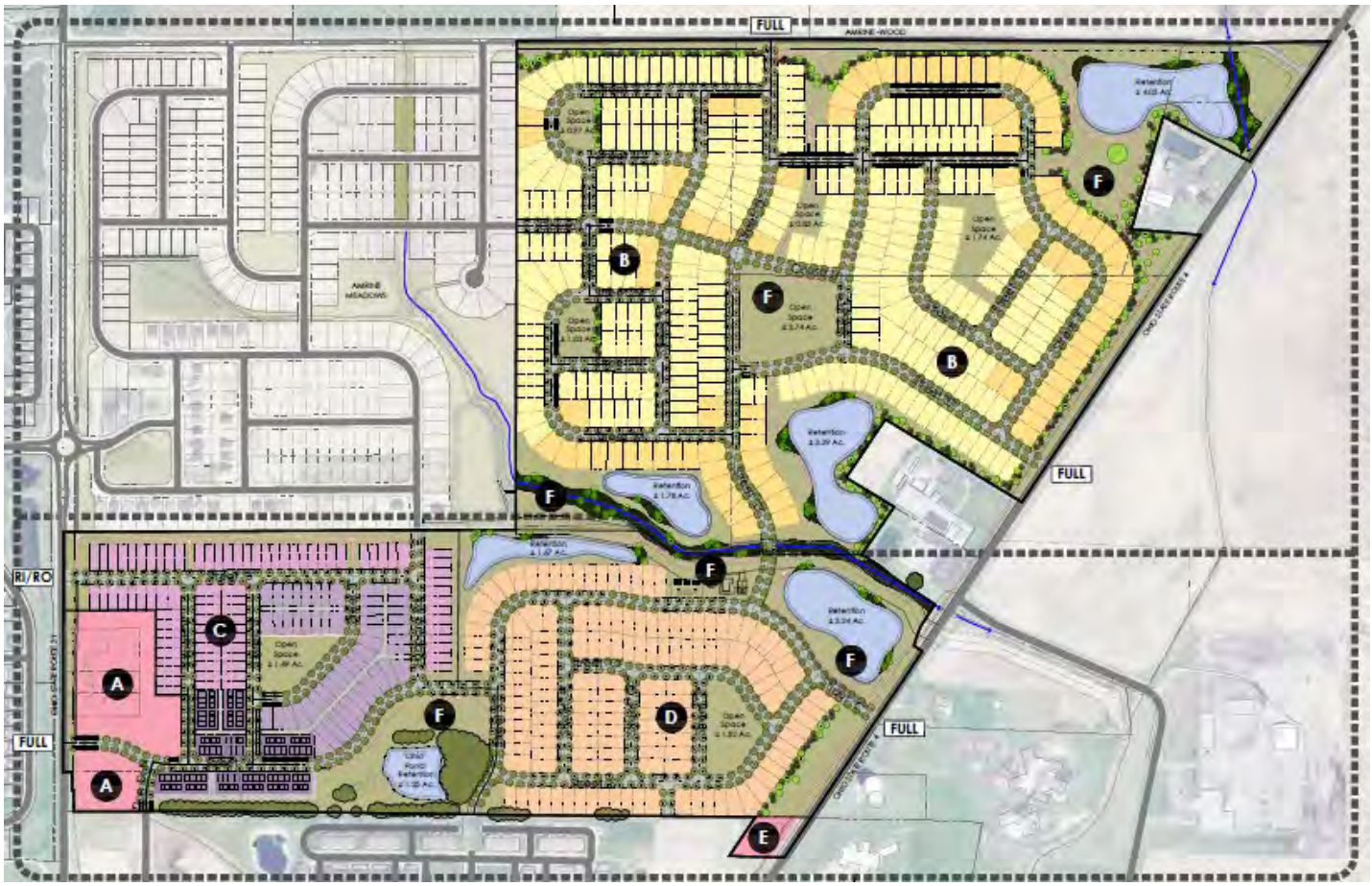


2. Minimize visual impacts of garage doors facing neighborhood streets.
3. Design streets with on-street parking, and narrow drive lanes
4. The Village Mixed Use District per the Focus Area Plan, calls for lot sizes to be 45-55'. The applicant shall provide explanation as to the proposed 40' width for the similar area in the proposed plan.
5. Front porches are featured on all homes.
6. Garages/garage doors are designed to minimize impacts on streetscapes.

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

Marysville North

Marysville, Ohio



PUD Development Plan Submittal
Revised February 19, 2025

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

Development Plan Document Index

1. PUD Development Plan Application
2. Regional Vicinity (Context) Map
3. Survey and Legal Description
4. Existing Conditions Map – Buildings, Structures, & Tree Clearing
5. 100 Year Flood Zone Map
6. Development Plan – Exhibit A
    a. Subarea B & F Enlargement – Exhibit B1
    b. Subareas A, C, D, E, & F Enlargement – Exhibit B2
7. Development Text
    a. Rezoning Statement
    b. General Development Standards
    c. Preliminary Description of Each Subarea
        i. List of Permitted Uses
        ii. Lot Sizes, Setbacks, Height, Open Space, and Coverage
        iii. Density
        iv. Access, Parking, Loading, and Pedestrian Connectivity
        v. Landscaping
        vi. Architectural, Site, and Lighting
        vii. Signage
        viii. Project Phasing
    d. Additional Information Requested
        i. Specific objectives section 1135.01
        ii. Public services
        iii. Comprehensive plan conformity
8. Roadway and Fence Profile
9. Color Pallets
10. Open Space – Exhibit C
11. Trails and Sidewalks – Exhibit D1and D2
12. Lot Standards – Exhibit E
13. Architectural Character – Exhibit F1 and F2

Received (stamp):

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

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

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

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

Project Site Information *(Please print clearly)*

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

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

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

Owner of Property: See Landowner Page

Owner's Address (Street): See Landowner Page

City, State and Zip Code: See Landowner Page

Owner's Telephone Number: See Landowner Page

Applicant Information *(Please print clearly)*

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

Company: Rockford Development Investements (RDI)

Address (Street): 999 Polaris Parkway, Suite 200

City, State and Zip Code: Columbus, Ohio 43240

Telephone Number: 614-286-2055

E-mail Address: bbarok@Rockfordhomes.net

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

Signature of Applicant: _____ Date: 12/16/2024

Signature of Owner: See Attached Date: _____

FOR CITY USE ONLY

Paid (stamp):

Fees Due: $500 $ _____

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

_____ 2/20/25

City Staff Jeff Beard Date

DECISION OF THE PLANNING COMMISSION

☐ Approved

☐ Disapproved

☐ Approved with conditions

_____

_____

_____

_____ _____

Chairperson, Planning Commission Date

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

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

Property Owners / Signature Page

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

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

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

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

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

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

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

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

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

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

Property Owners / Signature Page

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

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

Applicant Checklist Required Documents

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

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

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

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

	For Applicant	For Staff Use Only	

Development Text Requirements

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

Lighting Plan

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

Landscaping and Screening/Buffering Plan

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

Architectural Design Standards

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

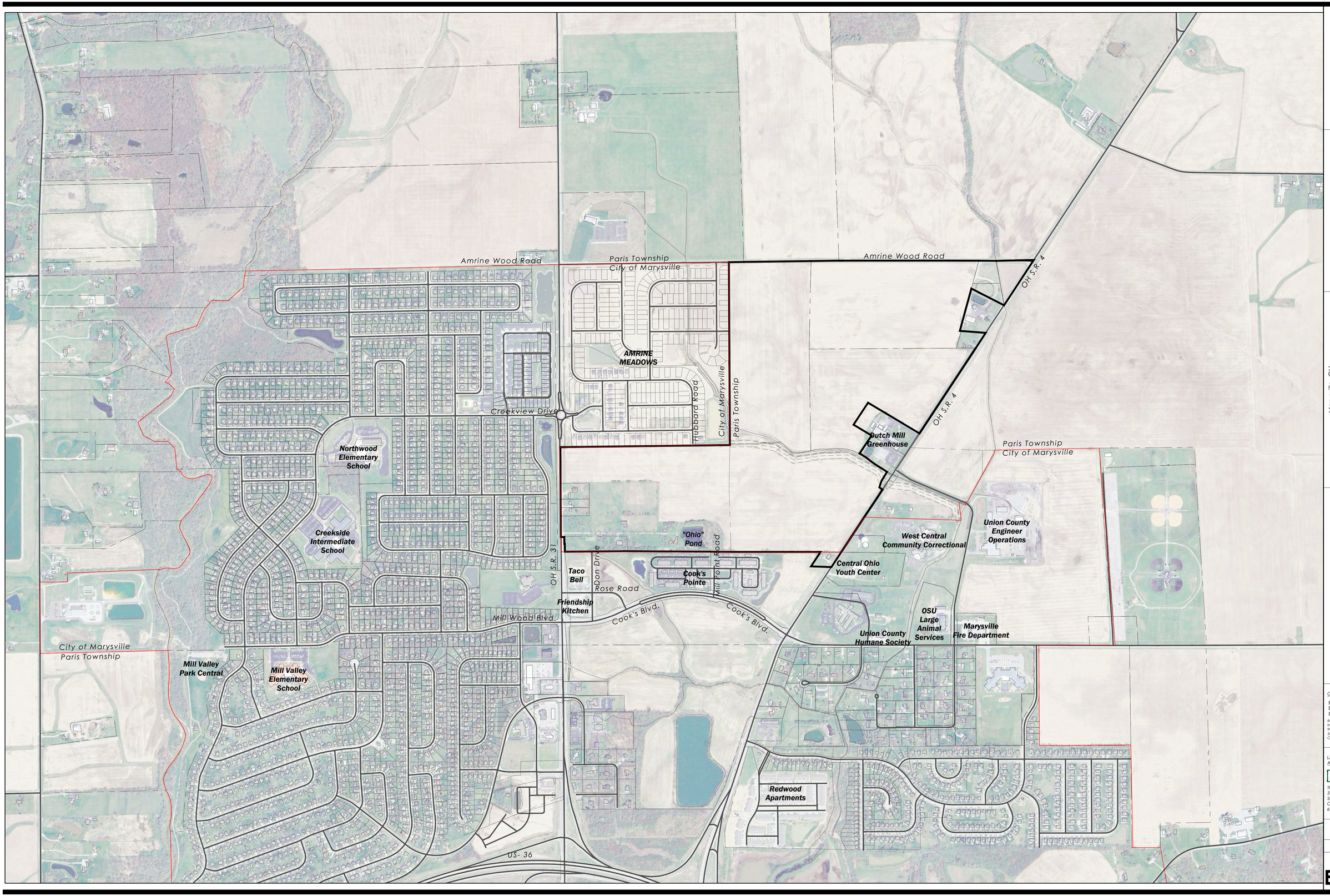
For Applicant	For Staff Use Only	

Sign Plan

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

Additional Application Information

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



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ROCKFORD
DEVELOPMENT
INVESTMENTS

Marysville, OH
MARYSVILLE NORTH PLANNING

VICINITY MAP

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

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

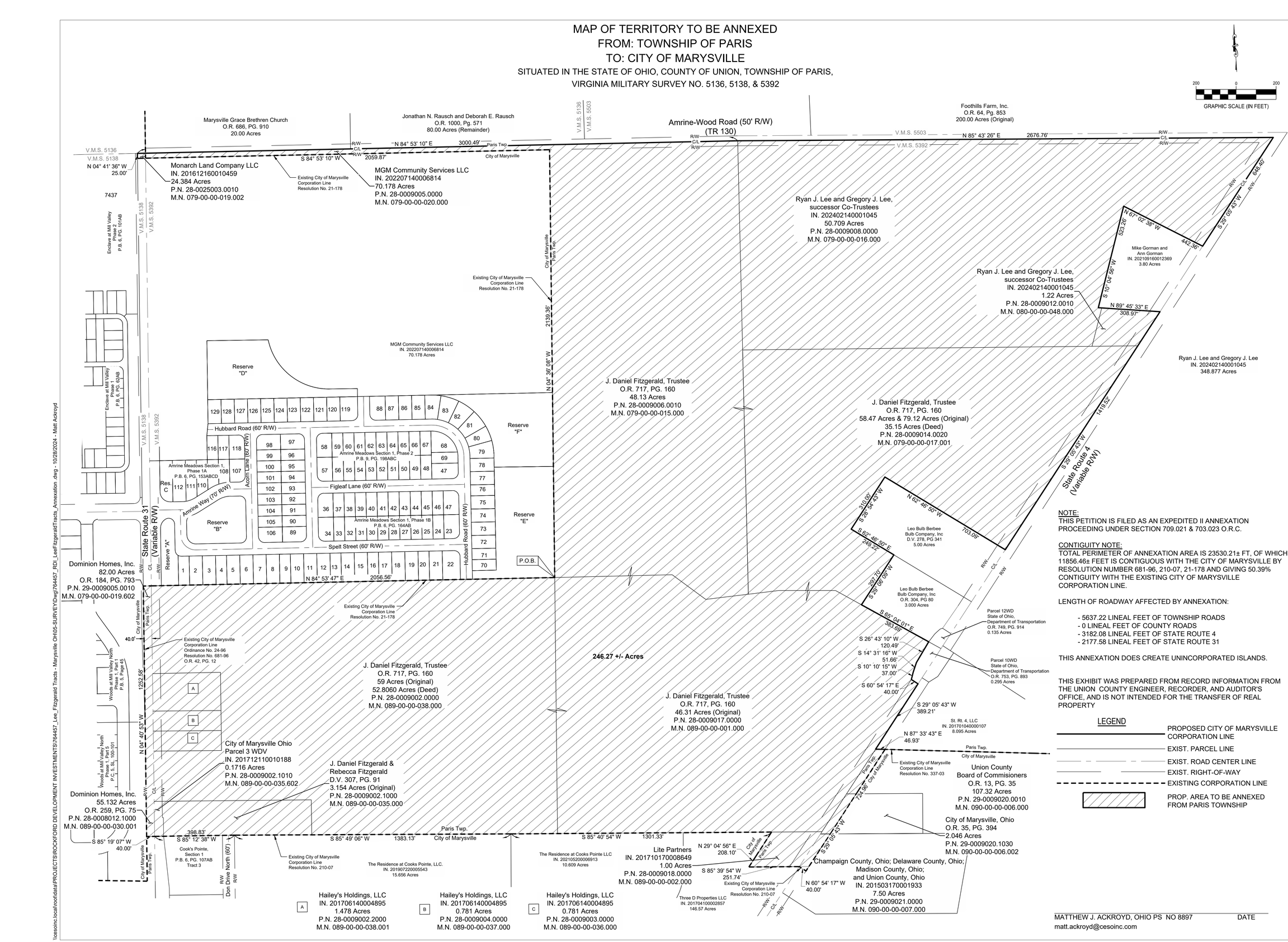
Issue Date:
Nov 12, 2024

Job #00000

SHEET
Ex. A

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

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



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

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

LENGTH OF ROADWAY AFFECTED BY ANNEXATION:

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

THIS ANNEXATION DOES CREATE UNINCORPORATED ISLANDS.

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

LEGEND

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

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

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

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

Revisions / Submissions

ID	Description	Date

© 2024 CESO, INC.

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

Drawing Title:

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

LEGAL DESCRIPTION

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

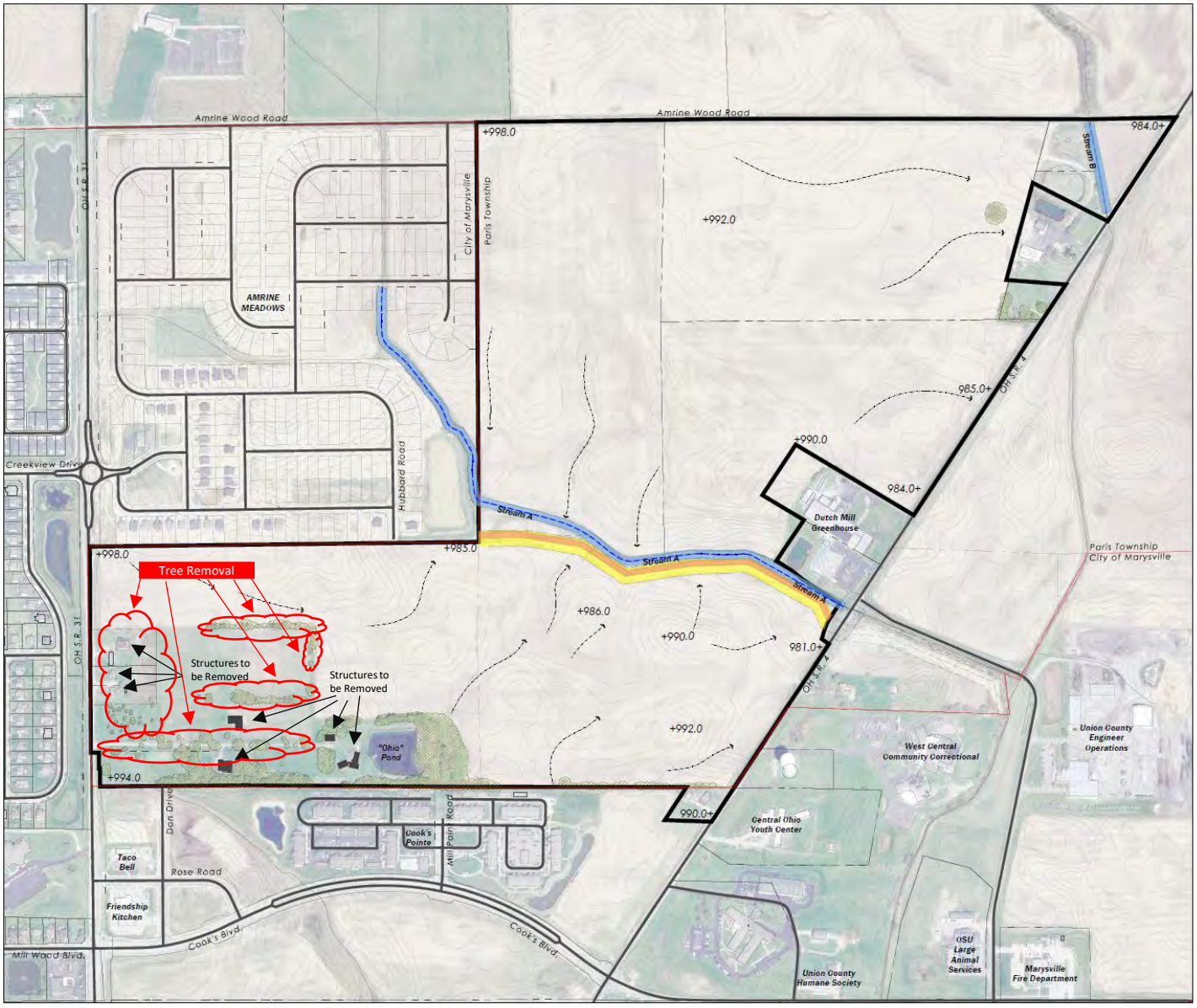
Thence North 84°53'47" East with said existing corporation line (Resolution No. 21-178), through the right of way of said State Route 31 and in part with the southerly line of Amrine Meadows Section 1, Phase 1A of record in Plat Book 6, Page 153ABCD, and in part with the southerly line of said Amrine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

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

CESO, Inc.

_____

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



Existing Conditions Map

PLANNING INFORMATION

Included Parcels:

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

PARCEL TOTAL 242.96 Ac.

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

Flood Hazard Area: Zone X - minimal hazard

- Existing Trees
- 50' Stream Easement
- 80' Conservation Easement
- 30' Sewer Easement

0' 150' 300' 600' NORTH

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ROCKFORD DEVELOPMENT INVESTMENTS

Marysville, OH
MARYSVILLE NORTH PLANNING

EXISTING CONDITIONS

OWNER:
ROCKFORD DEVELOPMENT INVESTMENTS
Rockford Development Investments
4900 Smith Parkway
Suite 200
Dublin, OH 43040
(P) 614-336-3500

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

Issue Date:
Nov 12, 2024

Job #00000

SHEET
Ex. B



MARYSVILLE NORTH
100 YEAR FLOOD ZONE
MARYSVILLE, OHIO 12-17-2024

0 750 2,250 N

G2 PLANNING + DESIGN

ROCKFORD DEVELOPMENT INVESTMENTS

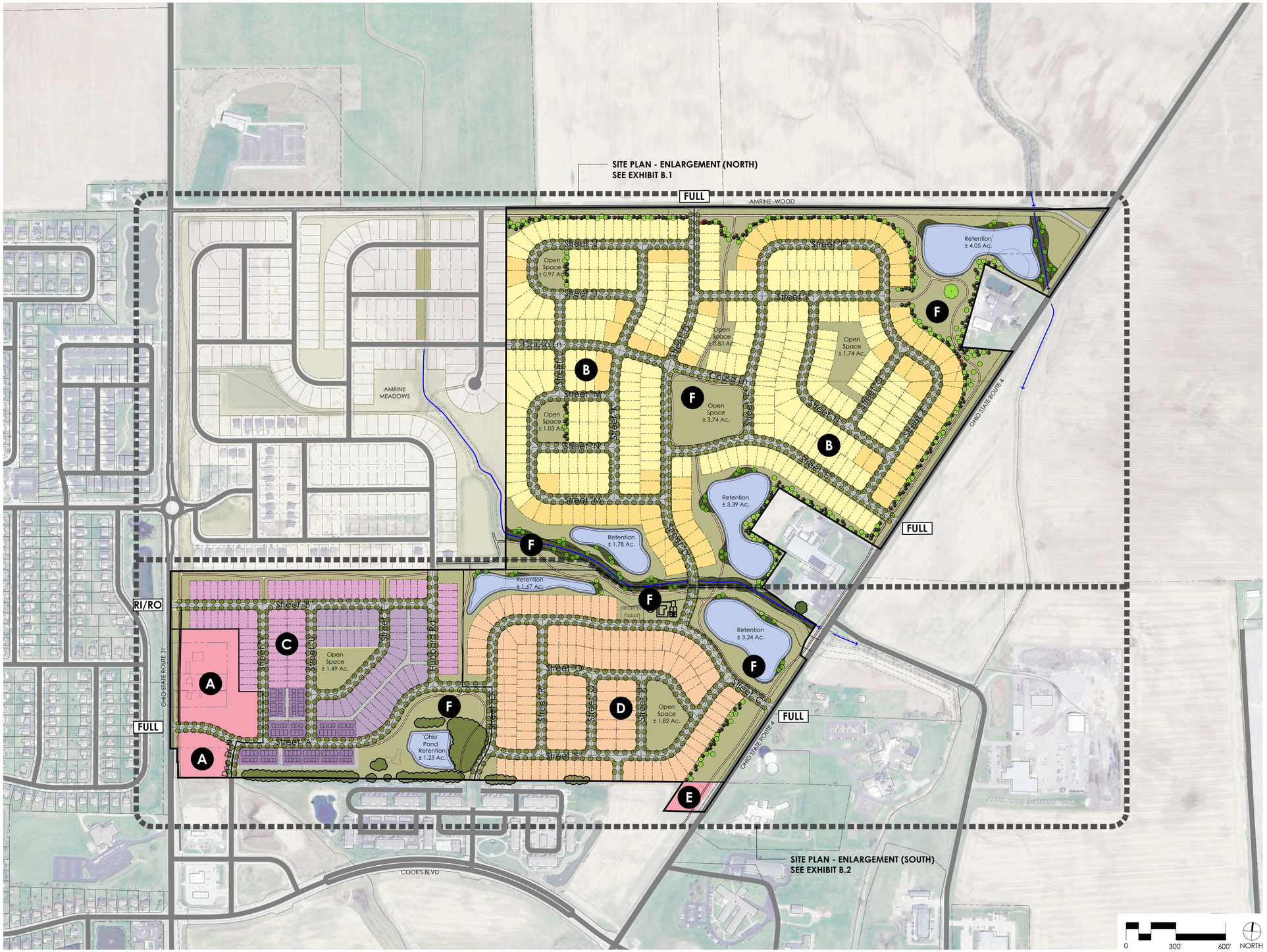


Exhibit A: Site Plan

DEVELOPMENT DATA

Gross Area:	+/-242.76 Ac.	
R/W Expansion:	+/-8.51 Ac.	
OH State Route 4:	*+/-3.62 Ac.*	
OH State Route 31:	*+/-1.10 Ac.*	
Amrine Wood Road:	*+/-3.79 Ac.*	
Net Developable Area:	+/-234.25 Ac.	
Commercial:	+/-8.21 AC.	
Residential:	+/-156.59 AC.	700 Units
TH		*50 Units*
SF-40'		*138 Units*
SF-52'		*145 Units*
SF-55'		*281 Units*
SF-67'		*86 Units*
Open Space:	+/-69.77 Ac. (30.0% Net)	
Community Facility:	*+/-0.85 Ac.*	
Retention Ponds (Surface):	*+/-14.13 Ac.*	
"Ohio Pond" (Surface):	*+/-1.25 Ac.*	
Parks, Greenways, Setbacks:	*+/-46.30 Ac.*	
Neighborhood Parks:	*+/-7.24 Ac.*	

LAND USE KEY

A **COMMERCIAL**
+/-7.46 Ac.

B **RESIDENTIAL** - Detached Single-Family (55' & 67')
+/-97.46 Ac. (Includes Parks and Open Space)

55' Lots	281
67' Lots	86
Total Units	367

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

Townhomes - Rear Loaded	50
Single Family- Front Loaded	84
Single Family- Rear Loaded	54
Total Units	188

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

52' Lots	145
Total Units	145

E **COMMERCIAL**
+/-0.75 Ac.
Neighborhood Commercial District Uses

F **PUBLIC COMMON AREA**
+/-69.77 Ac.

LOCATION MAP



Marysville North

Development Plan

Marysville, OH / January 31, 2025

ROCKFORD DEVELOPMENT INVESTMENTS

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Exhibit B.1: Site Plan - Enlargement (North)

DEVELOPMENT DATA

Gross Area:	+/-242.76 Ac.	
R/W Expansion:	+/-8.51 Ac.	
OH State Route 4:	*+/-3.62 Ac.*	
OH State Route 31:	*+/-1.10 Ac.*	
Amrine Wood Road:	*+/-3.79 Ac.*	
Net Developable Area:	+/-234.25 Ac.	
Commercial:	+/-8.21 AC.	
Residential:	+/-156.59 AC.	700 Units
TH		*50 Units*
SF-40'		*138 Units*
SF-52'		*145 Units*
SF-55'		*281 Units*
SF-67'		*86 Units*
Open Space:	+/-69.77 Ac. (30.0% Net)	
Community Facility:	*+/-0.85 Ac.*	
Retention Ponds (Surface):	*+/-14.13 Ac.*	
"Ohio Pond" (Surface):	*+/-1.25 Ac.*	
Parks, Greenways, Setbacks:	*+/-46.30 Ac.*	
Neighborhood Parks:	*+/-7.24 Ac.*	

LAND USE KEY

B **RESIDENTIAL** - Detached Single-Family (55' & 67')
+/-97.46 Ac. (Includes Parks and Open Space)

55' Lots	281
67' Lots	86
Total Units	367

F **PUBLIC COMMON AREA**
+/-69.77 Ac.

Marysville North

Development Plan

Marysville, OH / January 31, 2025

ROCKFORD
DEVELOPMENT
INVESTMENTS

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Exhibit B.2: Site Plan - Enlargement (South)

SAMPLE TREE PLANT LIST

COMMON NAME	BOTANICAL NAME	SIZE	ROOT
SHADE TREES			
CHINKAPIN OAK	Quercus muehlenbergii	2" Cal.	B&B
DAWN REDWOOD	Metasequoia glyptostroboides	2" Cal.	B&B
EMERALD CITY TULIP TREE	Liriodendron tulipfera 'JFS-Oz'	2" Cal.	B&B
FRONTIER ELM	Ulmus 'Frontier'	2" Cal.	B&B
GREEN VASE ZELKOVA	Zelkova serrata 'Green Vase'	2" Cal.	B&B
EXCLAMATION LONDON PLANETREE	Platanus acerifolia 'Morton Circle'	2" Cal.	B&B
OCTOBER GLORY MAPLE	Acer rubrum 'PNI 0268'	2" Cal.	B&B
RED OAK	Quercus rubra	2" Cal.	B&B
SKYLINE HONEYLOCUST	Gleditsia triacanthos var. inermis 'Skyline'	2" Cal.	B&B
SUGAR MAPLE	Acer saccharum	2" Cal.	B&B
ORNAMENTAL TREES			
AUTUMN BRILLIANCE SERVICEBERRY	Amelanchier x grandiflora 'Autumn Brilliance'	2" Cal.	B&B
EASTERN REDBUD	Cercis canadensis	2" Cal.	B&B
IVORY SILK JAPANESE TREE LILAC	Syringa reticulata 'Ivory Silk'	2" Cal.	B&B
PRAIRIFIRE FLOWERING CRABAPPLE	Malus 'Prairifire'	2" Cal.	B&B
SWEETBAY MAGNOLIA	Magnolia virginiana	2" Cal.	B&B
EVERGREEN TREES			
NORWAY SPRUCE	Picea abies	6' Hgt.	B&B
WHITE FIR	Abies concolor	6' Hgt.	B&B
WHITE SPRUCE	Picea glauca	6' Hgt.	B&B

DEVELOPMENT DATA

Gross Area:	+/-242.76 Ac.	
R/W Expansion:	+/-8.51 Ac.	
OH State Route 4:	*+/-3.62 Ac.*	
OH State Route 31:	*+/-1.10 Ac.*	
Amrine Wood Road:	*+/-3.79 Ac.*	
Net Developable Area:	+/-234.25 Ac.	
Commercial:	+/-8.21 AC.	
Residential:	+/-156.59 AC.	700 Units
TH		*50 Units*
SF-40'		*138 Units*
SF-52'		*145 Units*
SF-55'		*281 Units*
SF-67'		*86 Units*
Open Space:	+/-69.77 Ac. (30.0% Net)	
Community Facility:	*+/-0.85 Ac.*	
Retention Ponds (Surface):	*+/-14.13 Ac.*	
"Ohio Pond" (Surface):	*+/-1.25 Ac.*	
Parks, Greenways, Setbacks:	*+/-46.30 Ac.*	
Neighborhood Parks:	*+/-7.24 Ac.*	

LAND USE KEY

A **COMMERCIAL**
+/-7.46 Ac.

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

Townhomes - Rear Loaded	50
Single Family- Front Loaded	84
Single Family- Rear Loaded	54
Total Units	188

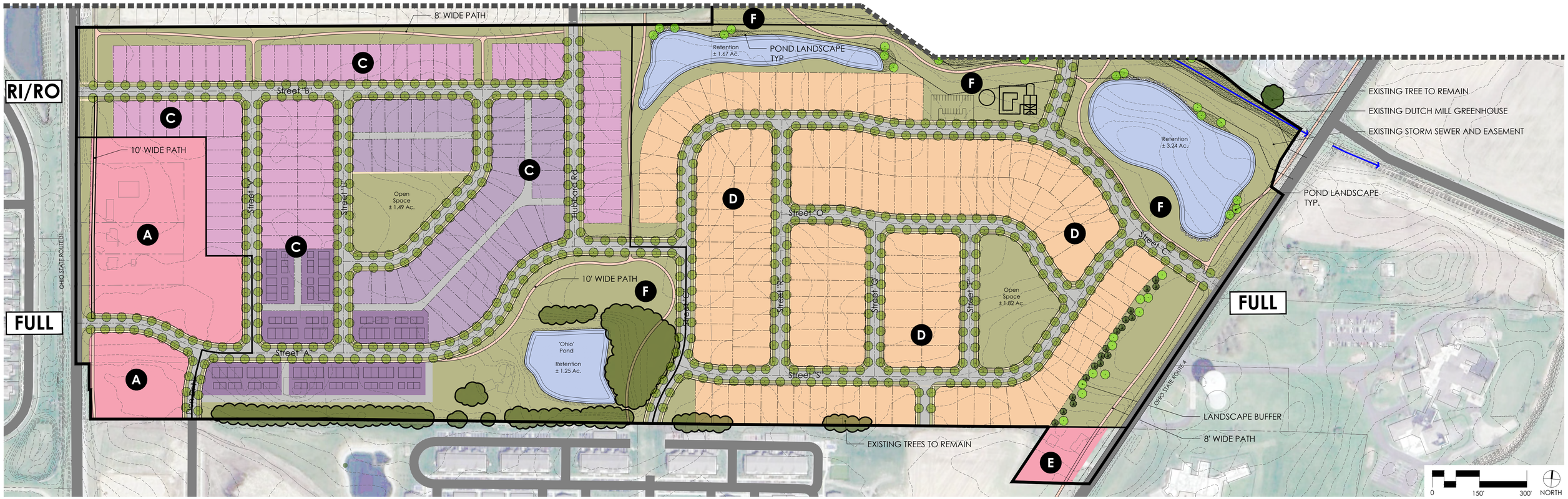
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52' Lots	145
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E **COMMERCIAL**
+/-0.75 Ac.
Neighborhood Commercial District Uses

F **PUBLIC COMMON AREA**
+/-69.77 Ac.

MATCH LINE - SEE EXHIBIT B.1



Marysville North

Development Plan

Marysville, OH / January 31, 2025

ROCKFORD
DEVELOPMENT
INVESTMENTS

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REZONING STATEMENT

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

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



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

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

Subarea E is a small 1-acre parcel that the city asked the developer to include in order to bring into Marysville. This area will be zoned as part of the Cooks Pointe under the Marysville's Neighborhood Commercial District (NCD).

The total acreage of these 6 subareas is 242.76 acres. The Marysville North annexation survey shows a total of 243.94 acres, which includes a number of ROW parcels that the city and county engineers asked to be included in the annexation.

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

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

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

GENERAL DEVELOPMENT STANDARDS

Marysville North will be developed with 6 subareas providing for a mixed-use community. The project will be developed in accordance with the Marysville North Rezoning Statement, and the Codified Ordinances of the City of Marysville as in effect October 11, 2024 (the "Codified Ordinances"), unless noted otherwise in these PUD Development Standards to be provided. Where conflicts occur between the Codified Ordinances and these PUD Development Standards, these PUD Development Standards shall control over the Codified Ordinances.

Perimeter Boundary Setbacks

On the west side of the development along the retail subarea, Rt. 31 will serve as the boundary and the public ROW as the setback. The rear yard setbacks of the single-family units and a perimeter fence along the shared boundary of Subareas A and C will serve as the setbacks. Along the northern boundary of Subarea C and Amrine Meadows, a 40' greenway and multi-purpose trail will provide a buffered setback between the residential units. To the south of Subareas A, C, and D, the existing fence line and trees will remain and buffer the attached/townhome units from the apartments and future retail at Cooks Pointe. On the east side of the development, Rt. 4 will serve as the boundary and the public ROW as the setback. However, a 40' buffer with a perimeter fence will be created around the existing residential home and landscape company along Rt. 4. On the north side of the development, Amrine Wood Road will serve as the buffer and the public ROW will serve as the setback.

Common Open Space

With the creation of the Subarea F, 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 Area with the required setbacks and open space requirements within each developed subarea, the overall open space for Marysville North will be more than three times the current standard requirement and will exceed 30% in total. 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. The developer will make best efforts to retain as many existing trees as possible across the site, especially around the Ohio Pond. The developer will restore areas around the detention ponds with native grasses and plantings. The developer will work with the City of Marysville Arborist to determine an appropriate list of native grasses and plantings.

Access

A traffic study is currently underway for the Marysville North project at the direction of the City Engineer. These documents will help identify the roadway infrastructure needed for this development.

As for access into Marysville North, there are 10 planned access points into the development. The retail subarea will be accessed directly off of Rt. 31 with a secondary access point from Cooks Pointe via the extension of Don Drive. Subarea C will have a separate entrance north of the retail development along Rt. 31 as well as secondary access points through Armine Meadows and the Cooks Pointe apartments via Mill Pointe Road. Subarea C will also connect with Subarea D to the east. The primary entrances for the bulk of the single-family products in Subareas B and D will be via Rt. 4. Subarea D will have its main entrance south of the park system and ponds via a single loaded road that leads to the community center. This will be a very scenic entry with the sheer size of the ponds and open space. Subarea D will also have a stub road added to the south at the request of the City Engineer. Subarea B will have 3 additional access points into this neighborhood via Rt. 4, Amrine Woods Road, and a stub road into Amrine Meadows.

All streets within the development will be treelined with 5' sidewalks on both sides unless the multipurpose trail is proposed along the road. In that case, the 5" sidewalks will be replaced with an 8' multipurpose trail. Fencing will be added to the unloaded portions of the southern Rt 4 entrance as well as the unloaded common area around the Ohio Pond. Fencing will also be added to the unloaded portion of the roadway around the large park in the middle of Subarea B. The desired species of street trees will be determined by the developer and the City of Marysville Arborist with proper spacing and size determine during the Design Review Board approval process.

No interior street lighting will be provided within the single-family subareas to reduce the impact of light pollution. Lighting in the retail area is addressed within the subarea definitions below.

An example of a roadway cross-section and the standard fencing is provided in the attached exhibits.

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 greenway will include an east/west spine as well as a north/south spine that will allow everyone to enjoy the expansive open space and have access to the community center/playgrounds. The east/west greenway will help connect Mill Valley and Armine Meadows to Rt. 4 and the recreational areas to the east. As such, this spine will also help connect Marysville North to the west and the reservoir area and associated trails within Mill Valley. The trail system will also include a 10' multipurpose trail along Rt. 31, Amrine Wood Road, and Rt. 4. We will also offer to extend the trail across the front of the existing landscape company if desired by the owner. See Exhibit D1 and D2 for more information.

Sustainability and Green Infrastructure

The overall development will consider and encourage a number of sustainable development techniques and infrastructure. Green Infrastructure for stormwater management will utilize the landscape or nature's ability to reduce, slow, filter, and/or absorb stormwater runoff from streets, parking lots, and buildings. In addition, the development will encourage the protection of sensitive natural areas through the inclusion of these areas in the Public Common Open Spaces. Street lighting within the subareas has been eliminated to lessen the impact of light pollution. Detention ponds will be constructed with natural characteristics and features that will include tall grasses on the banks and native plants (cattails) around the boundaries. Cattails will be sprayed or removed around the inlets/outlets to ensure proper flow.

Community Authority

The developer is considering creating a Community Authority for the Marysville North development. If created, the Community Authority will help fund portions of the infrastructure, such as the trails, parks, services, roadway, public utilities, and other infrastructure improvements (i.e. community center and playgrounds). As part of the role of the Community Authority, that entity would 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. If a Community Authority is not created, the developer and HOA will maintain the Public Common Areas.

MARYSVILLE NORTH PUD OVERALL DESIGN GOALS

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

- Overall maximum residential density of 3.00 units per acre (704 units divided by 234.26 acres). Within the residential subareas (B, C, and D), the developer will be able to transfer up to 10% of the density from one subarea to another subarea if needed.
- Well-balanced connection and transition of various property uses throughout the PUD, which will be achieved with a trail system, roadway network, setbacks, landscape buffers and the protection of key natural features.
- Across the development the open spaces and detention ponds have been centralized within the park system to include a larger, much more significant and useable area. A 30% minimum total common area within the development will be provided. This includes the centralization of the detention areas, park system, and open spaces. Should the detention ponds need to be removed from the common area requirement, the minimum

% of the open area requirement will be reduced accordingly. Also, each subarea is not defined with a minimum open space as the total % will be determined during the DRB process and the total will be accounted for with each filing.

- 10 access points from the existing roadway network to facilitate a wide distribution of traffic in and out of the development. Primary access to retail areas is from St Rt 31 with the majority of residential access to occur from St Rt 4 to minimize additional impact to St Rt 31. Realignment of Amrine Wood Road to a safer 90-degree angle at St Rt 4.
- The design of the common elements, which will include fencing, signage and other identifiers will help the project integrate with the existing developments at Cooks Pointe, Amrine Meadows, and Mill Valley.
- Provide interconnectivity through internal vehicular and pedestrian connections, connections to adjacent neighborhoods and businesses and connections to open space, parks, and activity centers.
    - Fencing and bike trails along St Rt 4 will be offered to be extended across the front of the homes and businesses.

PRELIMINARY DESCRIPTION OF ZONING REQUIREMENTS FOR EACH SUBAREA

Subarea A – Commercial Retail

Subarea A (approximately 7.46 acres) is located along St Rt 31 and serve as a link and extension of the commercial development to the south in Cooks Pointe. This commercial subarea will provide commercial retail businesses that bring services to the residents in this area, and may include restaurants and daycare providers. With the trails/sidewalks along St Rt 31 and the internal trail connections throughout this development, the retail center will be very walkable for the all-nearby communities including Mill Valley, Amrine Meadows, and Marysville North. Primary access to this subarea will be from multiple points off of St Rt 31 with secondary access via Don Drive, which will be extended to the north.

The open space for this development is being centralized and the 30% across the entire acreage will be met via shared common area, centralized detention ponds, and community amenities. Thus, the subareas will not have individual minimum open space requirements. The open space percentages will be calculated with each DRB submission and totaled accordingly.

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

List of Permitted Uses

- Artisan Studio
- Bank of Financial Institution (w/drive thru)
- Child Day-Care Center
- Emergency Care Facility
- Institution/Government Offices
- Medical or Dental Office or Clinic
- Meeting Facility
- Personal Services

- Professional Offices
- Restaurant (sit down)
- Retail, Sales, & Services
- Specialty Food and/or Beverage Facility
- Senior Living, Independent Living

List of Conditional Uses

- Multi-family (second or third floor of retail development only) – minimum floor area 500 sf 1-bd, minimum floor area 700 sf 2-bd
- Restaurant (w/drive thru)

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

- Lot sizes and setbacks will adhere to the requirements of the SCD zoning district; however, the front building setback along Rt. 31 will be a minimum of 25'.
- 50' maximum building height
- Open space will be centralized across the entire development. There is no minimum open space percentage for this subarea.
- 85% maximum coverage ratio including accessory structures

Access, Parking, Loading, and Pedestrian Connectivity

- The primary access to Subarea A will be via Rt. 31 with secondary access points via Don Drive as well as a connection to Subarea C to the east.
- Parking for the Subarea A will be per the standards shown in Section 1127.12 of the Marysville Code of Ordinances.
- Location of sidewalks will be determined during the Design Review Board process as more detail is available regarding the actual design and site location of the buildings.
- Multi-purpose trails (10') will be included along Rt. 31.

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.
- On the west side of the development along the retail subarea, Rt. 31 will serve as the boundary and the public ROW as the setback. The rear yard setbacks of the single-family units and a perimeter fence along the shared boundary of Subareas A and C will serve as the perimeter boundary and setbacks. If desired, the developer may install a minimum 6' buffer consisting of any of the following items: wooden privacy fence, mounding or evergreen landscaping. This buffering will be along the boundary with the single-family lots to help eliminate headlights from vehicles. If this is the case, landscaping on the commercial side of the fence will consist of variety of different trees spaces no less 15' apart.
- The minimum landscape standards under Section 1125.06(a) of the Marysville Codified Ordinances apply along the property line with Subarea C only. Under Section 1125.06(c), the tree requirements can be planted within the centralized open space across any portion of the Marysville North development. Under Section 1125.06(d), no mounding will be required along the perimeter or parking lots in Subarea A.
- No landscape buffering is required between the commercial area and the townhomes in Subarea C as the roadway will serve as the buffer

Architecture, Site, and Lighting

- The architectural style and designs, site plan, and lighting will be per Section 1133 of the Marysville Codified Ordinances unless noted below. Future architectural designs, final site plans, and lighting will be reviewed and approved by the Design Review Board.
- Approved primary and secondary building materials can include stone, brick, wood, fiber cement, metal (roof only), other natural materials, vinyl siding, and board and batten products. Vinyl siding to be of high quality and architectural grade with a minimum thickness of 0.044"). Color pallet prohibits any fluorescent colors.
- Minimum lighting standards shall be as follows:
    - All lighting standards in Section 1133.10 shall apply. Light spillage shall not exceed one-tenth (0.1) foot candles when adjacent to a residential.
    - All street lighting, poles, and fixtures, shall not exceed 18 feet in height.
    - All poles and fixtures shall be of a design/architecture consistent with the surrounding buildings and be a muted color such as grey, silver, black, bronze, or dark green.
    - Fully shielded, cut-off type lighting fixtures shall be required.
    - Details including fixture, pole, color, spacing, light type, and photometric shall be provided with the Design Review Board Application.

Signage

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

Project Phasing

- Retail development is the most unpredictable type of development. The timing of this subarea will depend on many factors but one item is for sure, the quicker the residential units are built the sooner the retail demand for this development will come.

Subarea B – Detached Single Family

The single-family residential in Subarea B (approximately 97.46 acres) will consist of single-family detached residential units with attached 2 or 3 car garages. The majority of the lot sizes will range from 55' to 67' with the larger lots positioned near open spaces and the greenway. Primary access will be from multiple points off of St Rt 4 with secondary access via Amrine Wood Road.

The open space for this development is being centralized and the 30% across the entire acreage will be met via shared common area, centralized detention ponds, and community amenities. Thus, the subareas will not have individual minimum open space requirements. The open space percentages will be calculated with each DRB submission and totaled accordingly.

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

List of Permitted Uses

- Single-Family Detached

  - 1-story, 1 ½-story, or 2-story homes
- Residential Model Home – subject to the requirements of section 1123.21
- Community Center with or without pool
- Mailbox kiosks
- Park/playground
- Accessory structures permitted per Section 1121.07

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

- Lot sizes will be no less than 55' wide and 130' deep
- Setbacks: Front 25', Side - 5'; Rear – 20'
- Maximum height: 35'
- Open space will be centralized across the entire development. There is no minimum open space percentage for this subarea.
  - Detention areas with activity enhancements such as walking trails and benches will be included in the Open space calculation
- 55% maximum lot coverage including accessory structures

Density

- Subarea B shall have a maximum of 367 units

Access and Pedestrian Connectivity

- The primary access to Subarea B will be via two entrances off of Rt. 4. Secondary access points will include a stub road into Amrine Meadows and an access point to Amrine Wood Road.
- The off-street parking for single-family shall be a minimum of 2 parking spaces per unit.
- Sidewalks, minimum of 5', will be included throughout the project on both sides of the streets.
- Multi-purpose trails will be included around portions of the detention ponds and through the large center park. In addition, the trail system will be constructed along Amrine Wood and Rt. 4. However, the Rt. 4 multipurpose path will be redirected through the northeastern park instead of extended out to the intersection of Rt. 4 and Amrine Wood Road (see exhibit).

Landscaping

- The landscaping requirements of Subarea B will be per guidelines below. Future landscaping designs, specifications, and plant material selections will be reviewed and approved by the Design Review Board.
- There will be no buffer requirement between Subarea B and Amrine Meadows. A 40' open area buffer will be constructed around the existing landscape company with the standard black 48" fence on the north and west sides. The developer has offered to extend the multipurpose trail across the landscape company's frontage along Rt. 4. The developer will pay for the construction of the fence but any future maintenance will be the responsibility of the owner.
- Regarding landscaping along interior subarea roads, trees will be placed in a 9' tree lawn between the streets and the sidewalk at an interval of approximately 35', adjusted for driveways and utilities. Trees will be no less than 2" caliper. Species to be reviewed as part of the Design Review process.
- Individual homes in Subarea B will have the following minimum landscape requirements:
  - Lots equal to or less than 65', will be required to have a minimum front raised planting bed of no less than 150 sf and a depth of 6" of topsoil. Landscape beds

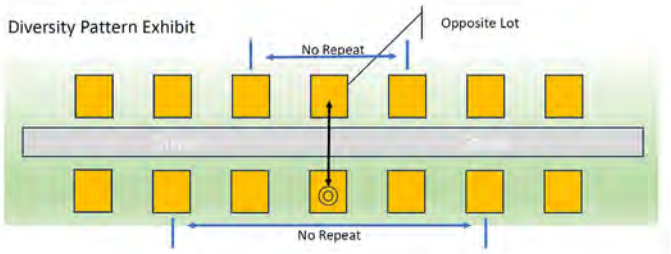
should be reasonably filled and should not contain large areas devoid of plantings. Each outside corner of the home is required to have a raised bed with plantings. Minimum front lot plantings include 1 ornamental (1.5" caliper or greater) or 1 shade tree (2" caliper or greater), no less than 10 foundation plantings with at least 30% being considered intermediate planting greater than 24" tall and the remainder being small plantings between 18" and 24" in height. Additional ground cover within the beds is encouraged.

- Lots greater than 65', will be required to have a minimum front raised planting bed of no less than 225 sf and a depth of 6" of topsoil. Landscape beds should be reasonably filled and should not contain large areas devoid of plantings. Each outside corner of the home is required to have a raised bed with plantings. Minimum plantings include two trees, 1 ornamental (1.5" caliper or greater) and 1 shade tree (2" caliper or greater), no less than 12 foundation plantings (shrubs) with at least 30% being considered intermediate planting greater than 24" tall and the remainder being small plantings between 18" and 24" in height. Additional ground cover within the beds is encouraged.
- Prominent view lots (side yards open to common area) and secondary road frontage related to corner lots shall have additional foundation raised beds with plantings along roadway facing side of the home extending the entire length of the foundation. Minimum plantings shall include 8 small shrubs (18" to 24" in height) for every 25' of linear building façade.
- Sod is required on all lots, no grass seeding permitted upon initial install.
- No invasive plantings allow, including pear trees.
- Review of landscape plans will be performed by the master developer prior to the issuance of the building permit.

Architecture, Site, and Lighting

- The architectural style and designs, site plan, and lighting requirements for Subarea B are defined below. Future architectural home designs, final site plans, and lighting will be reviewed and approved by the Design Review Board.
- Four-sided design should be used. Blank and empty walls are not permitted on any side of the home.
- Approved primary and secondary building materials can include stone, brick, wood, fiber cement, metal (roof only), other natural materials, vinyl siding, and board and batten products. Vinyl siding to be of high quality and architectural grade with a minimum thickness of 0.044".
- Multiple materials on the front elevation of the home are encouraged and the guideline is that approximately 25% of the material used should be considered a secondary material or a design changing using the same primary material. An example of a material design change would be if hardie board lateral lap siding is the primary material, an acceptable secondary design could be the use of hardie board and batten or hardie shake siding. While all three materials are a type of fiber cement siding, the change in design satisfies the 25% guideline. In some cases, such at all brick or all stone homes, this 25% guideline will not apply.
- Brick shall be laid in a traditional masonry pattern and stone in a random ashlar pattern.
- In Subarea B, all homes built on corner lots will include a side loaded garage unless other impairments are present (i.e. near round-a-bout or discouraged by City engineer).
- All windows and doors of the home are required to have trim with the exceptions of facades composed of masonry. All windows require grids and should be appropriate for the style of the home.

- Shutters will be installed on front elevation windows where architecturally correct. Variation in shutter colors is encouraged.
- Overhangs are required on all four sides of the home and must be a minimum of 1'.
- All driveways shall be constructed of concrete material. No asphalt driveways are permitted in Subarea B.
- Garage doors are required to have one panel row of windows. If desired, vertical window designs will be considered by the Design Review Board. Developer will encourage various colors of garage doors if architecturally correct and complementary to the home color.
- The diversity of the neighborhood homes in both elevation and color is encouraged. The following diversity standards for elevations and colors of homes will be applied to Subarea B. No home elevation or color should be repeated within two homes in both directions on the same side of the street nor should they repeat with the home directly across the street and within one home in both directions on the opposite side of the street. For offset lots, a judgement call will be made as to which lot is considered the opposite side mark. Corner lots terminate the repeat pattern requirement, although the same elevations and color cannot be side by side on a corner lot. See exhibit below.



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

Signage

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

Project Phasing

- It is anticipated that Subarea B will be constructed in 2 or 3 phases. Once the lots are constructed and home are started, it is reasonable to expect that the absorption rate could span 3 to 5 years.

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

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

The open space for this development is being centralized and the 30% across the entire acreage will be met via shared common area, centralized detention ponds, and community amenities. Thus, the subareas will not have individual minimum open space requirements. The open space percentages will be calculated with each DRB submission and totaled accordingly.

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

List of Permitted Uses

- Single-Family Detached
- Attached residential (2-, 4-, and 6- unit buildings)
- Community Center Recreation (indoor/outdoor) – Clubhouse with pool and fitness
- Residential Model Home – subject to the requirements of section 1123.21
- Mailbox kiosks
- Accessory structures permitted per Section 1121.07

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

- Single family lot sizes will be no less than 40' wide and 100' deep.
- Single family lot setbacks: Front - 20', Side 5', Rear - 20'
    - Provision for zero side yard setback on one side of the home with 10' minimum total side yard setback. This provision would allow for the single-family homes in this subarea to be shifted to a zero-lot line on one side with a minimum 10' side yard setback on the other. This design standards would allow for more usable side yard that could be fenced in for a private courtyard.
- Attached residential and townhome lot sizes will be no less than 55' wide for single-family attached (2 attached units) with a minimum of 25' each additional unit. All lots will be no less than 100' deep.
- Attached residential and townhome setbacks: Front 20', Side – 7.5'; Rear – 20'
- Maximum height: single-family units will be 35' and attached residential/townhomes 40'
- Open space will be centralized across the entire development. There is no minimum open space percentage for this subarea.
    - Detention areas with activity enhancements such as walking trails and benches will be included in the Open space calculation
- 65% maximum lot coverage ratio, including accessory structures, for single family and 85% maximum lot coverage ratio for attached residential/townhomes

Density

- Subarea C shall have a maximum of 190 units. Density can be shifted between single family and townhomes if needed.

Access, Parking, Loading, and Pedestrian Connectivity

- The primary access to Subarea C will be from Rt. 31 with secondary access provided via Don Drive and stub roads into Subarea C.
- Minimum off-street parking for single-family and attached residential/townhome units will be equal to the number of garage units.
- The parking areas may include private 1- and 2-car attached garages and detached garages.
- Sidewalks, minimum of 5', will be included throughout the project on both sides of the streets.
- Multipurpose trail will be constructed along the unloaded roadways and around the Ohio Pond. An access connector, multipurpose trail, will be installed from the Ohio Pond to the east/west greenway to connect residents in Subarea C to the park system and community center.

Landscaping

- The landscaping requirements of Subarea C will be per the general landscaping standards identified in Section 1125 of the Marysville Codified Ordinances unless noted below. Future landscaping designs, specifications, and plant material selections will be reviewed and approved by the Design Review Board.
- Perimeter Landscape Standards and buffers between Subarea A and C will be considered single family uses and will not require landscape buffering proposed in Section 1125.06(a). The rear yard setbacks of the single-family units and a perimeter fence along the shared boundary of Subareas A and C will serve as the perimeter boundary and setbacks. If desired, the developer may install a 6' wooden privacy fence along the boundary with the single-family lots to help eliminate headlights from vehicles. If this is the case, landscaping on the commercial side of the fence will consist of variety of different trees spaces no less 15' apart. Under Section 1125.06(c), the tree requirements can be planted within the centralized open space across any portion of the Marysville North development. Under Section 1125.06(d), no mounding will be required along the perimeter or parking lots in Subarea A.
- No landscape buffering is required between the commercial area and the townhomes in Subarea C as the roadway will serve as the buffer
- Within the Subarea C, any trees located outside of the boundaries of the tree clearing exhibit that are removed shall be subject to the provisions of the City of Marysville Codified Ordinances regarding major tree preservation and replacement.

Architecture, Site, and Lighting

- The architectural style and designs, site plan, and lighting will be per Section 1133 of the Marysville Codified Ordinances unless noted below. Future architectural home designs, final site plans, and lighting will be reviewed and approved by the Design Review Board.
- Approved primary and secondary building materials can include stone, brick, wood, fiber cement, metal (roof only), other natural materials, vinyl siding, and board and batten products. Vinyl siding to be of high quality and architectural grade with a minimum thickness of 0.044"). Color pallet prohibits any fluorescent colors.
- Detailed lighting plans including fixture, pole, color, spacing, light type, and photometric specifications shall be provided with the Design Review Board Application.

- Fencing is permitted in the rear or side yards of the single-family and townhome product and may consist of wood or vinyl privacy dividers between the units or fully fenced rear yards. Privacy fence shall be no more than 72".

Signage

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

Project Phasing

- Subarea C will be developed in multiple phases over a 2- or 3-year timeframe. Once the building pads and townhomes are constructed, it is reasonable to expect that the absorption rate for this product will span 2 or 3 years.

Subarea D – Detached Single Family

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

The open space for this development is being centralized and the 30% across the entire acreage will be met via shared common area, centralized detention ponds, and community amenities. Thus, the subareas will not have individual minimum open space requirements. The open space percentages will be calculated with each DRB submission and totaled accordingly.

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

List of Permitted Uses

- Single-Family Detached
    - 1-story, 1 ½-story, or 2-story homes
- Residential Model Home – subject to the requirements of section 1123.21
- Community Center with or without pool
- Mailbox kiosks
- Park/playground
- Accessory structures permitted per Section 1121.07

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

- Lot sizes will be no less than 52' wide and 120' deep
- Setbacks: Front 20', Side - 5'; Rear – 20'
- Maximum height: 35'
- Open space will be centralized across the entire development. There is no minimum open space percentage for this subarea.
    - Detention areas with activity enhancements such as walking trails and benches will be included in the Open space calculation
- 65% maximum lot coverage including accessory structures

Density

- Subarea D shall have a maximum of 145 units

Access and Pedestrian Connectivity

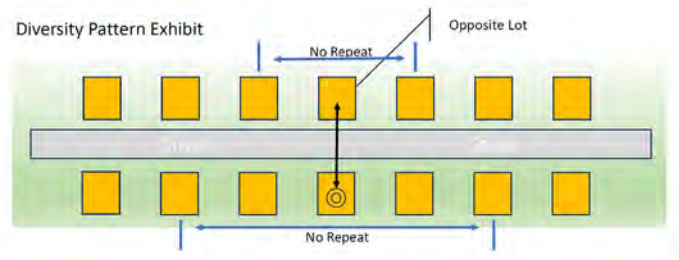
- The primary access to Subarea D will be Rt. 4 with secondary access points from the west through Subarea C and the north through Subarea B.
- The off-street parking for single-family shall be a minimum of 2 parking spaces per unit.
- Sidewalks, minimum of 5', will be included throughout the project on both sides of the streets.
- Multi-purpose trails will be included around portions of the detention ponds and the community center. A trail connection will be made to Amrine Meadows and the Ohio Pond park.

Landscaping

- The landscaping requirements of Subarea D will be per guidelines below. Future landscaping designs, specifications, and plant material selections will be reviewed and approved by the Design Review Board.
- There will be no buffer requirement between Subarea D and Cooks Pointe apartments and the future retail areas.
- Regarding landscaping along interior subarea roads, trees will be placed in a 9' tree lawn between the streets and the sidewalk at an interval of approximately 35', adjusted for driveways and utilities. Trees will be no less than 2" caliper. Species to be reviewed as part of the Design Review process.
- Individual homes in Subarea D will have the following minimum landscape requirements:
    - Lots equal to or less than 65', will be required to have a minimum front raised planting bed of no less than 150 sf and a depth of 6" of topsoil. Landscape beds should be reasonably filled and should not contain large areas devoid of plantings. Each outside corner of the home is required to have a raised bed with plantings. Minimum front lot plantings include 1 ornamental (1.5" caliper or greater) or 1 shade tree (2" caliper or greater), no less than 10 foundation plantings with at least 30% being considered intermediate planting greater than 24" tall and the remainder being small plantings between 18" and 24" in height. Additional ground cover within the beds is encouraged.
    - Lots greater than 65', will be required to have a minimum front raised planting bed of no less than 225 sf and a depth of 6" of topsoil. Landscape beds should be reasonably filled and should not contain large areas devoid of plantings. Each outside corner of the home is required to have a raised bed with plantings. Minimum plantings include two trees, 1 ornamental (1.5" caliper or greater) and 1 shade tree (2" caliper or greater), no less than 12 foundation plantings (shrubs) with at least 30% being considered intermediate planting greater than 24" tall and the remainder being small plantings between 18" and 24" in height. Additional ground cover within the beds is encouraged.
    - Prominent view lots (side yards open to common area) and secondary road frontage related to corner lots shall have additional foundation raised beds with plantings along roadway facing side of the home extending the entire length of the foundation. Minimum plantings shall include 8 small shrubs (18" to 24" in height) for every 25' of linear building façade.
    - Sod is required on all lots, no grass seeding permitted upon initial install.
    - No invasive plantings allow, including pear trees.
    - Review of landscape plans will be performed by the master developer prior to the issuance of the building permit.

Architecture, Site, and Lighting

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



- Twelve color pallets are being established in Marysville North. See exhibit for details. The

primary color of the house will be used to determine which family the home is categorized in. If the front elevation is 100% stone or brick, the color repeat pattern does not apply. No homes located beside each other should have the same color stone or brick. Color pallet prohibits any fluorescent colors. Lighting is to be directed downward and should be placed to display a uniform, comfortable and warm appearance.

- There will be no interior street lights within the single-family subareas to reduce the impact of light pollution. Detailed lighting plans for the homes including fixture, color, spacing, light type, and photometric specifications shall be provided with the Design Review Board Application.

Signage

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

Project Phasing

- It is anticipated that Subarea D will be constructed in 1 or 2 phases. Once the lots are constructed and home are started, it is reasonable to expect that the absorption rate could span 2 to 3 years.

Subarea E – Neighborhood Commercial District (NCD)

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

In implementing this subarea, the applicant will rely completely on the underlying Neighborhood Commercial District (NCD) Section 1121.11 for all uses, density, and other zoning requirements.

Subarea F - Public Common Area

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

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

List of Permitted Uses

- Park
- Community Center with pool (outdoor) and fitness center
- Parking
- Community Garden

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

ADDITIONAL INFORMATION REQUESTED

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

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

1135.01 (b) Specific Objectives:

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

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

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

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

all the other subareas with the existing communities.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Public Services:

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

Water:

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

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

Sanitary Sewers:

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

Other Utilities:

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

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

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

Traffic:

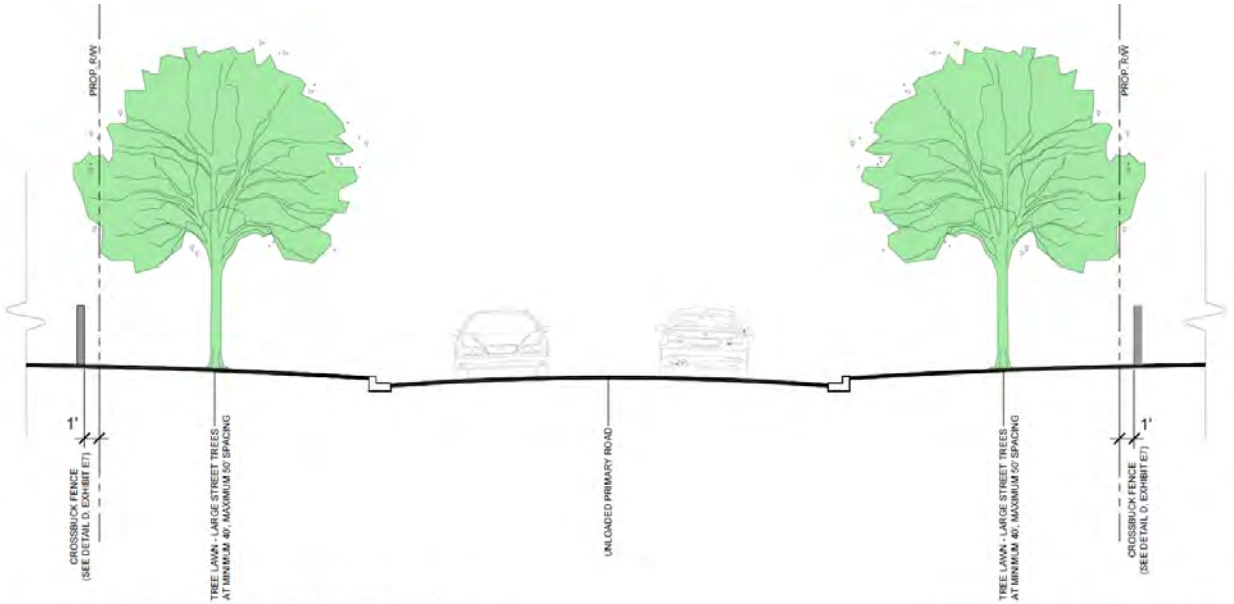
- A traffic study is currently underway with the assistance and direction of the City Engineer. This document will help identify the roadway infrastructure needed for the development and impact on surrounding roads and intersections.

Schools:

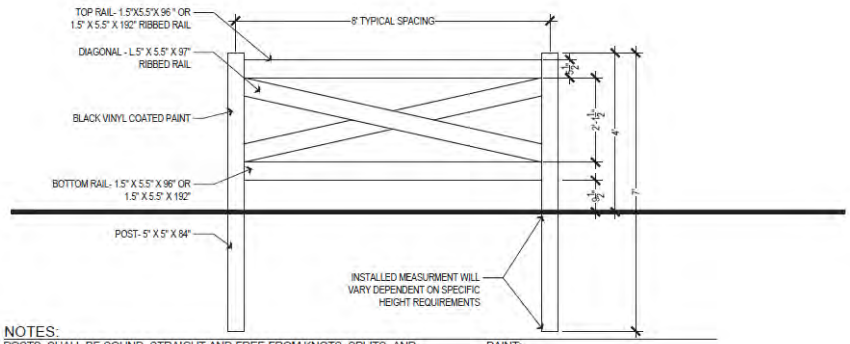
- Marysville North developer is working closely with the schools to provide them with accurate projections of the number of school age children that can be expected by the different types of housing as well as the types of businesses and other uses (retail). This will help the school gauge future demand.

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

The proposed PUD utilized the existing Marysville Comprehensive Plan as the basis for its development. Both the PUD and Comp Plan anticipated the majority of this area being Suburban Residential with a mixture of residential products. The small retail planned along St Rt 31 complements this use. In addition, the city staff and council embarked on a Focus Area Plan of this area in the summer 2024 with the help from an outside consultant/designer (The Edge Group). The Focus Area plan objectives were defined as: 1) create a prominent, well distributed open space network, 2) 30% open space, 3) greenway connectivity to regional amenities and neighborhoods, 4) preserve existing pond and woodlands, 5) integrate with existing developments, 6) utilize a mix of housing types, 7) neighborhood retail area, 8) gateway entrances from St Rt 31 and St Rt 4, and 9) realignment of Amrine Wood Road. The developer of Marysville North attended the working sessions and focus area presentation to better understand these objectives. The developer has now retained The Edge Group to work on this assignment to ensure alignment with the Focus Area Plan recommendations. It shouldn't be a surprise that the Marysville North master plan accomplishes all 9 of these goals in specular fashion.



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



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

PAINT:
BLACK

FASTENERS:
NAILS-10D PLAIN SHANK BOX GALVANIZED

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

MARYSVILLE NORTH
ROAD PROFILE
MARYSVILLE, OHIO 12-17-24

0 750 2,250 N

G2 PLANNING + DESIGN

ROCKFORD DEVELOPMENT INVESTMENTS

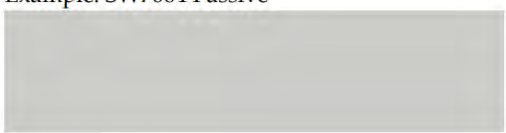
Exhibit – Color Pallets

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

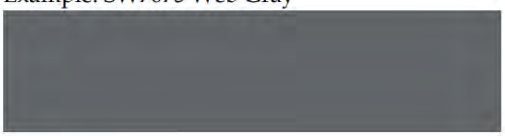


Whites and Off-Whites
Example: SW7008 Alabaster

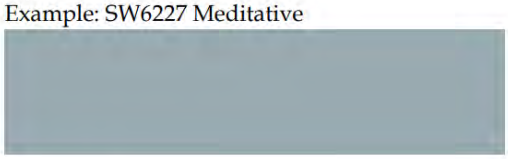
Light Gray
Example: SW7064 Passive



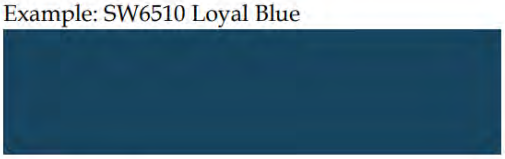
Dark Gray
Example: SW7075 Web Gray



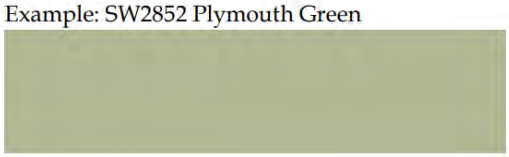
Light Blue
Example: SW6227 Meditative



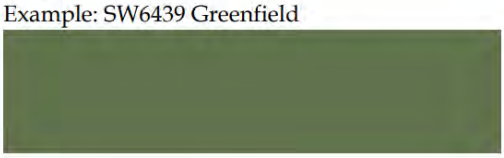
Dark Blue
Example: SW6510 Loyal Blue



Light Green
Example: SW2852 Plymouth Green



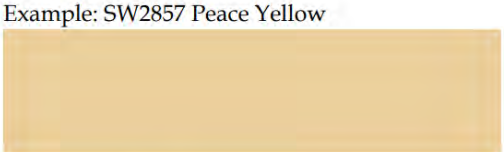
Dark Green
Example: SW6439 Greenfield



Red
Example: SW7600 Bolero



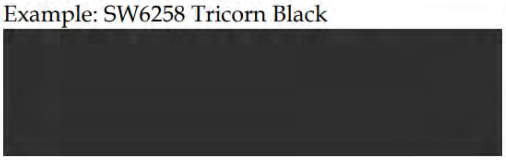
Yellow
Example: SW2857 Peace Yellow



Brown
Example: SW6083 Sable



Miscellaneous
Example: SW6258 Tricorn Black



Marysville North



Exhibit C: Open Space Plan

DEVELOPMENT DATA

Gross Area:	+/-242.76 Ac.	
R/W Expansion:	+/-8.51 Ac.	
OH State Route 4:	*+/-3.62 Ac.*	
OH State Route 31:	*+/-1.10 Ac.*	
Amrine Wood Road:	*+/-3.79 Ac.*	
Net Developable Area:	+/-234.25 Ac.	
Commercial:	+/-8.21 AC.	
Residential:	+/-156.59 AC.	700 Units
TH		*50 Units*
SF-40'		*138 Units*
SF-52'		*145 Units*
SF-55'		*281 Units*
SF-67'		*86 Units*
Open Space:	+/-69.77 Ac. (30.0% Net)	
Community Facility:	*+/-0.85 Ac.*	
Retention Ponds (Surface):	*+/-14.13 Ac.*	
"Ohio Pond" (Surface):	*+/-1.25 Ac.*	
Parks, Greenways, Setbacks:	*+/-46.30 Ac.*	
Neighborhood Parks:	*+/-7.24 Ac.*	

LAND USE KEY

F **PUBLIC COMMON AREA**
+/-69.77 Ac.

Marysville North

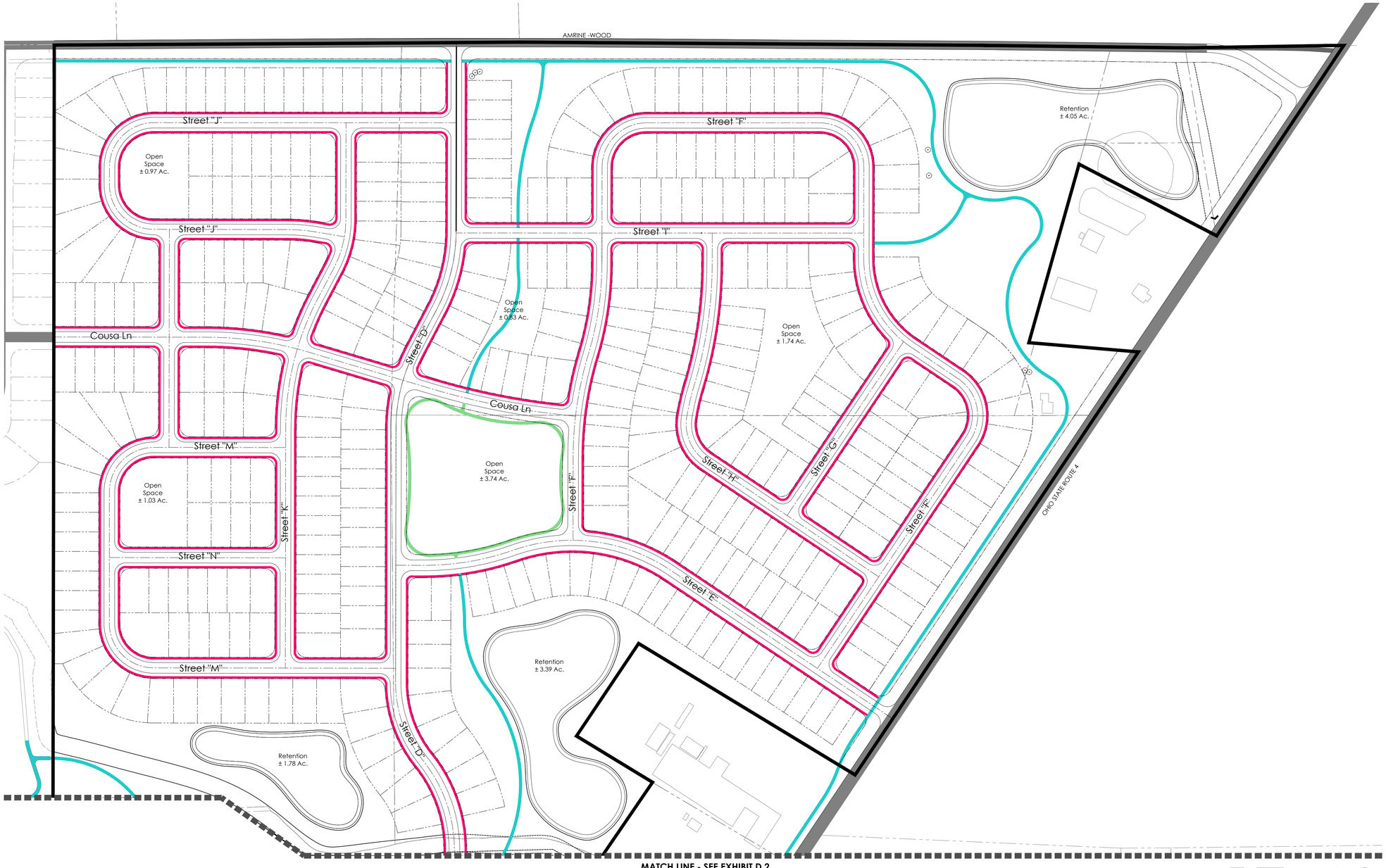
Development Plan

Marysville, OH / January 31, 2025

ROCKFORD
DEVELOPMENT
INVESTMENTS

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Exhibit D.1: Pedestrian Circulation - Enlargement (North)



DEVELOPMENT DATA

Gross Area:	+/-242.76 Ac.	
R/W Expansion:	+/-8.51 Ac.	
OH State Route 4:	*+/-3.62 Ac.*	
OH State Route 31:	*+/-1.10 Ac.*	
Amrine Wood Road:	*+/-3.79 Ac.*	
Net Developable Area:	+/-234.25 Ac.	
Commercial:	+/-8.21 AC.	
Residential:	+/-156.59 AC.	700 Units
TH		*50 Units*
SF-40'		*138 Units*
SF-52'		*145 Units*
SF-55'		*281 Units*
SF-67'		*86 Units*
Open Space:	+/-69.77 Ac. (30.0% Net)	
Community Facility:	*+/-0.85 Ac.*	
Retention Ponds (Surface):	*+/-14.13 Ac.*	
"Ohio Pond" (Surface):	*+/-1.25 Ac.*	
Parks, Greenways, Setbacks:	*+/-46.30 Ac.*	
Neighborhood Parks:	*+/-7.24 Ac.*	

PATH KEY

- **SIDEWALKS - 5'**
- **MULTI-PURPOSE TRAIL - 10'**
- **MULTI-PURPOSE TRAIL - 8'**

Marysville North

Development Plan

Marysville, OH / January 31, 2025

ROCKFORD DEVELOPMENT INVESTMENTS

EDGE
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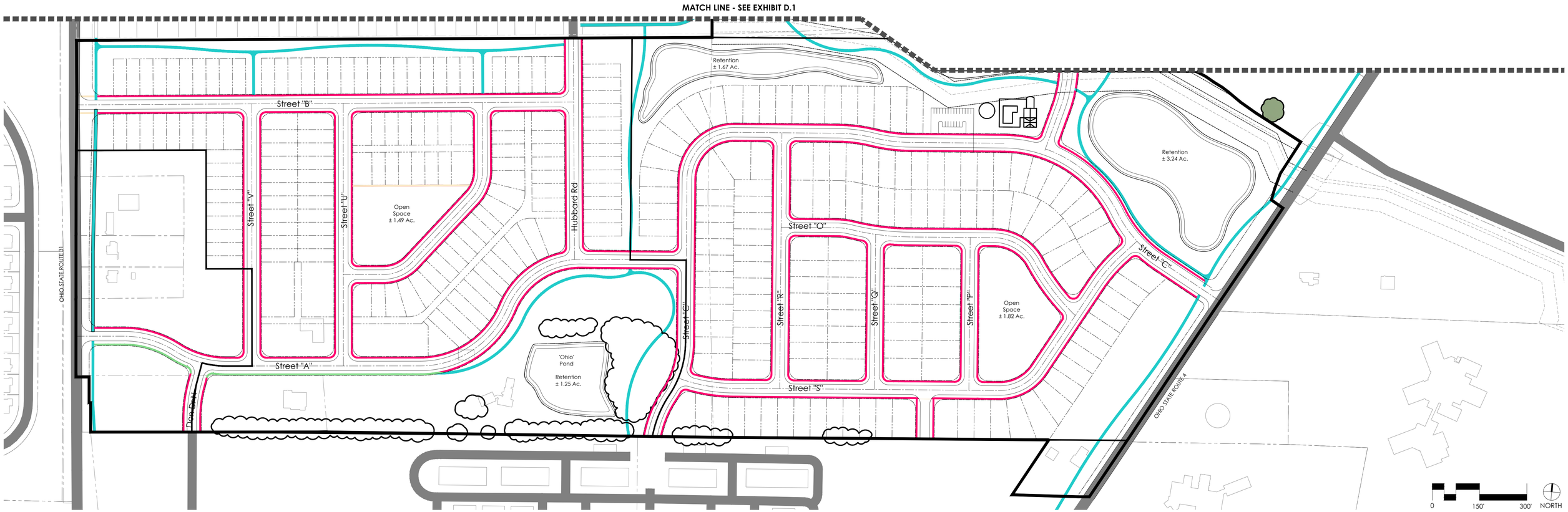
Exhibit D.2: Pedestrian Circulation Plan - Enlargement (South)

DEVELOPMENT DATA

Gross Area:	+/-242.76 Ac.	
R/W Expansion:	+/-8.51 Ac.	
OH State Route 4:	*+/-3.62 Ac.*	
OH State Route 31:	*+/-1.10 Ac.*	
Amrine Wood Road:	*+/-3.79 Ac.*	
Net Developable Area:	+/-234.25 Ac.	
Commercial:	+/-8.21 AC.	
Residential:	+/-156.59 AC.	700 Units
TH		*50 Units*
SF-40'		*138 Units*
SF-52'		*145 Units*
SF-55'		*281 Units*
SF-67'		*86 Units*
Open Space:	+/-69.77 Ac. (30.0% Net)	
Community Facility:	*+/-0.85 Ac.*	
Retention Ponds (Surface):	*+/-14.13 Ac.*	
"Ohio Pond" (Surface):	*+/-1.25 Ac.*	
Parks, Greenways, Setbacks:	*+/-46.30 Ac.*	
Neighborhood Parks:	*+/-7.24 Ac.*	

PATH KEY

- **SIDEWALKS - 5'**
- **MULTI-PURPOSE TRAIL - 10'**
- **MULTI-PURPOSE TRAIL - 8'**



Marysville North

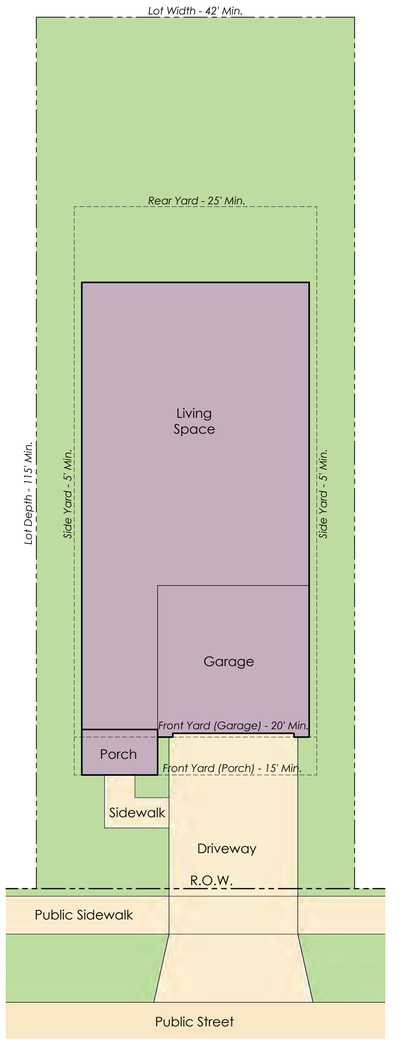
Development Plan

Marysville, OH / January 31, 2025

ROCKFORD
DEVELOPMENT
INVESTMENTS

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Exhibit E: Typical Lot Standards

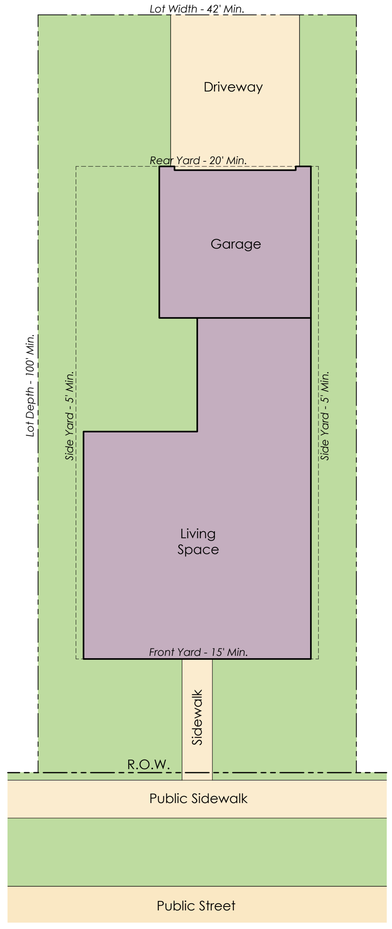


1 SINGLE FAMILY FRONT LOAD

0 5' 10' 20'

LOT STANDARDS - SF FRONT LOAD

Lot Width:	42' Minimum
Lot Depth:	115' Minimum
Front Yard Setback:	20' Minimum from Garage 15' Minimum from Front Porch
Rear Yard Setback:	25' Minimum
Side Yard Setback:	5' Minimum

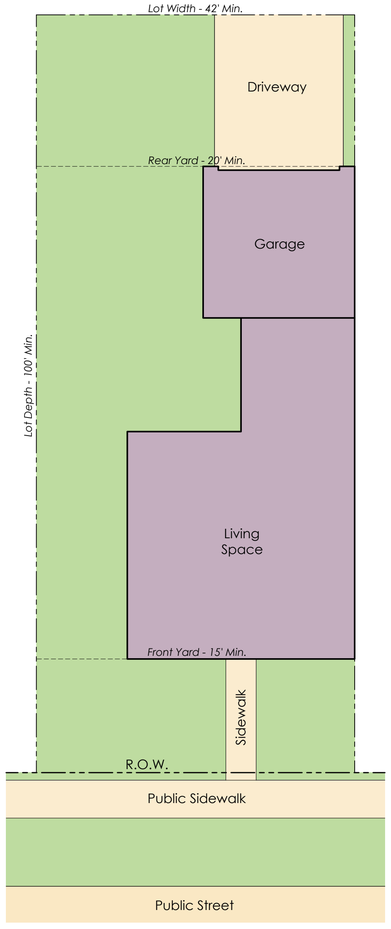


2 SINGLE FAMILY REAR LOAD

0 5' 10' 20'

LOT STANDARDS - SF REAR LOAD

Lot Width:	42' Minimum
Lot Depth:	100' Minimum
Front Yard Setback:	15' Minimum
Rear Yard Setback:	20' Minimum
Side Yard Setback:	5' Minimum



3 SINGLE FAMILY REAR LOAD - ALT

0 5' 10' 20'

LOT STANDARDS - SF REAR LOAD - ALT

Lot Width:	42' Minimum
Lot Depth:	100' Minimum
Front Yard Setback:	15' Minimum
Rear Yard Setback:	20' Minimum
Side Yard Setback:	0'



4 ATTACHED REAR LOAD

0 5' 10' 20'

LOT STANDARDS - ATTACHED REAR LOAD

Lot Width:	24' Minimum
Lot Depth:	100' Minimum
Front Yard Setback:	15' Minimum
Rear Yard Setback:	20' Minimum
Side Yard Setback:	0'

Exhibit F.1: Architectural Character Area B & D







Marysville North

Development Plan

Marysville, OH / January 31, 2025

ROCKFORD DEVELOPMENT INVESTMENTS

EDGE

Exhibit F.1: Architectural Character Area B & D







Marysville North

Development Plan

Marysville, OH / January 31, 2025

ROCKFORD DEVELOPMENT INVESTMENTS

EDGE

Exhibit F.1: Architectural Character Area B & D







Marysville North

Development Plan

Marysville, OH / January 31, 2025

ROCKFORD DEVELOPMENT INVESTMENTS

EDGE



TOWNHOMES - REAR LOADED



SINGLE FAMILY - REAR LOADED

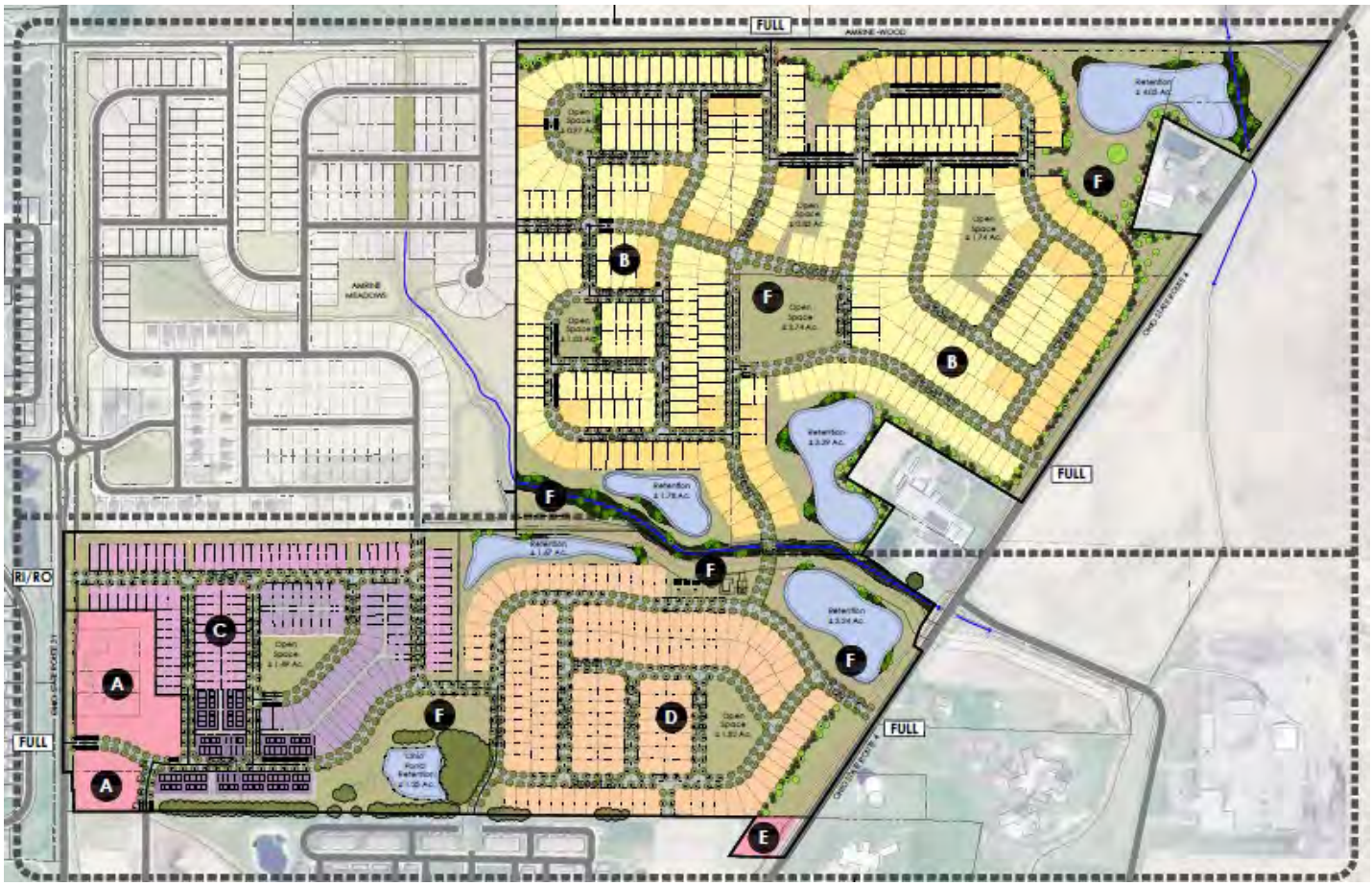


SINGLE FAMILY - FRONT LOADED

Appendix A: Marysville North PUD Text with Staff Comments

Marysville North

Marysville, Ohio



PUD Development Plan Submittal
Revised February 19, 2025

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

REZONING STATEMENT

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

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



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

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

Subarea E is a small 1-acre parcel that the city asked the developer to include in order to bring into Marysville. This area will be zoned as part of the Cooks Pointe under the Marysville's Neighborhood Commercial District (NCD).

The total acreage of these 6 subareas is 242.76 acres. The Marysville North annexation survey shows a total of 243.94 acres, which includes a number of ROW parcels that the city and county engineers asked to be included in the annexation.

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

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

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

GENERAL DEVELOPMENT STANDARDS

Marysville North will be developed with 6 subareas providing for a mixed-use community. The project will be developed in accordance with the Marysville North Rezoning Statement, and the Codified Ordinances of the City of Marysville as in effect October 11, 2024 (the "Codified Ordinances"), unless noted otherwise in these PUD Development Standards to be provided. Where conflicts occur between the Codified Ordinances and these PUD Development Standards, these PUD Development Standards shall control over the Codified Ordinances.

Perimeter Boundary Setbacks

On the west side of the development along the retail subarea, Rt. 31 will serve as the boundary and the public ROW as the setback. The rear yard setbacks of the single-family units and a perimeter fence along the shared boundary of Subareas A and C will serve as the setbacks. Along the northern boundary of Subarea C and Amrine Meadows, a 40' greenway and multi-purpose trail will provide a buffered setback between the residential units. To the south of Subareas A, C, and D, the existing fence line and trees will remain and buffer the attached/townhome units from the apartments and future retail at Cooks Pointe. On the east side of the development, Rt. 4 will serve as the boundary and the public ROW as the setback. However, a 40' buffer with a perimeter fence will be created around the existing residential home and landscape company along Rt. 4. On the north side of the development, Amrine Wood Road will serve as the buffer and the public ROW will serve as the setback.

Common Open Space

With the creation of the Subarea F, 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 Area with the required setbacks and open space requirements within each developed subarea, the overall open space for Marysville North will be more than three times the current standard requirement and will exceed 30% in total. 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. The developer will make best efforts to retain as many existing trees as possible across the site, especially around the Ohio Pond. The developer will restore areas around the detention ponds with native grasses and plantings. The developer will work with the City of Marysville Arborist to determine an appropriate list of native grasses and plantings.

Access

A traffic study is currently underway for the Marysville North project at the direction of the City Engineer. These documents will help identify the roadway infrastructure needed for this development.

As for access into Marysville North, there are 10 planned access points into the development. The retail subarea will be accessed directly off of Rt. 31 with a secondary access point from Cooks Pointe via the extension of Don Drive. Subarea C will have a separate entrance north of the retail development along Rt. 31 as well as secondary access points through Armine Meadows and the Cooks Pointe apartments via Mill Pointe Road. Subarea C will also connect with Subarea D to the east. The primary entrances for the bulk of the single-family products in Subareas B and D will be via Rt. 4. Subarea D will have its main entrance south of the park system and ponds via a single loaded road that leads to the community center. This will be a very scenic entry with the sheer size of the ponds and open space. Subarea D will also have a stub road added to the south at the request of the City Engineer. Subarea B will have 3 additional access points into this neighborhood via Rt. 4, Amrine Woods Road, and a stub road into Amrine Meadows.

All streets within the development will be treelined with 5' sidewalks on both sides unless the multipurpose trail is proposed along the road. In that case, the 5" sidewalks will be replaced with an 8' multipurpose trail. Fencing will be added to the unloaded portions of the southern Rt 4 entrance as well as the unloaded common area around the Ohio Pond. Fencing will also be added to the unloaded portion of the roadway around the large park in the middle of Subarea B. The desired species of street trees will be determined by the developer and the City of Marysville Arborist with proper spacing and size determine during the Design Review Board approval process.

No interior street lighting will be provided within the single-family subareas to reduce the impact of light pollution. Lighting in the retail area is addressed within the subarea definitions below.

An example of a roadway cross-section and the standard fencing is provided in the attached exhibits.

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 greenway will include an east/west spine as well as a north/south spine that will allow everyone to enjoy the expansive open space and have access to the community center/playgrounds. The east/west greenway will help connect Mill Valley and Armine Meadows to Rt. 4 and the recreational areas to the east. As such, this spine will also help connect Marysville North to the west and the reservoir area and associated trails within Mill Valley. The trail system will also include a 10' multipurpose trail along Rt. 31, Amrine Wood Road, and Rt. 4. We will also offer to extend the trail across the front of the existing landscape company if desired by the owner. See Exhibit D1 and D2 for more information.

Sustainability and Green Infrastructure

The overall development will consider and encourage a number of sustainable development techniques and infrastructure. Green Infrastructure for stormwater management will utilize the landscape or nature's ability to reduce, slow, filter, and/or absorb stormwater runoff from streets, parking lots, and buildings. In addition, the development will encourage the protection of sensitive natural areas through the inclusion of these areas in the Public Common Open Spaces. Street lighting within the subareas has been eliminated to lessen the impact of light pollution. Detention ponds will be constructed with natural characteristics and features that will include tall grasses on the banks and native plants (cattails) around the boundaries. Cattails will be sprayed or removed around the inlets/outlets to ensure proper flow.

Community Authority

The developer is considering creating a Community Authority for the Marysville North development. If created, the Community Authority will help fund portions of the infrastructure, such as the trails, parks, services, roadway, public utilities, and other infrastructure improvements (i.e. community center and playgrounds). As part of the role of the Community Authority, that entity would 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. If a Community Authority is not created, the developer and HOA will maintain the Public Common Areas.

MARYSVILLE NORTH PUD OVERALL DESIGN GOALS

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

- Overall maximum residential density of 3.00 units per acre (704 units divided by 234.26 acres). Within the residential subareas (B, C, and D), the developer will be able to transfer up to 10% of the density from one subarea to another subarea if needed.
- Well-balanced connection and transition of various property uses throughout the PUD, which will be achieved with a trail system, roadway network, setbacks, landscape buffers and the protection of key natural features.
- Across the development the open spaces and detention ponds have been centralized within the park system to include a larger, much more significant and useable area. A 30% minimum total common area within the development will be provided. This includes the centralization of the detention areas, park system, and open spaces. Should the detention ponds need to be removed from the common area requirement, the minimum

% of the open area requirement will be reduced accordingly. Also, each subarea is not defined with a minimum open space as the total % will be determined during the DRB process and the total will be accounted for with each filing.

- 10 access points from the existing roadway network to facilitate a wide distribution of traffic in and out of the development. Primary access to retail areas is from St Rt 31 with the majority of residential access to occur from St Rt 4 to minimize additional impact to St Rt 31. Realignment of Amrine Wood Road to a safer 90-degree angle at St Rt 4.
- The design of the common elements, which will include fencing, signage and other identifiers will help the project integrate with the existing developments at Cooks Pointe, Amrine Meadows, and Mill Valley.
- Provide interconnectivity through internal vehicular and pedestrian connections, connections to adjacent neighborhoods and businesses and connections to open space, parks, and activity centers.
    - Fencing and bike trails along St Rt 4 will be offered to be extended across the front of the homes and businesses.

PRELIMINARY DESCRIPTION OF ZONING REQUIREMENTS FOR EACH SUBAREA

Subarea A – Commercial Retail

Subarea A (approximately 7.46 acres) is located along St Rt 31 and serve as a link and extension of the commercial development to the south in Cooks Pointe. This commercial subarea will provide commercial retail businesses that bring services to the residents in this area, and may include restaurants and daycare providers. With the trails/sidewalks along St Rt 31 and the internal trail connections throughout this development, the retail center will be very walkable for the all-nearby communities including Mill Valley, Amrine Meadows, and Marysville North. Primary access to this subarea will be from multiple points off of St Rt 31 with secondary access via Don Drive, which will be extended to the north.

The open space for this development is being centralized and the 30% across the entire acreage will be met via shared common area, centralized detention ponds, and community amenities. Thus, the subareas will not have individual minimum open space requirements. The open space percentages will be calculated with each DRB submission and totaled accordingly.

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

List of Permitted Uses

- Artisan Studio
- Bank of Financial Institution (w/drive thru)
- Child Day-Care Center
- Emergency Care Facility
- Institution/Government Offices
- Medical or Dental Office or Clinic
- Meeting Facility
- Personal Services

- Professional Offices
- Restaurant (sit down)
- Retail, Sales, & Services
- Specialty Food and/or Beverage Facility
- Senior Living, Independent Living

List of Conditional Uses

- Multi-family (second or third floor of retail development only) – minimum floor area 500 sf 1-bd, minimum floor area 700 sf 2-bd
- Restaurant (w/drive thru)

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

- Lot sizes and setbacks will adhere to the requirements of the SCD zoning district; however, the front building setback along Rt. 31 will be a minimum of 25'.
- 50' maximum building height
- Open space will be centralized across the entire development. There is no minimum open space percentage for this subarea.
- 85% maximum coverage ratio including accessory structures

Access, Parking, Loading, and Pedestrian Connectivity

- The primary access to Subarea A will be via Rt. 31 with secondary access points via Don Drive as well as a connection to Subarea C to the east.
- Parking for the Subarea A will be per the standards shown in Section 1127.12 of the Marysville Code of Ordinances.
- Location of sidewalks will be determined during the Design Review Board process as more detail is available regarding the actual design and site location of the buildings.
- Multi-purpose trails (10') will be included along Rt. 31.

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.
- On the west side of the development along the retail subarea, Rt. 31 will serve as the boundary and the public ROW as the setback. The rear yard setbacks of the single-family units and a perimeter fence along the shared boundary of Subareas A and C will serve as the perimeter boundary and setbacks. If desired, the developer may install a minimum 6' buffer consisting of any of the following items: wooden privacy fence, mounding or evergreen landscaping. This buffering will be along the boundary with the single-family lots to help eliminate headlights from vehicles. If this is the case, landscaping on the commercial side of the fence will consist of variety of different trees spaces no less 15' apart.
- The minimum landscape standards under Section 1125.06(a) of the Marysville Codified Ordinances apply along the property line with Subarea C only. Under Section 1125.06(c), the tree requirements can be planted within the centralized open space across any portion of the Marysville North development. Under Section 1125.06(d), no mounding will be required along the perimeter or parking lots in Subarea A.
- No landscape buffering is required between the commercial area and the townhomes in Subarea C as the roadway will serve as the buffer

Architecture, Site, and Lighting

- The architectural style and designs, site plan, and lighting will be per Section 1133 of the Marysville Codified Ordinances unless noted below. Future architectural designs, final site plans, and lighting will be reviewed and approved by the Design Review Board.
- Approved primary and secondary building materials can include stone, brick, wood, fiber cement, metal (roof only), other natural materials, vinyl siding, and board and batten products. Vinyl siding to be of high quality and architectural grade with a minimum thickness of 0.044"). Color pallet prohibits any fluorescent colors.
- Minimum lighting standards shall be as follows:
    - All lighting standards in Section 1133.10 shall apply. Light spillage shall not exceed one-tenth (0.1) foot candles when adjacent to a residential.
    - All street lighting, poles, and fixtures, shall not exceed 18 feet in height.
    - All poles and fixtures shall be of a design/architecture consistent with the surrounding buildings and be a muted color such as grey, silver, black, bronze, or dark green.
    - Fully shielded, cut-off type lighting fixtures shall be required.
    - Details including fixture, pole, color, spacing, light type, and photometric shall be provided with the Design Review Board Application.

Signage

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

Project Phasing

- Retail development is the most unpredictable type of development. The timing of this subarea will depend on many factors but one item is for sure, the quicker the residential units are built the sooner the retail demand for this development will come.

Subarea B – Detached Single Family

The single-family residential in Subarea B (approximately 97.46 acres) will consist of single-family detached residential units with attached 2 or 3 car garages. The majority of the lot sizes will range from 55' to 67' with the larger lots positioned near open spaces and the greenway. Primary access will be from multiple points off of St Rt 4 with secondary access via Amrine Wood Road.

The open space for this development is being centralized and the 30% across the entire acreage will be met via shared common area, centralized detention ponds, and community amenities. Thus, the subareas will not have individual minimum open space requirements. The open space percentages will be calculated with each DRB submission and totaled accordingly.

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

List of Permitted Uses

- Single-Family Detached

  - 1-story, 1 ½-story, or 2-story homes
- Residential Model Home – subject to the requirements of section 1123.21
- Community Center with or without pool
- Mailbox kiosks
- Park/playground
- Accessory structures permitted per Section 1121.07

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

- Lot sizes will be no less than 55' wide and 130' deep
- Setbacks: Front 25', Side - 5'; Rear – 20'
- Maximum height: 35'
- Open space will be centralized across the entire development. There is no minimum open space percentage for this subarea.
  - Detention areas with activity enhancements such as walking trails and benches will be included in the Open space calculation
- 55% maximum lot coverage including accessory structures

Density

- Subarea B shall have a maximum of 367 units

Access and Pedestrian Connectivity

- The primary access to Subarea B will be via two entrances off of Rt. 4. Secondary access points will include a stub road into Amrine Meadows and an access point to Amrine Wood Road.
- The off-street parking for single-family shall be a minimum of 2 parking spaces per unit.
- Sidewalks, minimum of 5', will be included throughout the project on both sides of the streets.
- Multi-purpose trails will be included around portions of the detention ponds and through the large center park. In addition, the trail system will be constructed along Amrine Wood and Rt. 4. However, the Rt. 4 multipurpose path will be redirected through the northeastern park instead of extended out to the intersection of Rt. 4 and Amrine Wood Road (see exhibit).

Landscaping

- The landscaping requirements of Subarea B will be per guidelines below. Future landscaping designs, specifications, and plant material selections will be reviewed and approved by the Design Review Board.
- There will be no buffer requirement between Subarea B and Amrine Meadows. A 40' open area buffer will be constructed around the existing landscape company with the standard black 48" fence on the north and west sides. The developer has offered to extend the multipurpose trail across the landscape company's frontage along Rt. 4. The developer will pay for the construction of the fence but any future maintenance will be the responsibility of the owner.
- Regarding landscaping along interior subarea roads, trees will be placed in a 9' tree lawn between the streets and the sidewalk at an interval of approximately 35', adjusted for driveways and utilities. Trees will be no less than 2" caliper. Species to be reviewed as part of the Design Review process.
- Individual homes in Subarea B will have the following minimum landscape requirements:
  - Lots equal to or less than 65', will be required to have a minimum front raised planting bed of no less than 150 sf and a depth of 6" of topsoil. Landscape beds

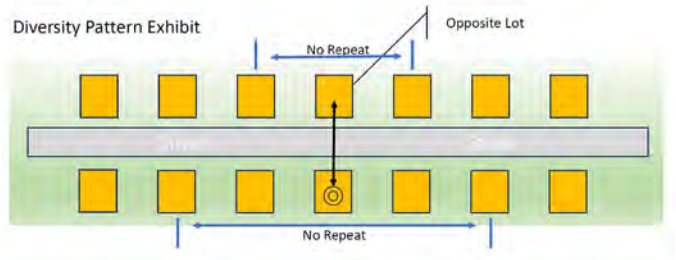
should be reasonably filled and should not contain large areas devoid of plantings. Each outside corner of the home is required to have a raised bed with plantings. Minimum front lot plantings include 1 ornamental (1.5" caliper or greater) or 1 shade tree (2" caliper or greater), no less than 10 foundation plantings with at least 30% being considered intermediate planting greater than 24" tall and the remainder being small plantings between 18" and 24" in height. Additional ground cover within the beds is encouraged.

- Lots greater than 65', will be required to have a minimum front raised planting bed of no less than 225 sf and a depth of 6" of topsoil. Landscape beds should be reasonably filled and should not contain large areas devoid of plantings. Each outside corner of the home is required to have a raised bed with plantings. Minimum plantings include two trees, 1 ornamental (1.5" caliper or greater) and 1 shade tree (2" caliper or greater), no less than 12 foundation plantings (shrubs) with at least 30% being considered intermediate planting greater than 24" tall and the remainder being small plantings between 18" and 24" in height. Additional ground cover within the beds is encouraged.
- Prominent view lots (side yards open to common area) and secondary road frontage related to corner lots shall have additional foundation raised beds with plantings along roadway facing side of the home extending the entire length of the foundation. Minimum plantings shall include 8 small shrubs (18" to 24" in height) for every 25' of linear building façade.
- Sod is required on all lots, no grass seeding permitted upon initial install.
- No invasive plantings allow, including pear trees.
- Review of landscape plans will be performed by the master developer prior to the issuance of the building permit.

Architecture, Site, and Lighting

- The architectural style and designs, site plan, and lighting requirements for Subarea B are defined below. Future architectural home designs, final site plans, and lighting will be reviewed and approved by the Design Review Board.
- Four-sided design should be used. Blank and empty walls are not permitted on any side of the home.
- Approved primary and secondary building materials can include stone, brick, wood, fiber cement, metal (roof only), other natural materials, vinyl siding, and board and batten products. Vinyl siding to be of high quality and architectural grade with a minimum thickness of 0.044".
- Multiple materials on the front elevation of the home are encouraged and the guideline is that approximately 25% of the material used should be considered a secondary material or a design changing using the same primary material. An example of a material design change would be if hardie board lateral lap siding is the primary material, an acceptable secondary design could be the use of hardie board and batten or hardie shake siding. While all three materials are a type of fiber cement siding, the change in design satisfies the 25% guideline. In some cases, such at all brick or all stone homes, this 25% guideline will not apply.
- Brick shall be laid in a traditional masonry pattern and stone in a random ashlar pattern.
- In Subarea B, all homes built on corner lots will include a side loaded garage unless other impairments are present (i.e. near round-a-bout or discouraged by City engineer).
- All windows and doors of the home are required to have trim with the exceptions of facades composed of masonry. All windows require grids and should be appropriate for the style of the home.

- Shutters will be installed on front elevation windows where architecturally correct. Variation in shutter colors is encouraged.
- Overhangs are required on all four sides of the home and must be a minimum of 1'.
- All driveways shall be constructed of concrete material. No asphalt driveways are permitted in Subarea B.
- Garage doors are required to have one panel row of windows. If desired, vertical window designs will be considered by the Design Review Board. Developer will encourage various colors of garage doors if architecturally correct and complementary to the home color.
- The diversity of the neighborhood homes in both elevation and color is encouraged. The following diversity standards for elevations and colors of homes will be applied to Subarea B. No home elevation or color should be repeated within two homes in both directions on the same side of the street nor should they repeat with the home directly across the street and within one home in both directions on the opposite side of the street. For offset lots, a judgement call will be made as to which lot is considered the opposite side mark. Corner lots terminate the repeat pattern requirement, although the same elevations and color cannot be side by side on a corner lot. See exhibit below.



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

Signage

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

Project Phasing

- It is anticipated that Subarea B will be constructed in 2 or 3 phases. Once the lots are constructed and home are started, it is reasonable to expect that the absorption rate could span 3 to 5 years.

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

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

The open space for this development is being centralized and the 30% across the entire acreage will be met via shared common area, centralized detention ponds, and community amenities. Thus, the subareas will not have individual minimum open space requirements. The open space percentages will be calculated with each DRB submission and totaled accordingly.

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

List of Permitted Uses

- Single-Family Detached
- Attached residential (2-, 4-, and 6- unit buildings)
- Community Center Recreation (indoor/outdoor) – Clubhouse with pool and fitness
- Residential Model Home – subject to the requirements of section 1123.21
- Mailbox kiosks
- Accessory structures permitted per Section 1121.07

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

- Single family lot sizes will be no less than 40' wide and 100' deep.
- Single family lot setbacks: Front - 20', Side 5', Rear - 20'
    - Provision for zero side yard setback on one side of the home with 10' minimum total side yard setback. This provision would allow for the single-family homes in this subarea to be shifted to a zero-lot line on one side with a minimum 10' side yard setback on the other. This design standards would allow for more usable side yard that could be fenced in for a private courtyard.
- Attached residential and townhome lot sizes will be no less than 55' wide for single-family attached (2 attached units) with a minimum of 25' each additional unit. All lots will be no less than 100' deep.
- Attached residential and townhome setbacks: Front 20', Side – 7.5'; Rear – 20'
- Maximum height: single-family units will be 35' and attached residential/townhomes 40'
- Open space will be centralized across the entire development. There is no minimum open space percentage for this subarea.
    - Detention areas with activity enhancements such as walking trails and benches will be included in the Open space calculation
- 65% maximum lot coverage ratio, including accessory structures, for single family and 85% maximum lot coverage ratio for attached residential/townhomes

Density

- Subarea C shall have a maximum of 190 units. Density can be shifted between single family and townhomes if needed.

Access, Parking, Loading, and Pedestrian Connectivity

- The primary access to Subarea C will be from Rt. 31 with secondary access provided via Don Drive and stub roads into Subarea C.
- Minimum off-street parking for single-family and attached residential/townhome units will be equal to the number of garage units.
- The parking areas may include private 1- and 2-car attached garages and detached garages.
- Sidewalks, minimum of 5', will be included throughout the project on both sides of the streets.
- Multipurpose trail will be constructed along the unloaded roadways and around the Ohio Pond. An access connector, multipurpose trail, will be installed from the Ohio Pond to the east/west greenway to connect residents in Subarea C to the park system and community center.

Landscaping

- The landscaping requirements of Subarea C will be per the general landscaping standards identified in Section 1125 of the Marysville Codified Ordinances unless noted below. Future landscaping designs, specifications, and plant material selections will be reviewed and approved by the Design Review Board.
- Perimeter Landscape Standards and buffers between Subarea A and C will be considered single family uses and will not require landscape buffering proposed in Section 1125.06(a). The rear yard setbacks of the single-family units and a perimeter fence along the shared boundary of Subareas A and C will serve as the perimeter boundary and setbacks. If desired, the developer may install a 6' wooden privacy fence along the boundary with the single-family lots to help eliminate headlights from vehicles. If this is the case, landscaping on the commercial side of the fence will consist of variety of different trees spaces no less 15' apart. Under Section 1125.06(c), the tree requirements can be planted within the centralized open space across any portion of the Marysville North development. Under Section 1125.06(d), no mounding will be required along the perimeter or parking lots in Subarea A.
- No landscape buffering is required between the commercial area and the townhomes in Subarea C as the roadway will serve as the buffer
- Within the Subarea C, any trees located outside of the boundaries of the tree clearing exhibit that are removed shall be subject to the provisions of the City of Marysville Codified Ordinances regarding major tree preservation and replacement.

Architecture, Site, and Lighting

- The architectural style and designs, site plan, and lighting will be per Section 1133 of the Marysville Codified Ordinances unless noted below. Future architectural home designs, final site plans, and lighting will be reviewed and approved by the Design Review Board.
- Approved primary and secondary building materials can include stone, brick, wood, fiber cement, metal (roof only), other natural materials, vinyl siding, and board and batten products. Vinyl siding to be of high quality and architectural grade with a minimum thickness of 0.044"). Color pallet prohibits any fluorescent colors.
- Detailed lighting plans including fixture, pole, color, spacing, light type, and photometric specifications shall be provided with the Design Review Board Application.

- Fencing is permitted in the rear or side yards of the single-family and townhome product and may consist of wood or vinyl privacy dividers between the units or fully fenced rear yards. Privacy fence shall be no more than 72".

Signage

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

Project Phasing

- Subarea C will be developed in multiple phases over a 2- or 3-year timeframe. Once the building pads and townhomes are constructed, it is reasonable to expect that the absorption rate for this product will span 2 or 3 years.

Subarea D – Detached Single Family

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

The open space for this development is being centralized and the 30% across the entire acreage will be met via shared common area, centralized detention ponds, and community amenities. Thus, the subareas will not have individual minimum open space requirements. The open space percentages will be calculated with each DRB submission and totaled accordingly.

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

List of Permitted Uses

- Single-Family Detached
  - 1-story, 1 ½-story, or 2-story homes
- Residential Model Home – subject to the requirements of section 1123.21
- Community Center with or without pool
- Mailbox kiosks
- Park/playground
- Accessory structures permitted per Section 1121.07

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

- Lot sizes will be no less than 52' wide and 120' deep
- Setbacks: Front 20', Side - 5'; Rear – 20'
- Maximum height: 35'
- Open space will be centralized across the entire development. There is no minimum open space percentage for this subarea.
  - Detention areas with activity enhancements such as walking trails and benches will be included in the Open space calculation
- 65% maximum lot coverage including accessory structures

Density

- Subarea D shall have a maximum of 145 units

Access and Pedestrian Connectivity

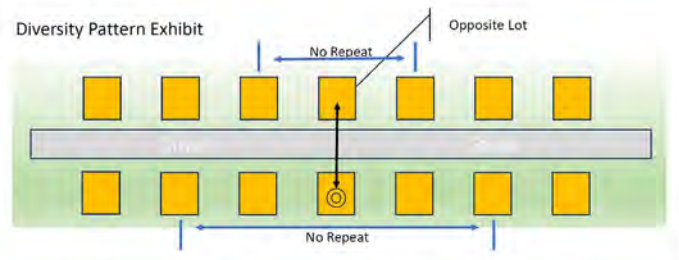
- The primary access to Subarea D will be Rt. 4 with secondary access points from the west through Subarea C and the north through Subarea B.
- The off-street parking for single-family shall be a minimum of 2 parking spaces per unit.
- Sidewalks, minimum of 5', will be included throughout the project on both sides of the streets.
- Multi-purpose trails will be included around portions of the detention ponds and the community center. A trail connection will be made to Amrine Meadows and the Ohio Pond park.

Landscaping

- The landscaping requirements of Subarea D will be per guidelines below. Future landscaping designs, specifications, and plant material selections will be reviewed and approved by the Design Review Board.
- There will be no buffer requirement between Subarea D and Cooks Pointe apartments and the future retail areas.
- Regarding landscaping along interior subarea roads, trees will be placed in a 9' tree lawn between the streets and the sidewalk at an interval of approximately 35', adjusted for driveways and utilities. Trees will be no less than 2" caliper. Species to be reviewed as part of the Design Review process.
- Individual homes in Subarea D will have the following minimum landscape requirements:
    - Lots equal to or less than 65', will be required to have a minimum front raised planting bed of no less than 150 sf and a depth of 6" of topsoil. Landscape beds should be reasonably filled and should not contain large areas devoid of plantings. Each outside corner of the home is required to have a raised bed with plantings. Minimum front lot plantings include 1 ornamental (1.5" caliper or greater) or 1 shade tree (2" caliper or greater), no less than 10 foundation plantings with at least 30% being considered intermediate planting greater than 24" tall and the remainder being small plantings between 18" and 24" in height. Additional ground cover within the beds is encouraged.
    - Lots greater than 65', will be required to have a minimum front raised planting bed of no less than 225 sf and a depth of 6" of topsoil. Landscape beds should be reasonably filled and should not contain large areas devoid of plantings. Each outside corner of the home is required to have a raised bed with plantings. Minimum plantings include two trees, 1 ornamental (1.5" caliper or greater) and 1 shade tree (2" caliper or greater), no less than 12 foundation plantings (shrubs) with at least 30% being considered intermediate planting greater than 24" tall and the remainder being small plantings between 18" and 24" in height. Additional ground cover within the beds is encouraged.
    - Prominent view lots (side yards open to common area) and secondary road frontage related to corner lots shall have additional foundation raised beds with plantings along roadway facing side of the home extending the entire length of the foundation. Minimum plantings shall include 8 small shrubs (18" to 24" in height) for every 25' of linear building façade.
    - Sod is required on all lots, no grass seeding permitted upon initial install.
    - No invasive plantings allow, including pear trees.
    - Review of landscape plans will be performed by the master developer prior to the issuance of the building permit.

Architecture, Site, and Lighting

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



- Twelve color pallets are being established in Marysville North. See exhibit for details. The

primary color of the house will be used to determine which family the home is categorized in. If the front elevation is 100% stone or brick, the color repeat pattern does not apply. No homes located beside each other should have the same color stone or brick. Color pallet prohibits any fluorescent colors. Lighting is to be directed downward and should be placed to display a uniform, comfortable and warm appearance.

- There will be no interior street lights within the single-family subareas to reduce the impact of light pollution. Detailed lighting plans for the homes including fixture, color, spacing, light type, and photometric specifications shall be provided with the Design Review Board Application.

Signage

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

Project Phasing

- It is anticipated that Subarea D will be constructed in 1 or 2 phases. Once the lots are constructed and home are started, it is reasonable to expect that the absorption rate could span 2 to 3 years.

Subarea E – Neighborhood Commercial District (NCD)

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

In implementing this subarea, the applicant will rely completely on the underlying Neighborhood Commercial District (NCD) Section 1121.11 for all uses, density, and other zoning requirements.

Subarea F - Public Common Area

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

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

List of Permitted Uses

- Park
- Community Center with pool (outdoor) and fitness center
- Parking
- Community Garden

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

ADDITIONAL INFORMATION REQUESTED

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

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

1135.01 (b) Specific Objectives:

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

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

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

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

all the other subareas with the existing communities.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Public Services:

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

Water:

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

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

Sanitary Sewers:

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

Other Utilities:

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

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

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

Traffic:

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

Schools:

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

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

The proposed PUD utilized the existing Marysville Comprehensive Plan as the basis for its development. Both the PUD and Comp Plan anticipated the majority of this area being Suburban Residential with a mixture of residential products. The small retail planned along St Rt 31 complements this use. In addition, the city staff and council embarked on a Focus Area Plan of this area in the summer 2024 with the help from an outside consultant/designer (The Edge Group). The Focus Area plan objectives were defined as: 1) create a prominent, well distributed open space network, 2) 30% open space, 3) greenway connectivity to regional amenities and neighborhoods, 4) preserve existing pond and woodlands, 5) integrate with existing developments, 6) utilize a mix of housing types, 7) neighborhood retail area, 8) gateway entrances from St Rt 31 and St Rt 4, and 9) realignment of Amrine Wood Road. The developer of Marysville North attended the working sessions and focus area presentation to better understand these objectives. The developer has now retained The Edge Group to work on this assignment to ensure alignment with the Focus Area Plan recommendations. It shouldn't be a surprise that the Marysville North master plan accomplishes all 9 of these goals in specular fashion.