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 May 6, 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 Planned Unit Development (PUD) Development Plan application for a development known as the Trails at Weaver Road Development located at 14373 Weaver Road.
2. To hear an application for an Amendment to a Planned Unit Development (PUD) Development Plan for a development known as Marysville East Section 1 located at Parcels with ID numbers of (1100090360000, 1100160180000, 2800170310000, 2800170350010, 2800170370000, 2800170440000, 2800170431000, 2800170420000, 2800170410000, 2800170400000 and 2800170390000).

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, May 6, 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:

March 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 Planned Unit Development (PUD) Development Plan application for a development known as the Trails at Weaver Road Development located at 14373 Weaver Road.
2. To hear an application for an Amendment to a Planned Unit Development (PUD) Development Plan for a development known as Marysville East Section 1 located at Parcels with ID numbers of (1100090360000, 1100160180000, 2800170310000, 2800170350010, 2800170370000, 2800170440000, 2800170431000, 2800170420000, 2800170410000, 2800170400000 and 2800170390000).

DISCUSSION ITEMS:

DESIGN REVIEW BOARD LIAISON REPORT:

COMMENTS OF INDIVIDUAL BOARD MEMBERS:

Chad Wolniewicz

Lesley Verbus

Matthew Fisher

Michael Nickoson

Robert Stillion

Bret Ingle

Paige Laub

ADJOURNMENT:

Time Out: _____

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PLANNING COMMISSION MEETING MINUTES
March 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, Matthew Fisher, Bret Ingle and Chad Wolniewicz.

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

ADDITIONAL PERSONS PRESENT: Bart Barok, Carlton Dean, Bob Bailey and Bob Berbee.

APPROVAL OF MINUTES: Commissioner Verbus moved to approve the February 4, 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. The swearing in statement was made my Chairman Nickoson.

CITIZEN COMMENTS: None.

REPORT OF ADMINISTRATION: Manager Gaver asked the Commissioners if they would be available to have a joint meeting with City Council on April 7, 2025 at 6:00 p.m. during the City Council Work Session. The Commissioners said that would work for them. Additionally, she said the Main Street Marysville Design Committee announced a traffic box project in the City. Local artists are being encouraged to create artwork for the Uptown area. More information can be found on the Main Street Marysville website.

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:** *This agenda item was heard second on the agenda, Commissioner Wolniewicz moved to approve moving the agenda item; voice vote in favor was unanimous.* Carlton Dean of Sterile Waste solutions said the first time this application was presented to the City, it failed at City Council. If approved, it would have been as a Permitted Use. This time, the application is for a Conditional Use. He made it clear that their company is not involved with any incineration, the only process they do is Autoclaving of bio waste. They do not deal with hazardous waste.

Planning Officer Beard said Autoclaving was added in parentheses to make it clear that is the only process that would be allowed.

Commissioner Comments: Commissioner Verbus asked is there is a difference between bio waste and bio medical waste. Mr. Dean said everything they handle is considered bio medical waste, which is regulated by the EPA. That is the only type of waste they are able to treat.

Citizen Comments: None.

Response to Citizen Comments: None.

Commissioner Fisher moved to approve application and the question put, stood:

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

Vote 7-0; Motion carried.

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

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:** Bart Barok of Rockford Development Investments provided a presentation as shown in Exhibit A. He explained plans for each of the sub areas, green space and roadways, in detail. Regarding the color pallet options, he said City Staff asked for the options to be expanded, which will be finalized as a part of the Design Review Board process.

   Commissioner Comments: There was considerable discussion from the Commissioners regarding tree removal, a tree survey and tree replacement plans. Mr. Barok said it is not their intent to complete a tree survey. They will not participate in the tree replacement program for the areas as shown on the Existing Conditions exhibit in the development text, but will follow it outside of those locations, if any trees are removed. Technically, since this land is not in the City, trees could go ahead and be cleared, however, that is not is how he operates and that will not happen. Manager Gaver spoke to certain areas where there is a desire to save as many trees as possible. There could be a buffer between the proposed commercial and residential areas. Mr. Barok said there may be an opportunity there, but it depends, that is something they can keep in mind. Commissioner Wolniewicz said it would be nice to know the number of trees that will be taken down. Mr. Barok said he can work on more information between now and the Design Review Board process. Additionally, there was discussion regarding connectivity with Amrine Meadows and Marysville North, which is planned to occur. Regarding street widths, Chairman Nickoson said he would like that to be addressed based on feedback from City Staff. Mr. Barok said he cannot commit to wider streets at this time. The goal is to have short streets to make the area more walkable. As we start to build, we are committed to at least one side of the road with parking, with the exception of inner park streets. We will work with the Engineering department. Chairman Nickoson said the Engineering department needs to be satisfied. Commissioner Ingle asked about HOAs. Mr. Barok said there will be HOAs and a New Community Authority (NCA). Further, Commissioner Ingle asked about the Permitted Use of Emergency Care Facility.

He asked about potentially having an acreage limit in an effort to not allow one to take many acres. Mr. Barok said having one that is large will not be their intent. Chairman Nickoson said he would like to see charging stations added to Subarea A. He agrees with Staff comments and feels they should be added to the plans. Mr. Barok stated why he doesn't feel they are useful in this type of area. Manager Gaver said upon reviewing the packet, there is a statement that vinyl was removed. She asked if that is for the single family homes or for the town homes. Mr. Barok said it would be for both. Additionally, for the foundations, Manager Gaver asked if parging would be allowed, when concrete is used over brick to make a stucco look. Mr. Barok said he would say yes, as long as it's not over a brick-like product. Lastly, Manager Gaver asked if there would be top soil with the sod as well. Mr. Barok said no. Manager Gaver said if there is not top soil along with the sod, the grass will grow, but it will not be great.

Citizen Comments: None.

Response to Citizen Comments: None.

Commissioner Wolniewicz moved to approve application with the following conditions and the question put, stood:

- The applicant shall provide at least two EV charging stations in Subarea A.
- The applicant shall move Senior Living, Independent Living and Emergency Care Facility to Conditional Uses rather than permitted uses.
- No parging of the exterior of the foundation walls.
- The garage does not extend in front of the house and if it is equal to the front of the house then a porch shall extend further out.
- Remove Vinyl material from the permitted materials.
- Remove the second floor multi-family use in Subarea A.

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

Vote 7-0; Motion carried.

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

DISCUSSION ITEMS: Planning Officer Beard spoke to potential changes to deadlines for applications so that in the future, Planning Commission Members would be able to get feedback from applicants a week prior to the meeting, instead of the day before or the day of Planning Commission Meetings. The Commission was supportive of the change. Additionally, Chairman Nickoson spoke to a recent change with the Design Review Board where applicants have been asked to limit presentations to 15 minutes unless approved by the Chairperson. Commissioner Laub moved to amend the Rules and Procedures for the Planning Commission to state *applicants are encouraged to limit their presentation of their application to a maximum of fifteen (15) minutes prior to comments from Board Members and citizens unless otherwise authorized by the Chairperson*; voice vote in favor was unanimous.

DESIGN REVIEW BOARD LIAISON REPORT: Commissioner Stillion said the February Design Review Board Meeting was cancelled. Additionally, there were questions and dialogue from the Commission regarding Chick-Fil-A, the Design Review Board has approved a projecting sign and architecture.

COMMENTS OF INDIVIDUAL COMMISSION MEMBERS: Commissioner Verbus encouraged the public to take a look at the opportunity to create public art, it is a neat opportunity. Chairman Nickoson encouraged citizens to support small businesses. The City lost a couple last month in the Uptown. It is easy to say we like a local place, but we need to show that we like the business with our dollars. People complain about McDonalds and Subway, however, but if you like small businesses, you need to frequent them.

ADJOURN: There being no further business to bring before the Commission, Commissioner Laub moved to adjourn the meeting. Voice vote in favor was unanimous. The meeting adjourned at 7:38 p.m.

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May 6, 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 - Trail at Weaver Ridge

Application: To hear an application for a Planned Unit Development (PUD) Development Plan application for a development known as the Trails at Weaver Road Development located at 14373 Weaver Road.

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

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

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

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

Aerial (location is in blue)



Project History:

The Planning Commission approved a Sketch Plan for the Trails at Weaver Ridge PUD at the November 5, 2024 Planning Commission meeting. The development plan application was submitted to be heard at the April 2, 2025 Planning Commission meeting, but was Tabled per the applicant's request prior to the meeting.

Planning & Zoning Staff Analysis:

The proposed parcel is zoned Agricultural Residential District (ARD). 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 3-4 of the Development Text.

1135.06 Common Open Space

- The development is proposed to have 20.65 Acres of Public Common Open Space, which is 20.3% off the overall acreage of the development.
  The applicant shall confirm the acres for the Open Space due to discrepancies on Exhibits D (22.66 acres) and D2 (20.65 acres).
  The applicant shall provide calculations of the Open Space with and without the retention areas being included.

The open space is confirmed to be ± 20.65 acres, not including the stormwater retention areas, and ± 29.4 acres if you include the stormwater retention areas. Open space numbers have been corrected on the drawings.

The retention ponds proposed shall have natural variation to the contours.
Retention ponds shall be designed to appear natural in nature through the engineering and Site Plan review process.

General Development Standards - Existing Conditions

The applicant provided an Existing Conditions map as Exhibit C.
The applicant shall show the existing trees on site and if they will be preserved or removed.
The applicant has indicated the disposition of the existing trees on the existing conditions plan. There are approximately 4 trees in the middle of the farm field that are anticipated to be removed. All perimeter trees will be preserved to the greatest extent possible.
The applicant shall confirm that they will follow the City tree replacement requirements for any trees that will be removed.

General Development Standards - Access

The primary entrance into the development will be via a newly constructed roadway that will extend from Weaver Road throughout the development. There will be additional access points from the north with the extension of Buckmeyer Drive and Weaver Ridge Drive.

All streets within the development will be treelined with 5' sidewalks on both sides.
The applicant shall state the width of the tree lawn. It shall be a minimum of nine (9'-0") feet.
The width of the tree lawn has been indicated in the text as to be a minimum of 9'.

Sidewalks connecting the front door of the house directly to the sidewalk are encouraged.
The applicant will work with a builder (TBD) to encourage those sidewalk connections.
It is staff's recommendation to include zoning code within the PUD that sidewalks connecting the front door of the house directly to the sidewalk are required.

PUD Development Text

The proposed development plan provides one (1) subarea on +/- 101.76 acres.

The Applicant is proposing the following Uses:

- Permitted Uses
  - Single Family Residences
- Accessory Uses and Structures
  - Decks and patios
  - Trellises, pergolas, gazebos - Rear Yard
  - Play structures - Rear Yard
  - Fences - Rear Yard - See Development Text for specific requirements
- Open Space Uses
  - Community pavilions / shelters
  - Tot-lots and play structures

- Dog parks
- Sports courts (pickleball, volleyball, tennis and basketball)
- Gardens

The Applicant is proposing the following development standards:

- Density
  - 2.45 Dwelling Units per acre
- Building Height
  - 35’ maximum for principal structure
  - 15’ maximum for accessory structure
- Lot Size
  - Lot Width - Minimum 55’, 66’ and 70’ lot widths
  - Lot Depth - Minimum 130’
- Setbacks
  - Front: 25’ from right-of-way
  - Side: 7.5’ from each side lot line
  - Rear: 25’ from rear lot line
  - See page 6 of the Development Text for Exceptions
- Lot Coverage
  - None Provided

    The applicant shall provide the maximum lot coverage permitted per parcel.
    The text has been updated to indicate the maximum lot coverage of 55%, meeting the SRD - Single Family requirement.
- Access, Parking, Loading, and Pedestrian Connectivity
  - Access will be via Weaver Road with secondary access points at Buckmeyer Drive and Weaver Ridge Drive.
  - Parking
    - Minimum 2 car garage and 2 driveway spaces

      Double garage doors should be minimized; consider two 1-bay doors, or decorative hardware for the 2-bay doors.
      The development text includes requirements for either windows, decorative hardware, or both to be installed on garage doors. One bay doors are not preferred as they make garages more difficult for entry / exit for some drivers.

      Garages should be set behind the front facade of the home or behind a usable porch.
      The applicant will work with a builder (TBD) to determine if their footprints will allow for this configuration.
      It is staff’s recommendation to include zoning code within the PUD that garages shall be set behind the front facade of the home or behind an usable porch.

The applicant shall encourage side loaded garages where possible such as corner lots.

Side load garages have been identified in the text as to be encouraged where lot width and configuration permits, such as corner lots.

- Sidewalks will be located on both sides of the road.
- Multi-purpose trails (10') will be installed along Weaver Road and throughout the majority of the open space sites.

- Landscaping
  - Will be per the general landscaping standards identified in Section 1125 of the Marysville Codified Ordinances unless noted below.

    The applicant shall explain if there will be foundation planting required for each home within the development. Staff encourages foundation landscaping to be required for each house.

    The text has been updated to include the requirement for foundation planting along the front façade of the home, with typical landscape plans required to be submitted with the Design Review Board application.
  - Street Trees shall be installed on both sides of the streets using a species from the City's approved street tree species list for "large" trees.

    Per the City Forester the street trees must be selected from the city's approved species list. Do not include "AC SI", "LI ST", "QU RU", or "QU CO" as street trees. For diversity within each street, plant in blocks of 10 on each side of the street.

    The drawings have been updated to remove these trees, and final tree planting will be submitted for review with the Design Review Board application.

    If final approval of the PUD Development Plan is granted the applicant shall take into account the City Forester's comment; street trees adjacent to "open/common areas" - depict on the landscape plan the location of street lights, signs, hydrants, and/or other infrastructure that may compete for space with street trees. Arrange trees in a harmonious fashion so as to not impede growth or function of each.

    A note has been added to the text that street tree spacing shall conform to the City of Marysville Zoning Code, and all street tree spacing shall be coordinated with the location of driveways, street lights, utilities, and street signs.
- Mailboxes
  - Cluster mailboxes will be utilized

    The applicant shall update Exhibit D to depict the location and proposed design as stated in the development text.

    Exhibit D, and Exhibit F3 have been updated to show the location of the proposed CBU's and the typical design / detail for the same.
- Architecture, Site, and Lighting
  - Colors - Earth tones, muted and natural tones primarily shades of green, brown, blue, white, grey, beige or yellow. Muted shades of red may be used if more of an earth tone.

The applicant shall permit more color options for each house within the development to add increased architectural interest. Staff suggests not to only allow muted colors and prohibit any Neon or Florescent colors.

The text has been updated to reflect this request.

- Accent colors are permitted on features such as doors, limited trim, etc.

  The applicant shall confirm if doors would allow for garage doors to be accent colors.

  The text has been updated to confirm that garage doors may be permitted to be accent colors consistent with the architectural theme of the home.

- Blank facades on any exterior elevation of the homes is prohibited
- Building materials can include stone, stucco stone, brick, wood, cementitious fiber cement (hardi-plank or approved equal) and vinyl.
  - High quality architectural grade vinyl siding with a minimum thickness of 0.044" with additional standards below
    - 3", 4.5", 5" ship lap or dutch lap
    - Molded to replicate board and batten vertical siding
    - Molded to replicate wood shakes

  The applicant shall consider the possibility of permitting insulated vinyl siding.

  The development text has been updated to include insulated vinyl siding as a permitted material.
- Roofs
  - Main pitched roofs with gables or hips at end shall have minimum slope of 5:12
  - Materials - Minimum 30-year medium weight dimensional or dimensional-look asphalt shingles or standing seam metal with minimum 30 year paint warranty
- Architectural Diversity
  - No home elevation or color shall be repeated directly adjacent on the same side of the street or on the closest two homes on the opposite side of the street.
- Minimum lighting standards shall be as follows:
  - All lighting standards shall meet the Marysville Codified Ordinances.
  - Landscape lighting shall be permitted to light the proposed sign
  - Lighting fixtures near the edge of property shall be designed to eliminate spillage onto adjacent properties.

The applicant shall provide usable front porches on the residential homes.

The applicant will work with a builder (TBD) to determine if their footprints will allow for this configuration.

It is staff's recommendation to include zoning code within the PUD that residential homes shall include an usable porch.

Encourage wood or composite material for front porches.

The applicant has stipulated that all architecture, and final landscape plans shall be submitted and approved by the Design Review Board. Applicant will work with prospective builders to reflect this requirement at the time of DRB submittal.

- Signage
  - Will be per the Marysville Codified Ordinances unless noted below.
  - One monument sign - See Exhibit F3 for Details
    - Along Weaver Road - max height of wooden post 12'-0"
  - Sign Face
    - 4'-6" x 6'-0"
  - Materials
    - Stone veneer to match building elevations, cast stone, wooden post and a wood or high density urethane sign panel.

      The applicant shall label the sign face with the proposed material.

      The material for the sign face has been reflected on the drawings.
  - Landscape
    - The sign will be surrounded by shrubs and perennial planting

Engineering Comments

1) Roadway
   a) Engineering staff has reviewed the Traffic Impact Study and recommend a total roadway impact fee of $500,000 ($2,000 per lot) to assist in the construction cost of current roadway projects (East 5th Street Improvements and Professional Parkway Traffic Calming Enhancements) and any future roadway improvement projects along Weaver Road / Chestnut Street. The roadway impact fees shall be paid at the time of final platting.
   b) Intersection sight distance exhibits/drawings shall be provided during the engineering approval process for the following intersections:
      i) Weaver Road and the main access road into the development.
   c) Right-of-Way and Road Cross-Section Widths:
      i) Roads A, B and C shall have a right-of-way width of seventy (70) feet.
      ii) Road D, E, F and G shall have a right-of-way width of sixty (60) feet.
      iii) Applicant shall coordinate road cross-section widths with the Engineering Department during engineering review process.
   d) Right-of-way dedication along Weaver Road (80' total right-of-way width, 40' off road centerline) and a utility easement (20' total easement width) flanking the proposed right-of-way will be required. Coordination of the right-of-way dedication can occur during the final engineering review process

2) Connectivity
   a) Engineering recommends providing options for future road connectivity to the adjacent parcels to the south and west. An option for a stub road to the west shall be provided. This can be accomplished by extending Road "A" through Lots 64 and 65.

3) Stormwater & Drainage
   a) The final stormwater alignment (horizontal and vertical) will be reviewed and approved by the City during the Zoning Permit / Engineering review process.
      i) A stormwater management report, including all stormwater calculations, shall be reviewed and approved by the City.

ii) Minimize public storm in rear yards.
iii) Watersheds
    (1) The project is located in the Big Darby Creek Watershed
    (2) OEPA Big Darby Stormwater Regulations must be adhered to.
    (3) The project drains to an Unnamed tributary of Buck Run
iv) Identify any downstream restrictions on drainage.
    (1) Contact Union County Soil and Water to discuss downstream channels and farm tile systems impacted by this development.
    (2) Identify if there is Ditch Maintenance Agreements on any of the downstream properties.
v) A stormwater pollution prevention plan (SWPPP) will be required prior to construction commencing.
vi) Provide a standalone Operations and Maintenance Manual for the proposed stormwater detention/retention structures on this site.
vii) An executed Operations and Maintenance Agreement shall be required for the proposed detention facility at this site. This will be provided once the Operations and Maintenance Manual is approved.

4) Stormwater Management Facilities
    a) Stormwater facilities (retention ponds, detention ponds, etc.) shall be excluded from the open space calculation.
    b) Retention ponds and drainage ways should be designed beyond function to enhance the quality of newly created landscapes on site.
    c) Retention ponds shall be designed to deter animal fowl per FAA Advisory Circular 150/5200-33C regarding Hazardous Wildlife Attractants on or near Airports.

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

6) Sanitary
    a) The final sanitary lateral alignment (horizontal and vertical) will be reviewed and approved by the City during the Zoning Permit / Engineering review process.

7) Community Open Space
    a) Consider the use of native plants in newly created community open space design with nature education and awareness as an amenity.

8) Miscellaneous
    a) Any required utility extensions or upgrades will be the sole responsibility of the Applicant.
    b) The applicant will be responsible for obtaining all Ohio EPA Permits associated with this development.
        i) An Ohio EPA Permit to Install (PTI) Permit will be required for both water and wastewater prior to construction commencing.
        ii) An Ohio EPA Notice of Intent (NOI) Permit will be required prior to construction commencing.

Staff Comments

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

1. All Engineering comments shall be met.
2. The applicant shall confirm that they will follow the City tree replacement requirements for any trees that will be removed.
3. It is staff's recommendation to include zoning code within the PUD that sidewalks connecting the front door of the house directly to the sidewalk are required.
4. It is staff's recommendation to include zoning code within the PUD that garages shall be set behind the front facade of the home or behind an usable porch.
5. It is staff's recommendation to include zoning code within the PUD that residential homes shall include an usable porch.

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.

Creating
Successful and
Sustainable Places

March 31, 2025

City of Marysville
Mr. Jeff Beard, Planning Officer
209 S. Main Street
Marysville, Ohio 43040

Re.: Trails at Weaver Ridge PUD Submittal – Staff Comment / Responses

Dear Jeff,

We greatly appreciate the staff's thoughtful review of the proposed PUD, and the comments provided. Please find attached our updated drawings and text, and see below for our initial responses to your comments. We look forward to our discussion tomorrow night with the Planning Commission.

Staff Comments

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

1. All Engineering comments shall be met. The applicant will comply with all of the requirements established by the City of Marysville Engineering Department.

2. The applicant shall confirm the acres for the Open Space due to discrepancies on Exhibits D (22.66 acres) and D2 (20.65 acres). The open space is confirmed to be ± 20.65 acres, not including the stormwater retention areas, and ± 29.4 acres if you include the stormwater retention areas. Open space numbers have been corrected on the drawings.

3. The applicant shall provide calculations of the Open Space with and without the retention areas being included. See comments from #2 above.

4. The retention ponds proposed shall have natural variation to the contours. Retention ponds shall be designed to appear natural in nature through the engineering and Site Plan review process.

5. The applicant shall show the existing trees on site and if they will be preserved or removed. The applicant has indicated the disposition of the existing trees on the existing conditions plan. There are approximately 4 trees in the middle of the farm field that are anticipated to be removed. All perimeter trees will be preserved to the greatest extent possible.

6. The applicant shall state the width of the tree lawn. It shall be a minimum of nine (9'-0") feet. The width of the tree lawn has been indicated in the text as to be a minimum of 9'.

7. Sidewalks connecting the front door of the house directly to the sidewalk are encouraged. The applicant will work with a builder (TBD) to encourage those sidewalk connections.

8. The applicant shall provide the maximum lot coverage permitted per parcel. The text has been updated to indicate the maximum lot coverage of 55%, similar to what is required for single-family uses in the City of Marysville Zoning Code.

9. Double garage doors should be minimized; consider two 1-bay doors, or decorative hardware for the 2-bay doors. The development text includes requirements for either windows, decorative hardware, or both to be installed on garage doors. One bay doors are not preferred as they make garages more difficult for entry / exit for some drivers.

10. Garages should be set behind the front facade of the home or behind a usable porch. The applicant will work with a builder (TBD) to determine if their footprints will allow for this configuration.

11. The applicant shall encourage side loaded garages where possible such as corner lots. Side load garages have been identified in the text as to be encouraged where lot width and configuration permits, such as corner lots.

12. The applicant shall explain if there will be foundation planting required for each home within the development. Staff encourages foundation landscaping to be required for each house. The text has been updated to include the requirement for foundation planting along the front façade of the home, with typical landscape plans required to be submitted with the Design Review Board application.

13. Per the City Forester the street trees must be selected from the city's approved species list. Do not include "AC SI", "LI ST", "QU RU", or "QU CO" as street trees. For diversity within each street, plant in blocks of 10 on each side of the street. The drawings have been updated to remove these trees, and final tree planting will be submitted for review with the Design Review Board application.

14. If final approval of the PUD Development Plan is granted the applicant shall take into account the City Forester's comment; street trees adjacent to "open/common areas" - depict on the landscape plan the location of street lights, signs, hydrants, and/or other infrastructure that may compete for space with street trees. Arrange trees in a harmonious fashion so as to not impede growth or function of each. A note has been added to the text that street tree spacing shall conform to the City of Marysville Zoning Code, and all street tree spacing shall be coordinated with the location of driveways, street lights, utilities, and street signs.

15. The applicant shall update Exhibit D to depict the location and proposed design of the mailbox kiosks as stated in the development text. Exhibit D, and Exhibit F3 have been updated to show the location of the proposed CBU's and the typical design / detail for same.

16. The applicant shall permit more color options for each house within the development to add increased architectural interest. Staff suggests not to only allow muted colors and prohibit any Neon or Florescent colors. The text has been updated to reflect this request.

17. The applicant shall confirm if doors would allow for garage doors to be accent colors. The text has been updated to confirm that garage doors may be permitted to be accent colors consistent with the architectural theme of the home.

18. The applicant shall consider the possibility of permitting insulated vinyl siding. The development text has been updated to include insulated vinyl siding as a permitted material.

19. The applicant shall provide usable front porches on the residential homes. The applicant will work with a builder (TBD) to determine if their footprints will allow for this configuration.

20. Encourage wood or composite material for front porches. The applicant has stipulated that all architecture, and final landscape plans shall be submitted and approved by the Design Review Board. Applicant will work with prospective builders to reflect this requirement at the time of DRB submittal.

21. The applicant shall label the sign face with the proposed material. The material for the sign face has been reflected on the drawings.

22. The applicant shall reference Appendix A for additional comments and grammatical errors regarding the PUD text. The text has been updated to incorporate all of the comments / corrections noted in Appendix A.

Please feel free to reach out to me at any time with additional questions or clarifications. As always, thank you for your help and guidance.

Sincerely,



Gary B. Smith, ASLA|CLARB
Owner, G2 Planning & Design, LLC

City of Marysville, Ohio

PUD Re-Zoning Application and Development Plan Submittal

For:

The Trails at Weaver Ridge

03.11.2025
Revised 03.31.2025

Proposal By:

T-Bill Development Co.

Contact: William Westbrook
2722 Nottingham Road
Columbus, Ohio, 43221
614.571.1159

Prepared By:

Contact: Gary Smith RLA|CLARB
720 E. Broad Street, Suite 200
Columbus, Ohio 43015
614.583.9230

Engineer:

Contact: Kevin Kershner
7965 N. High Street, Suite 200
Columbus, Ohio 43235
614.472.8963

Development Plan Application Index:

The following are included herein as part of the required items for Development Plan Application:

1. Signed Application
2. PUD Introduction, Project Description & Impacts
    - Relation to Objectives of Section 1135.01
    - Impact to public services and facilities
    - Conformance to the City's Comprehensive Plan
3. Development Standards Text

    Single Family:

    A. Permitted and Accessory Uses
    B. Site Development Standards
    C. Architectural Standards
    D. Lighting

    Overall Development:

    A. Overall Site Development Standards
    B. Divergences from General Code Items
4. Development Plan / Zoning Exhibits

Exhibit A – Legal Description
Exhibit A2 – Boundary Survey
Exhibit B – Vicinity Map
Exhibit C – Existing Conditions
Exhibit D – Development Plan
Exhibit D2 – Illustrative Plan
Exhibit E – Open Space Plan
Exhibit F – Site Landscape Plan
Exhibit F2 – *Reserved for Future Use
Exhibit F3 – Landscape Details
Exhibit F4 – Open Space Amenities Examples
Exhibit G – Site Utility Plan

The Trails at Weaver Ridge Introduction

Preliminary Description of the PUD:

The Trails at Weaver Ridge Development is intended to be a family-oriented, planned residential community designed with the best planning practices in mind. The project is approximately 102-acres located just off Weaver Road. The single-family residential land use and site friendly planning principles incorporated into the Trails at Weaver Ridge comply with the strategic intent of the City of Marysville Comprehensive Plan. The site is almost entirely open farmland, and will incorporate a mix of traditional single-family lot sizes. The development will incorporate nearly 23 acres of green space, including a trail network that will connect many of the green spaces with Weaver Road, and the existing development to the north. The development will feature 10' trails within the open spaces, and a traditional 5' sidewalk on ~~the either~~both side~~s~~ of the street. High-quality architecture will add to the lasting value of this community.

Permitted and Accessory Uses:

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

General Lot Size Requirements:

The single-family homes in the development will have a mix of lot sizes including 55' x 130', 66' x 130', and 70' x 130'.

Density of the entire development:

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

Open Space (Section 1135.06):

Total Project Open Space	*- +/- 20.65 Acres (20.3% of the total acreage) as currently shown, not including stormwater ponds. +/- 29.4 Acres when stormwater ponds are included.*

Project Description and Impacts:

Written presentation by the developer setting forth the following:

How the development meets the proposed and specific objectives set for in Section 1135.01 of the Planning & Zoning Code:

The PUD layout provides a unified approach to development that fits the site, minimizes infrastructure costs and maintains over 20% of the land area as open space. The project will bring high quality single-family residences that will provide housing options to serve the projected employment growth in and around the City of Marysville.

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

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

The project is located within the City of Marysville Sanitary Sewer and Water Service Areas. There is an existing 8-inch sanitary sewer and a 12-inch waterline on Buckmeyer Drive and Weaver Ridge Road along the north property line that will provide to service the project. The Traffic Impact Study has been submitted to the city for approval.

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

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

The current zoning of the property is ARD (Agricultural Residential. Within the 2018 Marysville Comprehensive Plan, this site is identified to be developed under the Suburban Residential District recommendations. The single-family neighborhood use, and the proposed density of 2.45 units/acre for this development fit perfectly within those recommendations and comply with the recommended goals of the comprehensive plan.

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

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

The Trails at Weaver Ridge
Planned Unit Development

Development Standards Text:

In conformance with Section 1135.15 of the City of Marysville Planning and Zoning Code, the applicant is filing an application for Development plan. The following development standards text and zoning exhibits are to be considered part of the application for Development Plan and shall establish the minimum requirements for the development of the property. The development standards text may reference or incorporate various sections of the City of Marysville Planning and Zoning Code, and the codified ordinances of the City of Marysville shall apply except as otherwise provided herein. Where there is a conflict, or difference, between the provisions established in the Trails at Weaver Ridge PUD Development Standards text or Development Plans and the codified ordinances of the city, the provisions of this PUD Development Standards text and Development Plans shall prevail. Architecture for single-family homes shall be submitted for the review and approval of the Marysville Design Review Board.

The Trails at Weaver Ridge PUD will be dedicated to the construction of single-family homes marketed towards families and young professionals who wish to reside in the City of Marysville. The development will be governed by its own homeowner's association (HOA) and restrictive covenants. The specific development text requirements, as well as the general development text requirements for the entire development, are outlined as follows:

A. Permitted and Accessory Uses

The following permitted and accessory uses and structures are established for the Trails at Weaver Ridge PUD:

1. **Permitted Uses and Structures**
   The following principal uses and structures shall be permitted within this PUD:
   a) Single-family residences.

2. **Accessory Uses and Structures**
   The following accessory uses and structures shall be permitted within this PUD:
   a) Decks and patios are permitted accessory structures.
   b) Trellises, pergola's, gazebo's or other garden structures are permitted in the rear yard of any lot provided such structures meet the approval of the HOA.
   c) Play structures shall be permitted in the rear yards only provided that such structures are assembled from permanent durable materials and meet the approval of the HOA.
   d) Fences shall be permitted in the rear yard only, subject to the approval of the Trails at Weaver Ridge HOA, provided such fences meet the following:
      (1) The use of chain link fencing shall be prohibited

(2) Fences shall not exceed 54" in height
(3) Acceptable fencing types and materials include 3 and 4-rail horse fences in wood and vinyl, split rail in wood, and wood, vinyl, and aluminum picket. Aluminum picket fences shall have a top rail and shall not contain sharp pickets or projections.
(4) Rail fences used for pet containment may be permitted to include an attachment of black vinyl coated 2x2 or 2x4 wire mesh to the inside of the fence.

3. **Open Space Uses:**
The following uses and structures shall be permitted within the open spaces of this development, but are not required:
a) Community pavilions / shelters
b) Tot-lots and play structures
c) Dog parks
d) Sports courts including pickleball, volleyball, tennis, and basketball
e) Gardens

4. **Prohibited Uses:**
All uses not described above as permitted Principal or Accessory uses shall be prohibited within this PUD.

B. Site Development Standards

The following standards establish the minimum site development requirements for this PUD:

1. **Maximum Number of Units:** A total of 250 single-family houses shall be permitted within this PUD.

2. **Maximum Density:** A maximum of 2.45 Dwelling units per acre is being proposed for this PUD

3. **Minimum Lot Size:** Lots within this development shall be a minimum of 55' wide and 130' deep. The development shall incorporate a variety of lot sizes within the community including 66' wide lots, and 70' wide lots, as shown on the Preliminary Development Plan Exhibit.

4. **Maximum Lot Coverage:** The maximum lot coverage for all lots shall be 55% as defined by the City of Marysville Zoning Code.

~~4.~~5. **Minimum lot setbacks:**

The minimum lot setbacks are as follows:

a) Front yard setback: 25' from the right-of-way.

b) Side yard setback: 7.5' from each side lot line.

c) Rear yard Setback: 25’ from the rear lot line.

d) Exceptions: The following exceptions to the setbacks established above shall be permitted within this PUD.

i. For corner lots, the setback on the non-garage frontage shall be 20’ from the right-of-way.

ii. Above ground decks shall be permitted to encroach a maximum of 10’ into the rear yard setback subject to the approval of the HOA, but shall not be permitted to encroach into the required side yard setbacks.

iii. At-grade patios shall be permitted within all side or rear yard setbacks provided that such patios maintain a minimum distance of 3’ from any property line, and do not include any walls or other structures within the setback encroachment.

iv. Trellises, ~~pergola’s, gazebo’s~~pergolas, gazebos, or other garden structures are permitted in the rear yard of any lot provided such structures maintain a minimum 5’ setback from any side or rear property line.

v. Play structures shall be permitted in the rear yards only and shall be set back a minimum of 5 feet from any side or rear property line.

~~5.~~6. **Minimum floor area:** The minimum livable floor area for single-family homes shall be measured exclusive of the garage or basement, and shall be as follows:

a) 1,750 square feet for a two-story dwelling unit

b) 1,450 square feet for a single-story dwelling unit

~~6.~~7. **Maximum height of buildings:**

Building height shall be measured as defined in the City of Marysville Planning and Zoning Code, and the maximum height for structures shall be as follows:

a) Principal buildings: No single-family home shall be erected or enlarged to exceed 2 stories or 35 feet above grade.

b) Accessory buildings / structures (as defined above in A(2)): 15 feet maximum.

~~7.~~8. **Minimum parking requirements**

Each dwelling unit shall provide a minimum 2-car garage and 2 driveway spaces.

~~8.~~9. **Landscaping / Buffers:** Except where noted in this development text, and on the approved development plan exhibits, all landscaping shall be in accordance with the requirements of Marysville City Code chapter 1125. The following landscape standards will be required / approved for Trails at Weaver Ridge:

a) Street Trees: Street trees shall be installed on both sides of the public streets throughout the development as shown on the site landscape plans, Exhibit F. Street trees shall be provided in accordance with Section 1125.06. Tree lawns shall be a minimum of 9’ in accordance with Marysville standards. Trees shall be spaced in accordance with Marysville standards, and spacing shall be

coordinated with the locations of driveways, street signs, utilities and hydrants, and street lights. Species shall be selected from those meeting the definition of "large" trees and shall be selected from the City's approved Street Tree Species list.

b) Any portion of a developed lot upon which a building or driveway is not constructed shall be landscaped with lawn as a minimum. Those areas designated as landscape buffers, tree lawns, entry features or other landscape features shall be maintained meeting the minimum standards in Marysville City Code Chapter 1125.08 or as thereafter amended.

~~b)~~c) All homes shall have foundation plantings across the frontage of the home at a minimum. Typical home planting plans shall be submitted with the Design Review Board application for approval.

~~c)~~d) Quality: all plant materials used in conformance with the provisions of this text shall conform to the standards of the American Association of Nurserymen and shall have passed any inspection required under state regulations.

10. **Trash Collection:** The single-family homes shall have individual trash collection using standard rolling collection bins. No dumpsters or community compactors are proposed within this PUD.

11. **Mailboxes**: Mail delivery for the development shall be provided through the use of Cluster Maibox Units, location and final design to be approved by the Postmaster for this area, as required for all new residential developments. Conceptual location and design of Cluster Mailbox Units are included with the Development Plans, Exhibits D and F3.

C. Architectural Standards

The developer intends to submit final architecture and site landscape standards to the City of Marysville Design Review Board for final review and approval. The following standards establish the minimum architectural requirements for the Trails at Weaver Ridge PUD:

1. **Color Palette:**

~~Earth tones, muted, and natural tones shall be required for all single-family homes.~~ Low chroma colors~~, primarily in shades of green, brown, blue, white, grey, beige, or yellow~~ are acceptable, and neon or florescent colors are prohibited. ~~Muted shades of red may also be used provided they are more earth tone.~~ Accent colors are permitted for building accent features only such as doors, limited trim, etc. Garage doors are permitted to be accent colors consistent with the architectural theme of the home.

2. Façade:

Completely blank facades, devoid of windows or doors, shall not be permitted on any exterior elevation of the homes.

3. Exterior Materials:

The following exterior cladding materials shall be approved for use on all principal structures within the Trails at Weaver Ridge PUD.

a) Exterior cladding materials may include: Stone, Stucco Stone, Brick, Wood, Cementitious Fiber Cement (Hardi-Plank or approved equal), or High quality, architectural grade vinyl siding, or insulated vinyl siding, having a minimum of .044-inch nominal thickness in the following profiles:

i. 3", 4.5" and 5" Ship Lap, Dutch Lap
ii. Molded to replicate board and batten vertical siding
iii. Molded to replicate wood shakes

b) Vinyl or wood shutters, trim, and soffit.

~~c)~~a) ~~Garage doors shall incorporate either windows, decorative hardware, or both.~~

~~d)~~c) The use of aluminum as an exterior cladding material is limited to gutters, fascia, window frames, and vented soffit.

3. Roofs:

a) Main pitched roofs with gables or hips at ends shall have a minimum slope of 5:12.
b) Roofs shall be clad with minimum 30-year medium weight dimensional or dimensional-look asphalt shingles, or standing seam metal with minimum 30 year paint warranty.

4. Garages:

a) Side loaded garages are encouraged where lot width and conditions permit, such as corner lots.

~~c)~~b) Garage doors shall incorporate either windows, decorative hardware, or both.

~~4.~~5. Architectural Diversity:

The development is required to maintain a diversity of homes, elevations, and colors throughout the development. No home elevation or color shall be repeated directly adjacent on the same side of the street, or ~~on~~ the closest two homes on the opposite side of the street.

D. Lighting

a) All site lighting shall meet the requirements of the City of Marysville Planning and Zoning Code.
b) Landscape lighting may be provided at the main project entry to include lighting for the proposed sign.
c) At edge of property, all light fixtures must be designed/located to eliminate spillage onto adjacent property.

Overall Development:

A. Overall Site Development Standards

1. Signs permitted

Except as otherwise noted herein, and as shown on the approved development plan exhibits, the Marysville Sign Code (section 1129) shall apply to the Trails at Weaver Ridge PUD.

a) To help establish an individual sense of project identity ~~for the marketing of each sub-area~~ the Trails at Weaver Ridge development shall be permitted one free standing monument at the main entry/exit to the development located on Weaver Road as indicated in the Landscape Details, Exhibit F3.

~~b) Monument sign shall meet the requirements of Section 1129.18(a) for subdivision signs.~~

~~c)~~b) Monument signs shall be placed in a landscaped area as shown on the Landscape Details, Exhibit F3.

2. Open space / sidewalks

Open space for the Trails at Weaver Ridge PUD will be dedicated to, owned by, and maintained by the Trails at Weaver Ridge Homeowners Association and shall generally be configured as follows:

a) Based on requirements outlined in Marysville City Code Section 1135.06, open space shall be a minimum of 10% of the gross acreage, which for this development would be ±10.01 acres. The attached development plan for the Trails at Weaver Ridge is proposing a variety of open space areas totaling approximately ±22.66 Acres (22%), all of which are being dedicated to active and passive recreational use and trails.

b) A 10’ asphalt multi-use path shall be installed along the project frontage of Weaver Road, and within the open space areas as indicated on the development plans.

c) A 5’ Sidewalk will be provided on ~~the either~~both side~~s~~ of the street as indicated on the development plans.

d) Within all retention ponds, a minimum of 1 fountain or aerator shall be installed to prevent water stagnation and to provide visual appeal.

3. Project Phasing

The developer may construct the project in several phases depending on market timing and engineering considerations.

B. Divergences from General Code Items

The following divergences, identified above in the development standards text, are requested for approval as part of the Trails at Weaver Ridge PUD.

1. Divergences from the General Standards:

None Requested

OPEN SPACE

Adena Pointe Dr

Glenn Oak Dr

Woodline Dr

Cowan Creek Dr

Meadow View Dr

Forest Edge Dr

SRD

Links Dr

Shawnee Dr

Asher Ct

Buckmeyer Dr

Weaver Ridge Dr

Lorenzo Dr

ARD

LMD

La Costa Dr

Tamarac Dr

Dickerson Dr

Existing Tree to be removed

ARD

Existing Trees to be preserved to best ability.

NCD

Seapines Ln

Fox Fire Dr

Doral Ct

Existing Tree to be removed

Weaver Rd

Existing trees to be preserved to best ability.

ARD

736

PUD

ARD

THE TRAILS AT WEAVER RIDGE-EXISTING CONDITIONS

Marysville, Union county, Ohio 03/11/2025 - #24024, Revised 03/31/2025

EXHIBIT C

0 200 400 600

G2 PLANNING + DESIGN

Site Data: March 11, 2025

Total Site: ± 101.76 Acres

Total Lots: 250

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

Gross Density: ± 2.45 du/acre
Open Space w/out ponds: ± 20.65 Ac. (20.2 %)
Open Space with ponds: ± 29.40 Ac. (29 %)

70' Lots
66' Lots
55' Lots

THE TRAILS AT WEAVER RIDGE-ILLUSTRATIVE PLAN

Marysville, Union county, Ohio 03/11/2025 - #24024, Revised 03/31/2025

EXHIBIT D2

0 200 400 600

G2 PLANNING + DESIGN

Site Data: March 11, 2025

Total Site: ± 101.76 Acres

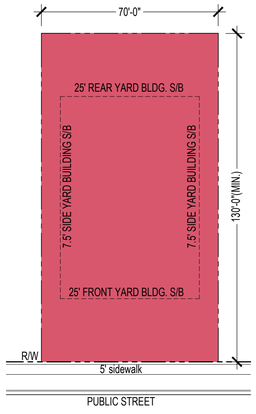
Total Lots: 250

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

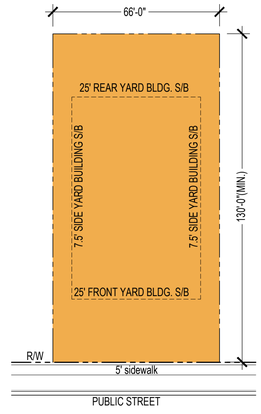
Gross Density: ± 2.45 du/acre
Open Space w/out ponds: ± 20.65 Ac. (20.3 %)
Open Space with ponds: ± 29.4 Ac. (29 %)

CODED NOTES

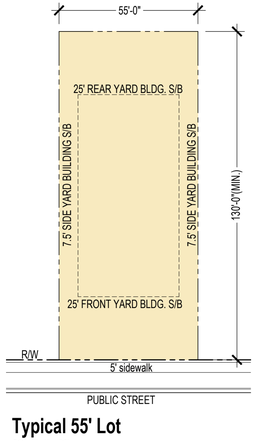
KEY	ITEM	REFERENCE
1	CBU AREA	SEE DETAIL X, SHEET X1



Typical 70' Lot
SCALE: 1" = 30'



Typical 66' Lot
SCALE: 1" = 30'



Typical 55' Lot
SCALE: 1" = 30'

THE TRAILS AT WEAVER RIDGE-DEVELOPMENT PLAN

Marysville, Union county, Ohio 03/11/2025 - #24024, Revised 03/31/2025

EXHIBIT D

0 200 400 600

G2 PLANNING + DESIGN



Site Data: March 11, 2025

Total Site: ± 101.76 Acres

Total Lots: 250

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

Gross Density: ± 2.45 du/acre
Open Space w/out ponds: ± 20.65 Ac. (20.3 %)
Open Space with ponds: ± 29.4 Ac. (29 %)

Total Roadway: ± 13,286 L.F. (± 53.14 lf/ new Lot)
Total 10' Pathway: ± 6,525 L.F.
Total 5' Sidewalk: ± 25,227 L.F.

THE TRAILS AT WEAVER RIDGE-OPEN SPACE PLAN

Marysville, Union county, Ohio 03/11/2025 - #24024, Revised 03/31/2025

EXHIBIT E

0 200 400 600

G2 PLANNING + DESIGN



PLANT LIST

CODE	BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
DECIDUOUS SHADE TREES / STREET TREES					
ZE SE	Zelkova serrata Zelkova	2" CAL.	B&B	AS SHOWN	Match Form
PL AC	Platanus x acerifolia 'Rockford' Rockford London Planetree	2" CAL.	B&B	AS SHOWN	Match Form
UL AM	Ulmus americana 'Princeton' Princeton Elm	2" CAL.	B&B	AS SHOWN	Match Form
TI CO	Tilia cordata Littleleaf Linden	2" CAL.	B&B	AS SHOWN	Match Form
NY SY	Nyssa sylvatica 'Wildfire' Wildfire Blackgum	2" CAL.	B&B	AS SHOWN	Match Form
QU PR	Quercus prinus Chestnut Oak	2" CAL.	B&B	AS SHOWN	Match Form
QU MA	Quercus macrocarpa Burr Oak	2" CAL.	B&B	AS SHOWN	Match Form
QU AL	Quercus alba White Oak	2" CAL.	B&B	AS SHOWN	Match Form
ZE SE	Zelkova serrata 'Green Vase' Green Vase Zelkova	2" CAL.	B&B	AS SHOWN	Match Form
SMALL / ORNAMENTAL TREES					
MA VI	Magnolia virginiana Sweetbay Magnolia	1.75" CAL.	B&B	AS SHOWN	
CE CA	Cercis canadensis Eastern Redbud	1.75" CAL.	B&B	AS SHOWN	
AM AB	Amelanchier x 'Autumn Brilliance' Autumn Brilliance Serviceberry	1.75" CAL.	B&B	AS SHOWN	
EVERGREEN TREES					
AB BA	Abies balsamea var. phanerolepis Canaan Fir	5' HT.	B&B	PER PLAN	
PI AB	Picea abies Norway Spruce	5' HT.	B&B	PER PLAN	
PI GL	Picea glauca 'densata' Black Hills Spruce	5' HT.	B&B	PER PLAN	

LANDSCAPE KEY PLAN

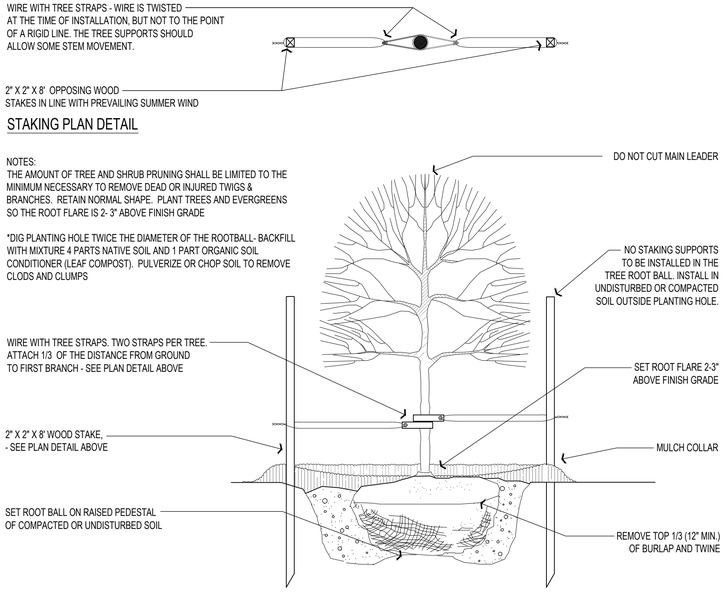
THE TRAILS AT WEAVER RIDGE-LANDSCAPE PLAN

Marysville, Union county, Ohio 03/11/2025 - #24024, Revised 03/31/2025

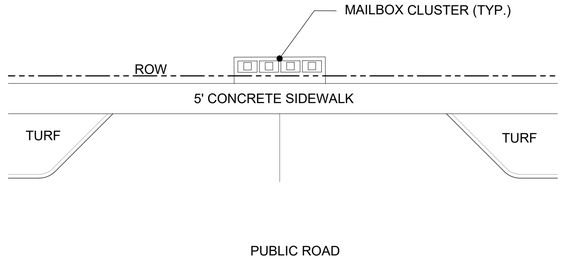
EXHIBIT F

0 200 400 600

G2 PLANNING + DESIGN



A DECIDUOUS TREE
SCALE: 1" = 1'-0"



B MAILBOX KIOSK (TYP.)
SCALE: 1" = 10'-0"



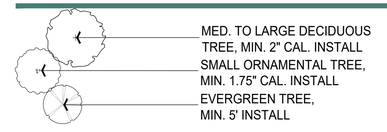
TRADITIONAL DECORATIVE 16 TENANT DOOR, 2 PARCEL BOX CLUSTER BOX UNIT IN BLACK, AVAILABLE THROUGH WWW.USMAILSUPPLY.COM, OR OWNER APPROVED EQUAL

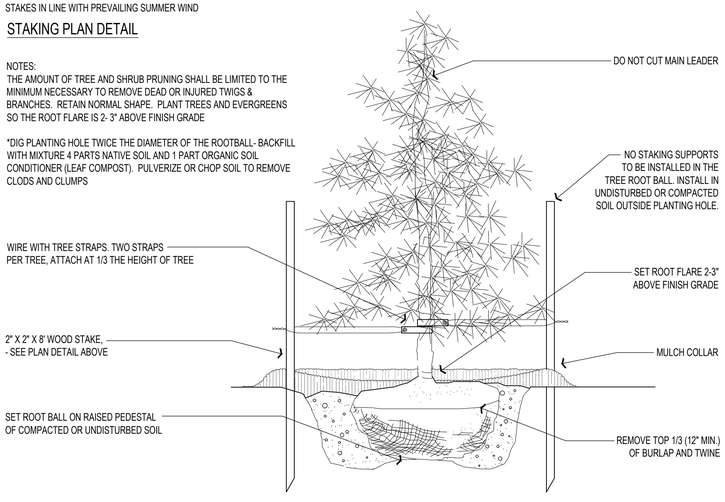
NOTE:
• CBU SHOWN HEREON IS PRELIMINARY IN NATURE. FINAL LOCATION AND CONFIGURATION TO BE COORDINATED WITH AND APPROVED BY THE LOCAL U.S.P.S. GROWTH MANAGER.

PLANT LIST

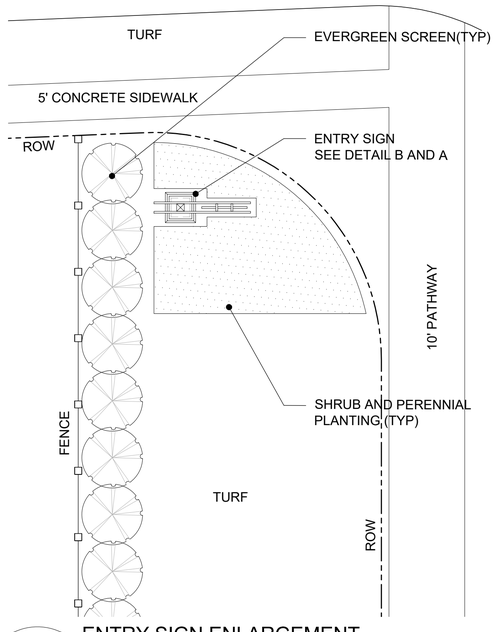
CODE	BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
DECIDUOUS SHADE TREES / STREET TREES					
ZE SE	Zelkova serrata Zelkova	2" CAL.	B&B	AS SHOWN	Match Form
PL AC	Platanus x acerifolia 'Rockford' Rockford London Planetree	2" CAL.	B&B	AS SHOWN	Match Form
UL AM	Ulmus americana 'Princeton' Princeton Elm	2" CAL.	B&B	AS SHOWN	Match Form
TI CO	Tilia cordata Littleleaf Linden	2" CAL.	B&B	AS SHOWN	Match Form
NY SY	Nyssa sylvatica 'Wildfire' Wildfire Blackgum	2" CAL.	B&B	AS SHOWN	Match Form
QU PR	Quercus prinus Chestnut Oak	2" CAL.	B&B	AS SHOWN	Match Form
QU MA	Quercus macrocarpa Burr Oak	2" CAL.	B&B	AS SHOWN	Match Form
QU AL	Quercus alba White Oak	2" CAL.	B&B	AS SHOWN	Match Form
ZE SE	Zelkova serrata 'Green Vase' Green Vase Zelkova	2" CAL.	B&B	AS SHOWN	Match Form
SMALL / ORNAMENTAL TREES					
MA VI	Magnolia virginiana Sweetbay Magnolia	1.75" CAL.	B&B	AS SHOWN	
CE CA	Cercis canadensis Eastern Redbud	1.75" CAL.	B&B	AS SHOWN	
AM AB	Amelanchier x 'Autumn Brilliance' Autumn Brilliance Serviceberry	1.75" CAL.	B&B	AS SHOWN	
EVERGREEN TREES					
AB BA	Abies balsamea var. phanerolepis Canaan Fir	5' HT.	B&B	PER PLAN	
PI AB	Picea abies Norway Spruce	5' HT.	B&B	PER PLAN	
PI GL	Picea glauca 'densata' Black Hills Spruce	5' HT.	B&B	PER PLAN	

LANDSCAPE KEY PLAN

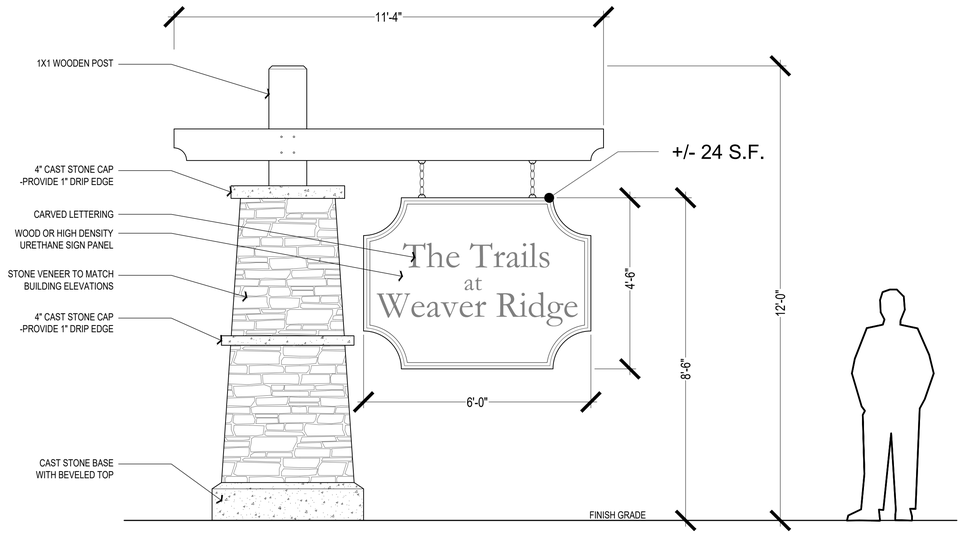




C EVERGREEN TREE
SCALE: 1" = 1'-0"



D ENTRY SIGN ENLARGEMENT
SCALE: 1" = 10'-0"



E DOUBLE-SIDED MAIN ENTRY SIGN
SCALE: 1/2" = 1'-0"

THE TRAILS AT WEAVER RIDGE-LANDSCAPE DETAILS

Marysville, Union county, Ohio 03/11/2025 - #24024, Revised 03/31/2025

EXHIBIT F3

0 200 400 600

G2 PLANNING + DESIGN

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

May 6, 2025

To: City of Marysville
Planning Commission Members

From: Ashley Gaver
Planning and Development Manager

RE: Marysville East Section #1 Planned Unit Development Text Amendment

Application: The applicant would like to amend the Marysville East Section #1 to include properties located at Parcels with ID numbers of 1100090360000, 1100160180000, 2800170310000, 2800170350010, 2800170370000, 2800170440000, 2800170431000, 2800170420000, 2800170410000, 2800170400000 and 2800170390000 into Subarea B of the Planned Unit Development and to rezone the existing Subarea C to Subarea B with this amendment.

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

Owners: **Property Owner A**
Parcel: 2800170310000, 1100090360000, 1100160180000
Cougar State Farms Limited Partnership
3160 Kingsmead Trace
Dublin, OH 43017

Property Owner B
Parcels: 2800170350010
Steven R. Elliott, Trustee
14802 Watkins Road
Marysville, OH 43040

Property Owner C

Parcels: 2800170400000, 2800170410000, 2800170420000, 2800170431000, 2800170440000
The Marysville Land Company, LLC.
8000 Walton Parkway Suite 200
New Albany, OH 43054

Property Owner D
Parcel: 2800170370000
Karl R. and Merilyn V. Martin
14872 Watkins Road
Marysville, OH 43040

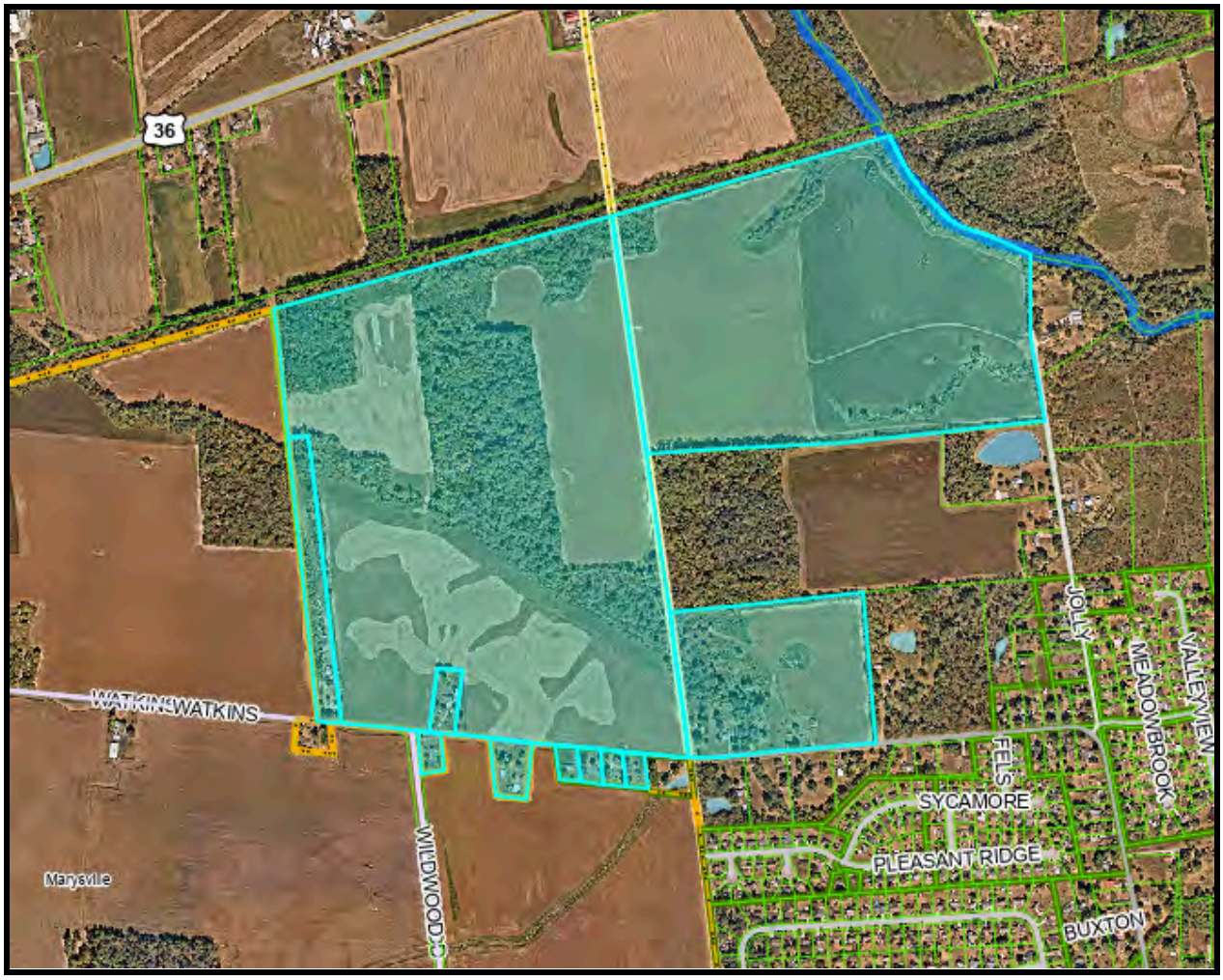
Property Owner E
Parcel: 2800170390000
Joan Robinson
14419 Watkins Road
Marysville, OH 43040

Location: The applicant is requesting a zoning amendment to rezone +/- 306.96 acres located on the north and south side of Watkins Road to allow for inclusion in the Marysville East Section #1 Planned Unit Development (PUD) and to convert +/- 14.17 acres north of Watkins Road, which is already part of the existing Marysville East Section #1 PUD from Subarea C Single Family to Subarea B Innovation District.

Existing property surrounding the subject property are as followed:

North: Farm / Residential District (U-1)
East: Low Density Residential District (R-1)
South: Watkins Rd and Manufacturing / Innovation District (M/I)
West: Planned Unit Development (PUD)

Aerial (location is in blue)



Project History:

The Planning Commission approved a Development Plan for Marysville East Section #1 PUD at the November 7, 2023 Planning Commission meeting and then the Development Plan was approved by City Council on January 8, 2024. An amendment to Marysville East Section #1 PUD was approved at the July 2, 2024 Planning Commission meeting and then the amendment was approved by City Council on October 14, 2024.

Planning Staff Analysis - Marysville East Section #1 PUD:

The previously approved development text of the Marysville East Section #1 PUD states under 'Subarea B - Manufacturing/Innovation District' the following:

> *The Manufacturing/Innovation District (approximately 251.31 acres) is generally located to the north/northeast of and adjacent to US Route 33, extending northward through Watkins Road to the old railroad tracks generally running east-west.*

The previously approved development text of the Marysville East Section #1 PUD states under 'Subarea C - Single-Family Residential' the following:

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

The previously approved development text of the Marysville East Section #1 PUD states under 'Subarea D - Public Common Area' the following:

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

The proposed amendments to Planned Unit Development

The applicant is proposing to amend Subarea B - Manufacturing/Innovation to allow for an additional +/- 230.65 acres to the existing +/- 266.4 acres with the inclusion of the eleven parcels proposed.

The amended PUD text is outlined in red below:

> The Manufacturing/Innovation District (approximately 230.65 acres) is generally located to the north of Watkins Road but does include a few of the individual homes on the southside of Watkins Road. The northern property line the old railroad tracks generally running east-west. This industrial/manufacturing area will provide additional ground for future business development within the Marysville area and will lead to new employers, employees, and residents. In addition, this area will generate tax revenues for the Schools, City, and County.
>
> *The applicant shall incorporate the existing Subarea B acres into this text showing the total amended acreage (previously approved and proposed).*

The applicant is proposing to amend Subarea C - Single-Family Residential from the current zoning to now be zoned as Subarea B Manufacturing/Innovation District the +/- 14.17 acres of the existing PUD will be incorporated into the Subarea B acreage.

The amended text is outlined in red below:

> With the rezoning of approximately 14.17 acres, previously zoned as subarea C under the Marysville East Section #1 PUD, subarea C will be reduced to zero acres. The 14.17

acres is hereby rezoned as part of this amendment as subarea B -Manufacturing / Innovation District and will follow the guidelines established for subarea B.

The applicant is proposing to amend Subarea D - Public Common Area to allow for an additional +/- 68.53 acres to the existing +/- 14.45 acres.

The amended text is outlined in red below:

The natural features in this public common area subarea (approximately 68.53 acres) will be reserved, protected, and developed as part of the network of parks and trail systems that will provide recreational opportunities and promote connectivity throughout the area. The ground in this subarea, while public, will be owned, managed, and maintained by a future community authority board which will use funds from future residents and businesses to perform these duties.

The applicant shall incorporate the existing Subarea D acres into the text showing the total amended acreage (previously approved and proposed).

Proposed Acreage for Section #1 (including all amendments)

Subarea A (Multi-Family):	36.36	ac.
Subarea B (Innovation District):	511.22	ac.
Subarea C (Single Family Residential):	0	ac.
Subarea D (Public Common Area):	82.98	ac.
Subarea E (Lift Station):	1.14	ac.

Engineering Comments

1) Traffic Analysis
    a) Continue to work with the City's Engineering Department on an approved regional traffic study and thoroughfare plan to determine what roadway infrastructure improvements will be necessary.
    b) The following studies and analysis will be addressed during the final engineering approval process for each development within the Marysville East Planned Unit Development.
        i) Traffic Impact Study Guidelines – These guidelines will determine if the individual development requires a Traffic Impact Study or a Turn Lane Analysis.
        ii) Access Management Guidelines – These guidelines will provide a framework for controlling the number, type, size, and location of access points to a roadway system in order to ensure the safe and efficient movement of traffic while also maintaining adequate access to properties.
        iii) Intersection sight distance exhibits/drawings shall be reviewed and approved by the City during the Zoning Permit / Engineering review process.

c) Please continue to coordinate with the Union County Engineer's Office and the Ohio Department of Transportation (if applicable) to determine if they will require any off-site traffic improvements.
d) Right-of-way dedication along Watkins Road (width to be determined) and a utility easement (width to be determined) flanking the proposed right-of-way will be required.

2) Roadway
    a) The typical section for all roadways (existing and proposed) will be determined during the Regional Thoroughfare Plan analysis and each individual Traffic Impact Study. The City's updated Thoroughfare Plan provides guidance on the required cross-section characteristics.

3) Pedestrian Connectivity
    a) Sidewalks and/or a shared use path will be required on both sides of all roadways.

4) The following items will be addressed during the final engineering approval process for each development within the Marysville East Planned Unit Development:
    a) Utility Design / Alignment (stormwater, water, and wastewater):
        i) The final waterline (and fire protection line, if required) alignment and meter location will be reviewed and approved by the City during the Zoning Permit / Engineering review process.
        ii) The final sanitary sewer alignment (horizontal and vertical) will be reviewed and approved by the City during the Zoning Permit / Engineering review process.
        iii) A stormwater management report, including all stormwater calculations, shall be reviewed and approved by the City during the Zoning Permit / Engineering review process.
            (1) All off-site drainage will need to be properly maintained / routed to provide an adequate outlet.
            (2) An adequate outlet shall be verified for all proposed stormwater management facilities.
            (3) An existing field tile map / exhibit shall be provided during the engineering approval process.
            (4) Any detention/retention basins may need to comply with the guidelines included in the FAA Advisory Circular No. 150/5200-33C, Hazardous Wildlife Attractants on or near Airports depending on where they are located within the area to be annexed.

iv) A stormwater pollution prevention plan (SWPPP) will be required prior to construction commencing.

v) Any required utility extensions or upgrades will be the sole responsibility of the Applicant.

b) An Environmental Assessment will be required to determine if the development has any environmental impacts and how those will be mitigated.

c) Coordination with the City of Marysville's Fire Division will need to take place to ensure the Fire Division's safety requirements are met for each development within the Planned Unit Development.

d) All Ohio EPA permits (NOI, PTIs, etc.) will be required prior to construction.

Staff Comments

1. All Engineering Comments Shall be Met.
2. Staff recommends that the applicant maintain portions of the existing trees, if deemed feasible during the Design Review Board approval, to create an unique Innovation District while adding character to the future development.
3. The applicant shall incorporate the existing Subarea B acres into this text showing the total amended acreage (previously approved and proposed).
4. The applicant shall incorporate the existing Subarea D acres into the text showing the total amended acreage (previously approved and proposed).
5. The applicant shall submit one complete document which includes all Section #1 approval text and exhibits. This document shall be submitted and reviewed by staff for approval prior to submitting the development plan amendment for the 1st reading at City Council.
6. The applicant shall replace any references to the word "Annexation" within the development text and exhibits with the word "Section". The applicant shall update the development text and exhibits accordingly for the City Council submittal.

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 East Section #1B

Marysville, Ohio



Marysville East PUD Development Plan
Section #1 Approved – January 8, 2024
Section #1A Amendment Approved – June 11, 2024

Section #1B – Submitted April 8, 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. Marysville East Annexations – Regional Map

3. Regional Vicinity (Context) Map

4. Survey and Legal Description

5. Existing Conditions Map – Buildings, Structures, & Tree Clearing

6. 100 Year Flood Zone Map

7. Development Plan
    a. Section #1B
    b. Section #1 – Subarea C

8. Development Text
    a. Rezoning Statement

    b. General Development Standards

    c. 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

    d. Additional Information Requested
        i. Specific objectives section 1135.01
        ii. Public services
        iii. Comprehensive plan conformity

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 on the north and south side of Watkins Road - See ownership list

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

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

Owner of Property: See attached

Owner's Address (Street): See attached

City, State and Zip Code: See attached

Owner's Telephone Number: See attached

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

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: Cougar State Farms Limited Partnership
Owner Address: 3160 Kingsmead Trace, Dublin Ohio 43017
Owner's Telephone #: Private

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

Owner of Property: Steven R. Elliott, Trustee
Owner Address: 14802 Watkins Road, Marysville, Ohio 43040
Owner's Telephone #: Private

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

Owner of Property: The Marysville Land Company, LLC
Owner Address: 8000 Walton Parkway, Ste 200, New Albany, Oh 43054
Owner's Telephone #: Private

Signature of Owner: _____ Date: 12/03/2024

Owner of Property: Karl R. & Merilyn V. Martin
Owner Address: 14872 Watkins Road, Marysville, Ohio 43040
Owner's Telephone #: Private

Signature of Owner: _____ Date: 11/11/2024
Merilyn V. Martin 11/11/2024

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: Joan Robinson
Owner Address: 14419 Watkins Road, Marysville, Ohio 43040
Owner's Telephone #: Private

Signature of Owner: Joan Robinson Date: 11/11/24

Owner of Property: Mary L. & David Wilson
Owner Address: 14501 Watkins Road, Marysville, Ohio 43040
Owner's Telephone #: Private

Signature of Owner: Mary L. Wilson Date: 11/27/24

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

Signature of Applicant: _____ Date: 3-24-2025

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.

_____ _____

City Staff Date

DECISION OF THE PLANNING COMMISSION

☐ Approved

☐ Disapproved

☐ Approved with conditions

_____

_____

_____

_____ _____

Chairperson, Planning Commission Date

Applicant Checklist Required Documents

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

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

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

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

	For Applicant	For Staff Use Only	

Development Text Requirements

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

Lighting Plan

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

Landscaping and Screening/Buffering Plan

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

Architectural Design Standards

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

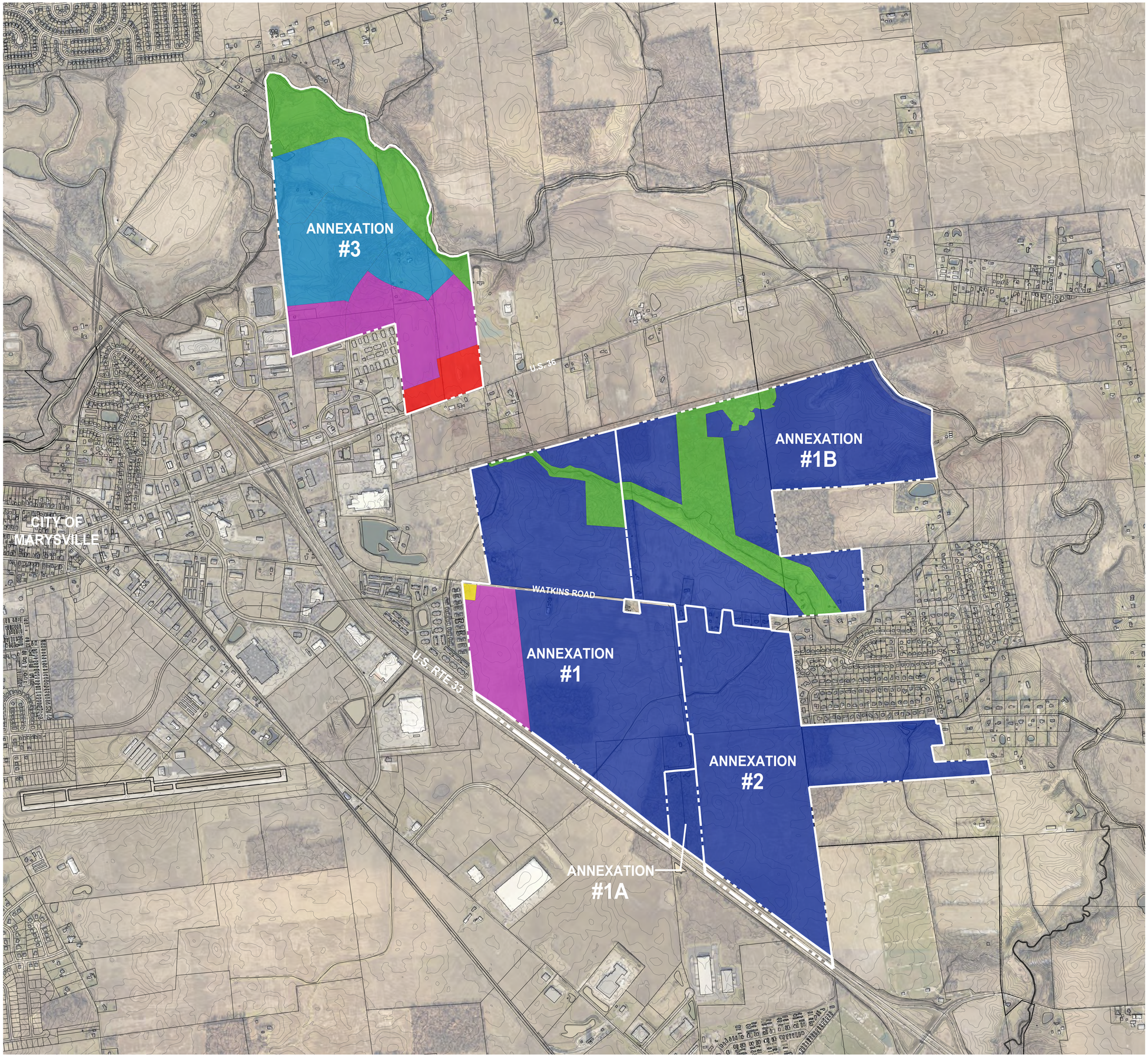
For Applicant	For Staff Use Only	

Sign Plan

	Yes	No
All signs and graphics within the PUD shall be compatible in size, location, height, material, shape, color and illumination. Information on the Sign Plan shall include:		
A sign plan for the entire PUD 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

	Yes	No
Written presentation by the developer setting forth the following:		
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		



Land Use Data:

Total Area:	± 1139.385 Acres
Innovation District:	± 756.12 Acres
Commercial:	± 15.88 Acres
Single Family Residential:	± 109.75 Acres
Multi-family Residential:	± 101.71 Acres
Lift Station:	± 1.14 Acres
Open Space:	± 135.89 Acres
US 33:	± 18.89 Acres

MARYSVILLE EAST - LAND USE PLAN

CITY OF MARYSVILLE, UNION COUNTY, OHIO

0 500 1500 N

G2 PLANNING + DESIGN

ROCKFORD DEVELOPMENT INVESTMENTS



MARYSVILLE EAST - VICINITY MAP

CITY OF MARYSVILLE, UNION COUNTY, OHIO

0 500 1500 N

G2 PLANNING + DESIGN | ROCKFORD DEVELOPMENT INVESTMENTS

MAP OF TERRITORY TO BE ANNEXED FROM: TOWNSHIPS OF PARIS AND DOVER TO: CITY OF MARYSVILLE

SITUATED IN THE STATE OF OHIO, COUNTY OF UNION,
TOWNSHIPS OF PARIS AND DOVER,
VIRGINIA MILITARY SURVEY 3350 AND 5135

200 0 200
GRAPHIC SCALE (IN FEET)

BASIS OF BEARINGS
NAD 83 (2011), OHIO NORTH
Derived from GPS Observations

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 AND DOVER TOWNSHIPS

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

N 74° 50' 49" E 4173.22'

Dorothy G. Cotton, Trustee of the Dorothy G. Cotton Living Trust Agreement dated March 18, 1999
21.87 Acres
O.R. 174, Pg. 109
PID: 2800170530000
M.N. 102-00-00-001.000

Dorothy G. Cotton, Trustee of the Dorothy G. Cotton Living Trust Agreement dated March 18, 1999
21.87 Acres
O.R. 174, Pg. 109
PID: 1100090470000
M.N. 091-00-00-057.000

S 31° 56' 10" E 229.76'
S 36° 16' 09" E 206.42'
S 39° 46' 17" E 229.81'
S 53° 25' 42" E 45.79'
S 64° 26' 07" E 100.31'
S 73° 12' 05" E 157.82'
S 67° 01' 20" E 287.40'

Mill Creek

Daniel M. Theisen and Shelia O. Theisen, Trustee of the Theisen Family Revocable Trust, Dated October 4, 2019
116.971 Acres
IN. 201910100008314
PID: 1100090270000
M.N. 091-00-00-054.000

Paris Township
Dover Township

Cougar State Farms Limited Partnership
284.995 Acres
D.B. 339, Pg. 59
PID: 1100090360000
M.N. 091-00-00-056.000

VMS 3350
VMS 5135

547.19'
S 01° 12' 08" E
560.06'
S 08° 42' 07" E

Michael R. Miller and Lynn F. Miller
7.842 Acres
D.B. 311, Pg. 693
PID: 1100090370000
M.N. 091-00-00-055.000

1. Joshua A. Honaker and Ashley Lynn Cummons Honaker
Lot 1
IN. 201611030009125
PID: 2800170380000
M.N. 103-05-01-001.000

2. Joan H. Robinson
Lot 2
IN. 202306130004072
IN. 202406050003859
PID: 2800170390000
M.N. 103-05-01-002.000

3. The Marysville Land Company LLC
Lot 3
IN. 202411010008228
PID: 2800170400000
M.N. 103-05-01-003.000

4. The Marysville Land Company LLC
Lot 4
IN. 202410230007873
PID: 2800170410000
M.N. 103-05-01-004.000

5. Mary L. Wilson and David Wilson
Lot 5
O.R. 937, Pg. 336
PID: 2800170420000
M.N. 103-05-01-005.000

Adam N. Darst and Amber J. Darst
16.9887 Acres
IN. 201812050009569
PID: 1100090380000
M.N. 103-00-00-031.000

Jolly Road (T.H. #109) (50' R/W)

S 85° 10' 51" W 2641.75'

Cougar State Farms Limited Partnership
284.995 Acres
D.B. 339, Pg. 59
PID: 2800170310000
M.N. 103-00-00-036.000
306.96± Acres

2728.02'
N 05° 29' 05" W

Steven R. Elliott, Trustee of the Steven R. Elliott Family Trust dated January 17, 2024
6.48 Acres
IN. 202402270001345
PID: 2800170350010
M.N. 103-00-00-038.000

Ryan J. Lee, Gregory J. Lee, and Janibo Farms, LLC
177.70 Acres
IN. 202404190002720
PID: 2800170320000
M.N. 102-00-00-010.000

1015.74'
S 07° 53' 24" E

Aaron Keighley and Megan Keighley
8.19 Acres
IN. 201605030003320
PID: 1100090350000

Brett M. Tossey and Allison Paden Green-Tossey
49.97 Acres
IN. 201611150009454
PID: 1100090330000
M.N. 103-00-00-033.000

Adam N. Darst and Amber J. Darst
9.27 Acres
IN. 201812050009569
PID: 1100090400000
M.N. 103-00-00-029.000

Robert D. Scott and Jackie L. Scott
2.13 Acres
D.B. 303, Pg. 77
PID: 1100090340000
M.N. 103-00-00-034.000

N 85° 27' 38" E 1277.63'

Existing City of Marysville Corporation Line
Resolution No. 23-437
Instrument Number 202402260001313
Ordinance Number 003-2024

City of Marysville
Paris Township

Karl R. Martin, Sr. and Merilyn V. Martin
1.585 Acres
IN. 201912060010125
PID: 2800170370000
M.N. 103-00-00-037.000

N 83° 45' 41" W 81.04'

The Marysville Land Company LLC
2.084 Acres
IN. 202411010008228
PID: 2800170431000
M.N. 103-00-00-046.000

Paris Township
Dover Township

Cougar State Farms Limited Partnership
284.995 Acres
D.B. 339, Pg. 59
PID: 1100160180000
M.N. 103-00-00-035.000

979.81'
S 04° 15' 52" E

Jennie B. Parks and Gregory T. Parks
17.892 Acres
IN. 201911090008284
PID: 1100160170000
M.N. 103-02-01-017.000

VMS 3350
VMS 5135

R/W
C/L
R/W

N 83° 45' 41" W 570.55'

Paris Township
City of Marysville

Lisa Sue Guenther
1.14 Acres
In. 202109010011713
PID: 2800170460000
M.N. 102-00-00-011.000

N 83° 35' 05" W 324.56'
N 06° 22' 05" W 285.54'
S 06° 24' 41" E 250.29'
155.04'
N 83° 35' 19" E

N 83° 35' 05" W 143.83'
N 06° 10' 05" W 381.61'
S 06° 13' 05" W 372.25'
201.93'
N 83° 38' 24" W

N 06° 18' 11" W 229.06'
N 83° 36' 07" W 602.64'
S 06° 58' 47" E 231.20'

Marmax Subdivision P.B. 3, Pg. 360

Lot 1

N 83° 44' 34" W 299.93'
P.O.B.
S 86° 23' 46" W 371.17'
S 85° 38' 13" W 850.87'

Watkins Road (C.H. #104-A) (60' R/W)

The Marysville Land Company LLC
0.952 Acres
IN. 202411010008183
PID: 2800170440000
M.N. 103-00-00-045.000

Ryan J. Lee and Gregory J. Lee
97.295 Acres
IN. 202402140001046
PID: 2800170450010
M.N. 102-00-00-012.000

Janibo Farms, LLC,
69.725 Acres
IN. 202303080001593
PID: 2800170430000
M.N. 103-00-00-044.000

Existing City of Marysville Corporation Line
IN. 202404080002419
Resolution No. 23-475
Ordinance No. 006-2024

Paris Township
City of Marysville

Dover Township

Mark D. Clarridge and Rebecca A. Clarridge
3.84 Acres
O.R. 13 Pg. 648
PID: 1100160190000
M.N. 103-00-00-047.000

Bernard E. Noland and Diane E. Noland
3.033 Acres
D.B. 332 Pg. 636
PID: 1100160200000
M.N. 103-06-03-001.000

Patricia Ann Wilson
D.B. 339, Pg. 407
3.259 Acres
PID: 1100160220000
M.N. 103-06-03-002.000

Michael D. Clever and Cheryl R. Clever
O.R. 797, Pg. 154
2.412 Acres
PID: 1100160220000
M.N. 103-06-03-003.000

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

CONTIGUITY NOTE:
TOTAL PERIMETER OF ANNEXATION AREA IS 20555.64± FT, OF WHICH 6245.32± FEET IS CONTIGUOUS WITH THE CITY OF MARYSVILLE BY ORDINANCE NUMBER 006-2024 AND RESOLUTION NUMBER 23-475 and 23-437 AND GIVING 30.38% CONTIGUITY WITH THE EXISTING CITY OF MARYSVILLE CORPORATION LINE.

LENGTH OF ROADWAY AFFECTED BY ANNEXATION:

- 560.06± LINEAL FEET OF TOWNSHIP ROADS
- 3684.04± LINEAL FEET OF COUNTY ROADS
- 0 LINEAL FEET OF U.S. OR STATE ROUTE

THIS ANNEXATION DOES CREATE UNINCORPORATED ISLANDS.

STATE OF OHIO
MATTHEW J. ACKROYD
S-8897
REGISTERED
PROFESSIONAL SURVEYOR

1/9/25

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

Annexation
306.96± Acres

Revisions / Submissions

ID	Description	Date

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Project Number:	764162
Scale:	1"=200'
Drawn By:	VJM
Checked By:	MJA
Date:	01/08/2024
Issue:	N/A

Drawing Title:

LEGAL DESCRIPTION

Description of 306.96 +/- Acres to be annexed from Paris and Dover Township to City of Marysville

Situated in the State of Ohio, County of Union, Township of Paris and Dover, Virginia Military Survey 3350 and 5135, being all of a 284.995 acre tract as conveyed to Cougar State Farms Limited Partnership, of record in Deed Book 339, Page 59, all of a 6.48 acre tract as conveyed to Steven R. Elliott, Trustee of the Steven R. Elliott Family Trust dated January 17, 2024, of record in Instrument Number 202402270001345, all of a 1.585 acre tract as conveyed to Karl R. Martin, Sr. and Merilyn v. Martin, of record in Instrument Number 201912060010125, all of a 0.952 acre tract as conveyed to The Marysville Land Company LLC, of record in Instrument Number 202411010008183, all of a 2.084 acre tract as conveyed to The Marysville Land Company LLC, of record in Instrument Number 202410150007653, all of Lots 2-5 of Marmax Subdivision, of record in Plat Book 3, Page 360, all deed references refer to the records of the Recorder's Office, Union County, Ohio and being more particularly described as follows:

BEGINNING at the northeasterly corner of Lot 1 of said Marmax Subdivision, being in the centerline of Watkins Road (C.H. #104-A);

Thence North 83°44'34" West, with said centerline, a distance of 299.93 feet to the northwest corner of said Lot 1;

Thence South 6°58'47" West, with the easterly line of Lot 2, a distance of 231.20 feet to the southeasterly corner of Lot 2 and in a northerly line of the existing City of Marysville corporation line of Instrument Number 202404080002419 and Resolution Number 23-475 and Ordinance Number 006-2024;

Thence continuing with said Corporation line and the northerly perimeter of a 69.725 acre tract as conveyed to Janibo Farms, LLC, of record in Instrument Number 202303080001593 the following courses:

North 83°36'07" West, with the southerly of said Marmax subdivision, a distance of 602.64 feet to the southwesterly corner of said Lot 5;

North 6°18'11" West, with the westerly line of said Lot 5, a distance of 229.06 feet to the northwesterly corner of Lot 5 and in the centerline of Watkins Road;

North 83°35'05" West, with said centerline, a distance of 143.83 feet to the northeasterly corner of said 2.084 acre tract;

South 6°13'05" West, with the easterly line of said 2.084 acre tract, a distance of 372.25 feet to the southeasterly corner thereof;

North 83°38'24" West, with the southerly line of said 2.084 acre tract, a distance of 201.93 feet to the southwesterly corner thereof;

North 6°10'05" West, with the westerly line of said 2.084 acre tract, a distance of 381.61 feet to the northwesterly corner thereof and in the centerline of Watkins Road;

North 83°35'05" West, with said centerline, a distance of 324.56 feet to the northeasterly corner of said 0.952 acre tract;

South 6°24'41" East, with the easterly line of said 0.952 acre tract, a distance of 250.29 feet to the southeasterly corner thereof;

South 83°35'19" West, with the southerly line of said 0.952 acre tract, a distance of 155.04 feet to the southwesterly corner thereof, in the easterly line of a 97.295 acre tract as conveyed to Ryan J. Lee and Gregory J. Lee, of record in Instrument Number 202402140001046;

Thence continuing with said Corporation line the following courses:

North 6°22'05" West, with the easterly line of said 97.295 acre tract, a distance of 285.54 feet to the northeasterly corner thereof and being in said centerline of Watkins Road;

North 83°45'41" West, with said centerline and the northerly line of said 97.295 acre tract, a distance of 570.55 feet to northeast corner of a 1.14 acre tract as conveyed to Lisa Sue Guenther, of record in Instrument Number 202109010011713;

South 86°23'46" West, continuing with said centerline and the northerly line of a 3.84 acre tract conveyed to Mark D. Clarridge and Rebecca A. Clarridge, of record in Official Record 13, Page 648, a distance of 371.17 feet, to the **POINT OF BEGINNING** containing **306.96 +/-** acres, more or less.

The total perimeter of annexation area is 20555.64 feet, of which 6245.32 feet are contiguous with the City of Marysville, giving 30.38% contiguity.

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

This description was prepared for annexation purposes only.

The bearings shown above are based on the Ohio State Plane Coordinate System, North Zone, NAD 83 (2011).



CESO Inc.

1/9/25

Matthew J. Ackroyd, PS
Registered Surveyor No. 8897



MARYSVILLE EAST - EXISTING CONDITIONS PLAN

CITY OF MARYSVILLE, UNION COUNTY, OHIO

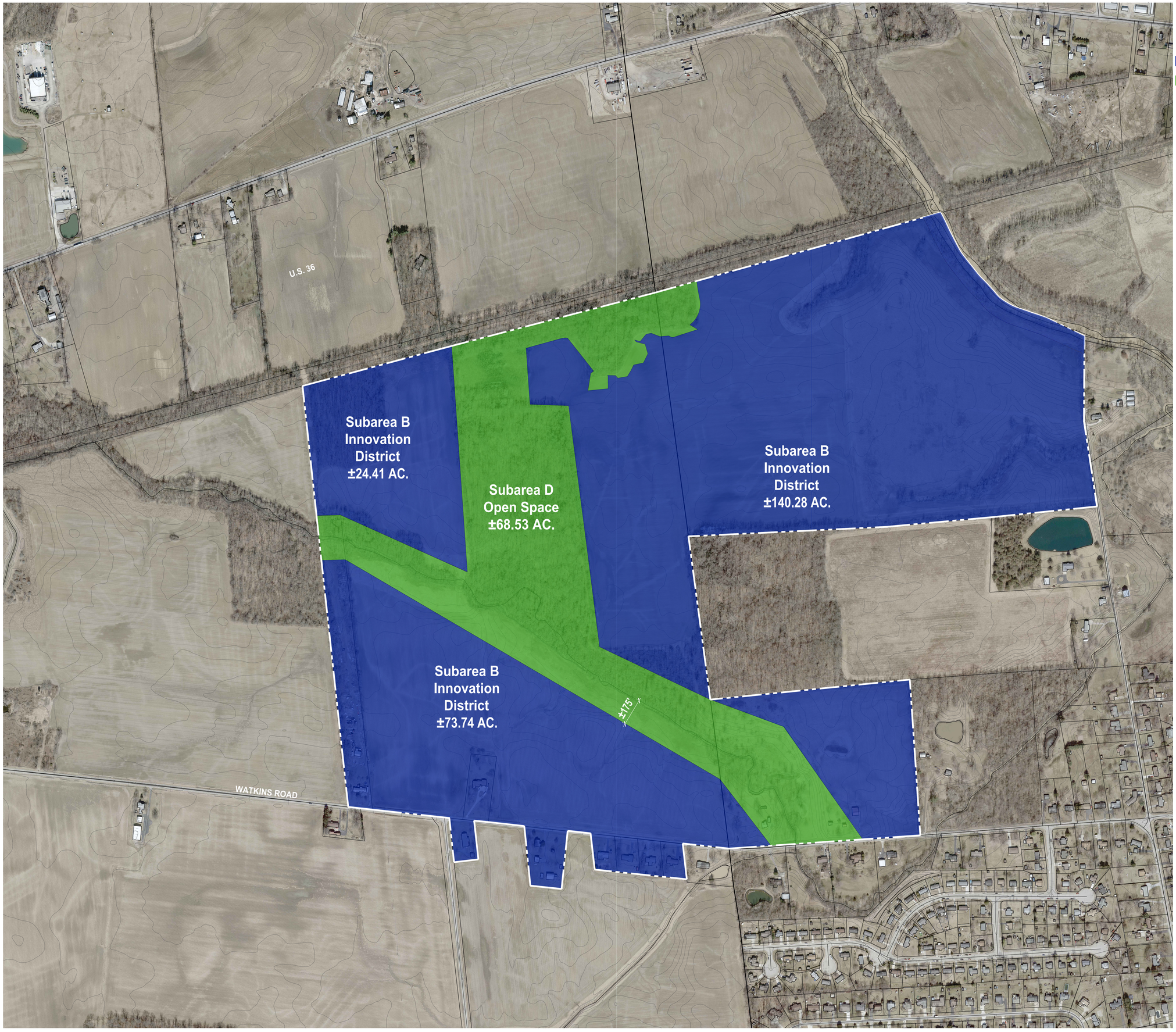
0 200 600 N

G2 PLANNING + DESIGN

ROCKFORD DEVELOPMENT INVESTMENTS



MARYSVILLE EAST ANNEXATION 1B
100 YEAR FLOOD ZONE
MARYSVILLE, OHIO 3-13-25



1B Subarea Data:

Total Site:	± 306.96 Acres
Subarea B Innovative District:	± 238.43 Acres
Subarea D Open Space:	± 68.53 Acres

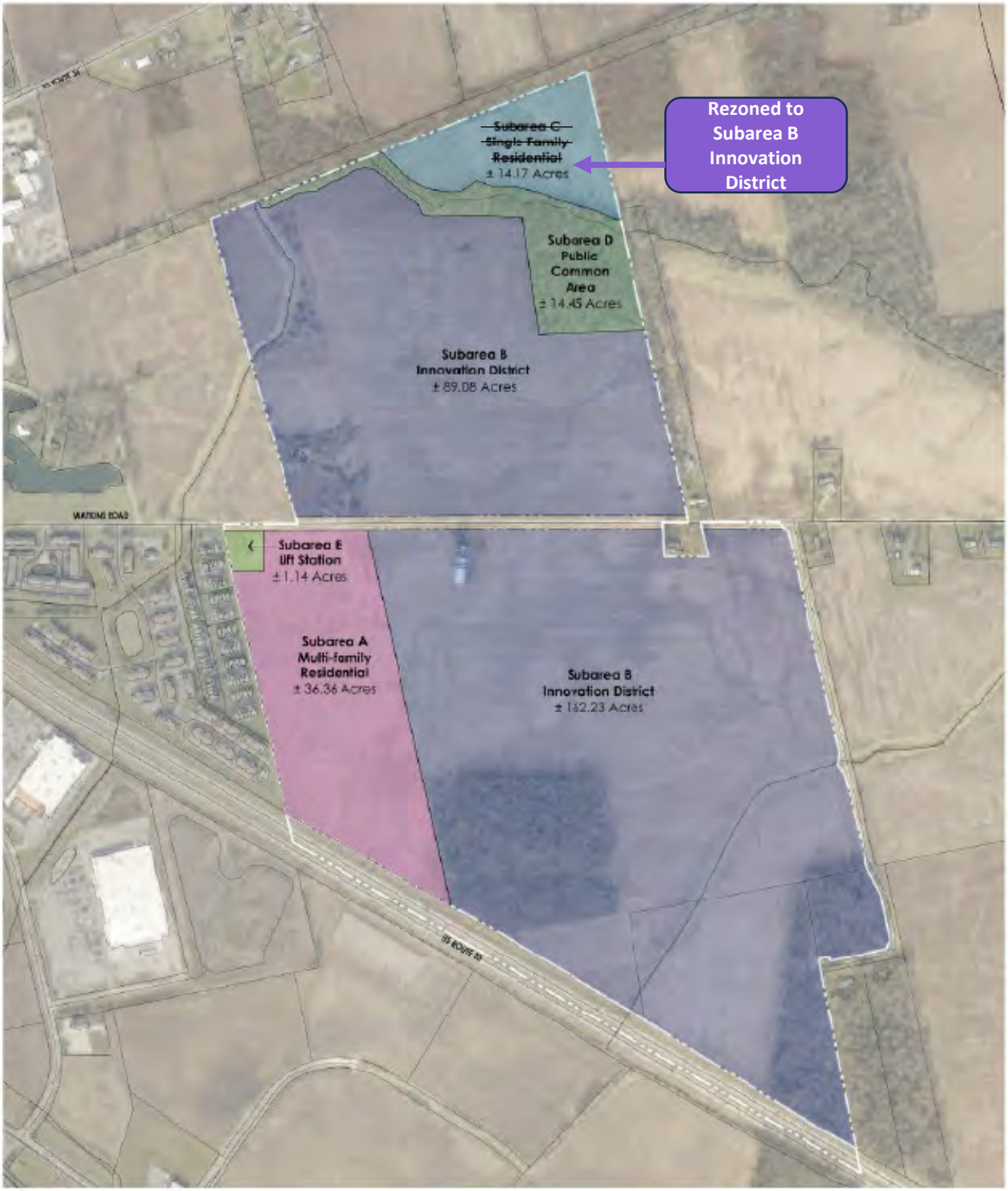
MARYSVILLE EAST - 1B SUBAREA PLAN

CITY OF MARYSVILLE, UNION COUNTY, OHIO

0 200 600 N

G2 PLANNING + DESIGN

ROCKFORD DEVELOPMENT INVESTMENTS



SUBAREA DATA

Total Site:	± 326.865 Acres
Subarea A Multifamily Residential:	± 36.36 Acres
Subarea B Innovation District:	± 251.31 Acres
Subarea C Single Family Residential:	± 14.17 Acres
Subarea D Public Common Area	± 14.45 Acres
Subarea E Lift Station:	± 1.14 Acres
US 33 Acreage:	± 11.93 Acres

WATKINS CENTRAL - SUBAREA PLAN

CITY OF MARYSVILLE, UNION COUNTY, OHIO

EXHIBIT C

REZONING STATEMENT

The Marysville East PUD Development Plan for Section #1 was approved by City Council as Ordinance 004-2024 on January 8, 2024. The PUD was later expanded by 15.1 acres via Marysville East Section 1A. Rockford Development Investments (RDI) and The Marysville Land Company (MLC) is in contract to purchase 9 additional parcels and will be annexing into the City of Marysville approximately 306.96 acres located on both sides of Watkins Road between Buxton Meadows and the Watkin Glen apartments. The collective parcels, to be annexed, are bound on the western side by the existing property included in Marysville East Section #1 and to the south by the property included in Marysville East Section #2.

The Marysville East Section #1 PUD Development Plan is being amended to include these nine parcels and will expand the areas included Subarea B – Manufacturing / Innovation District and Subarea D – Public Common Area. In addition, this amendment to Section #1 PUD proposes to rezone a 14.17-acre portion of Section #1 PUD from Subarea C - Single Family Residential to Subarea B – Manufacturing / Innovation District.

The total subareas being zoned equal approximately 299.18 acres, with 230.65 included in Subarea B – Innovation/Manufacturing District and 68.53 acres to Subarea D – Open Space. The difference between the annexation and the zoned acreage is related to the public ROW along Watkins Road. This amendment does not change any use or development standards that apply to the original acreage within the approved PUD for Marysville East Section #1, Subarea B and D. These areas and text remain unchanged and are being restated herein for the sole purpose of convenience.

As for the rezoning of the 14.17-acre parcel from Subarea C - Single Family Residential to Subarea B – Manufacturing / Innovation District, all of the development standards below hereby apply to this acreage.

GENERAL DEVELOPMENT STANDARDS

Marysville East Section #1B will be developed in accordance with the Marysville East Section #1 Rezoning Statement, and the Codified Ordinances of the City of Marysville as of the date that the PUD is approved by Marysville City Council (the "Codified Ordinances"), unless noted otherwise in these PUD Development Standards below. Where conflicts occur between the Codified Ordinances and these PUD Development Standards, these PUD Development Standards shall control over the Codified Ordinances.

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

Setbacks

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

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

In the event that a future parcel(s) located within or adjacent to a subarea comes under common ownership or control, or is zoned to allow compatible non-residential uses, then any minimum building, pavement, or landscaping setbacks set forth in this text as they apply to common or perimeter property line setbacks shall no longer apply. Should any portion of Watkins Road be eliminated as part of this development, any and all setbacks or right of way related to Watkins Road will no longer apply.

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

Common Open Space

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

Access

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

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

Road A and Watkins Road will have a typology and streetscape that will include fencing, street trees, and landscaping, and may have either a ditch/swale design or curb and gutter

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

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

The final specification for Road A, improvements to Watkins Road, entry points from Road A and Watkins Road, and roads internal to the subareas shall be approved by the City Engineer. All roads may be constructed in phases consistent with the pace of development and as approved during the platting and/or final development approval process.

Pedestrian Connectivity and Multi-purpose Trails

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

Sustainability and Green Infrastructure

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

Community Authority

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

DESCRIPTION OF ZONING REQUIREMENTS FOR EACH SUBAREA

Subarea B – Manufacturing/Innovation District

The Manufacturing/Innovation District (approximately 230.65 acres) is generally located to the north of Watkins Road but does include a few of the individual homes on the southside of Watkins Road. The northern property line the old railroad tracks generally running east-west. This industrial/manufacturing area will provide additional ground for future business development within the Marysville area and will lead to new employers, employees, and residents. In addition, this area will generate tax revenues for the Schools, City, and County.

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

List of Permitted Uses

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

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

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

- Ground Passenger Dispatch

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

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

Accessory Structures

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

Lots Size, Open Space, or Coverage Ratio

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

Setbacks

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

Access, Parking, Loading, and Pedestrian Connectivity

- Access to subarea B is defined under General Development Standards as part of the Thoroughfare Plan and includes improvements to Watkins Road and the construction of a new Road A.
    - Entrances into the subarea from Watkins Road and Road A and the associated

internal roadways will be defined as part of the Engineering phase of each project.

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

Landscaping

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

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

Open Space

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

Fencing

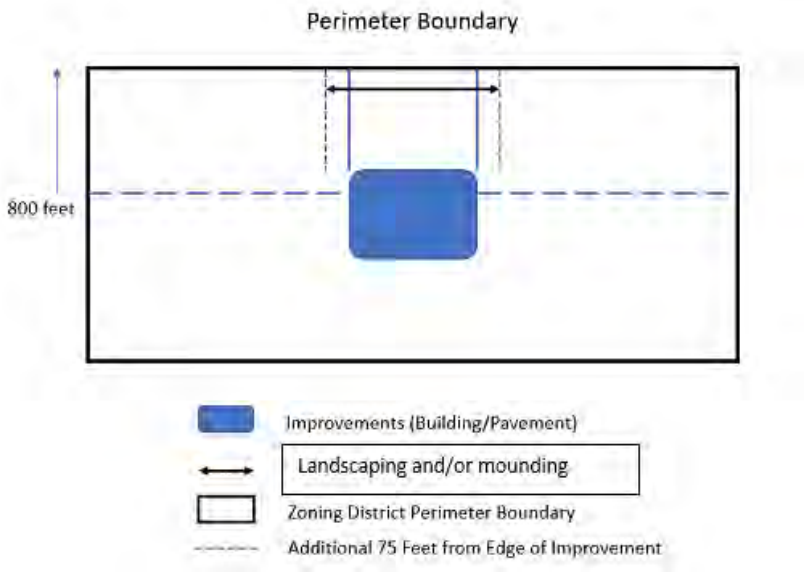
- Code Section 1123.20.c.(1) shall not apply to Subareas B. Vinyl, barbed wire, and chain link fencing shall be prohibited in this subarea, except that black vinyl-coated chain link fencing shall be permitted. The setback requirements for fencing that apply to this subarea are set forth in Codified Ordinances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

Perimeter Landscape Standards

- The following perimeter landscaping standards shall apply to the exclusion of Code Section 1125.06 as they relate to required buffering between development pertaining to any permitted or conditional use in this subarea and adjacent residential uses. For those perimeter boundaries of Subarea B which abut real property (i) containing existing residential uses or, as determined at the time that an application is filed for a building permit ("Building Permit") on real property located within this subarea, has a zoning classification which permits the development and operation of residential uses thereon, and (ii) that is not owned by the applicant for the Building Permit or by the applicant for the rezoning/Preliminary Development Plan approval that pertains to Subarea B or its affiliates (any real property meeting either of the foregoing criteria to be referred to herein as "Residential Property"), a minimum average 6-foot high mound shall be installed on the property to which the Building Permit applies along the shared property line with the abutting property. The mound shall include a landscape buffer which shall consist of a mixture of deciduous trees, evergreens, and bushes to provide an opacity of at least 80% on the date that is 4 years after planting to a minimum height of 10 feet above ground level. These mounds shall be installed within the required minimum pavement setback area as required by this zoning text. For purposes of determining which properties qualify as Residential Property hereunder, if two properties have an intervening public street right-of-way between them, they shall still be considered abutting, and in these circumstances breaks in required mounding and landscaping shall be permitted to accommodate vehicular and pedestrian access points.
    - If existing trees are found within perimeter areas that have existing screening and

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

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



Architecture

- Building Designs - The following design requirements and criteria shall apply to all permitted building typologies in this subarea and Section 1133 of the zoning code shall not apply except with respect to Office Buildings:
  - Building designs shall not mix architectural elements or ornamentation from different styles.
  - Buildings shall be required to employ a consistent use of materials on all elevations.
  - The number, location, spacing, and shapes of windows and door openings shall be carefully considered. Subject to functional requirements for a specific building, door

openings and windows should be arranged in a regular or symmetric manner except appropriate to highlight entrances. Primary entrances shall be made sufficiently prominent that they can be easily identified from a distance, except on buildings where pedestrian traffic is expected to be minimal such as, but not necessarily limited to, data centers or warehouses, or in the context of multi-building projects where the visibility of building entrances may be obstructed.

- Elements such as meter boxes, utility conduits, generators, water and material tanks, and roof and wall projections such as vent and exhaust pipes, basement window enclosures, and trash containers shall be designed, located, or screened so as to minimize their visibility and visual impact from off-site. Solar energy systems shall be excluded from the requirements of this section.
- Additional building images for each major typology are included in the Exhibits.

- Building Forms
  - All building elevations shall be designed to be compatible with each other and to reflect a consistent design approach.
  - Gable or hip roofs shall be avoided unless a building design replicates a traditional American architectural style that employs such roof forms. Flat roofs are permitted.
- Materials
  - Exterior building materials shall avoid overly reflective surfaces. Traditional materials such as, but not limited to, wood, stone, brick, and concrete shall be permitted, along with contemporary materials such as, but not limited to, aluminum, metal, glass, stucco, or cementitious fiberboard (e.g., Hardi-plank or equivalent) shall be permitted on buildings not employing traditional styles. The use of reflective or mirrored glass shall be prohibited.
  - Primary building colors shall be natural or neutral colors, including variations in the shade of colors in order to break up long facades. Up to two (2) additional colors may be used as accent elements. Fluorescent building colors are prohibited.
  - Prefabricated metal buildings, untreated masonry block structures, and buildings featuring untreated poured concrete exterior walls are prohibited. Notwithstanding the foregoing, ancillary structures built and operated for the purpose of enclosing equipment and which are not occupied by tenants or persons on a regular basis may be constructed using pre-engineered metal.
  - Generally, the quantity of materials selected for a building shall be minimized. A single material selection for each of the independent building components of roof, wall, and accents is permitted. Accents will feature at a minimum a different design element which could be an alternative material or color.
  - Loading docks are not required to have the same degree of finish as a main entry unless they are visible from a public right-of-way.
- Additional Standards
  - In designing buildings, the user or applicant shall take into account the following, which are intended to set a level of expectation for the quality of design:
    - Architectural designs for all portions of a building or structure that are visible from a public right-of-way (excluding public rights-of-way whose primary purpose is to accommodate truck traffic or service loading areas) shall be of high quality while taking into account the unique nature of the use(s) that will be found therein.
    - Uninterrupted blank wall facades shall be prohibited to the extent that they are visible from a public right-of-way. Design variations on long exterior walls shall be employed in order to create visual interest. Examples of such design variations include but are not limited to, the use of offsets, recesses

and/or projections, banding, windows, and/or reveals; scoring of building facades; color changes; texture or material changes; and variety in building height. The distance between offsets, recesses, and/or projections will vary depending on the size of a particular building, the size of exterior building panels, and the number and location of entry points.

- The use of one or more architectural or design elements may be used to soften the aesthetics of the building, such as but not limited to canopies, porticos, overhangs, arches, outdoor patios, community spaces, or similar devices.
- Contemporary exterior designs, while not required, shall be encouraged in order to create architecture that does not look aged or dated even many years after the facility is built.
- HVAC, generators and similar equipment and associated gravel or concrete yards or pads shall be located subject to the minimum building setbacks.

- Roof-Mounted Equipment
  - Screening of all roof-mounted equipment shall be required on all four sides of buildings using materials that are consistent and harmonious with the building's façade and character. Such screening shall be provided to screen the equipment from off-site view as measured from the property line of the parcel. Parapets (among other architectural elements) may be used to provide screening. Where a building is screened from view from outside of this subarea by a building located within this subarea, the Design Review Board may waive or reduce these screening requirements.
- Data Center Buildings
  - The images below are intended to demonstrate data center building types that would be acceptable for development and construction in this subarea. These images are not meant to require any particular building type to be designed in the manner that is illustrated, and a variety of building aesthetics and character is encouraged throughout the subarea. The buildings that are shown below are representations of the quality of buildings that will be manifested from compliance with the architectural requirements for this subarea:







Signage

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

Lighting

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

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

Subarea C – Single-Family Residential - REZONED

With the rezoning of approximately 14.17 acres, previously zoned as subarea C under the Marysville East Section #1 PUD, subarea C will be reduced to zero acres. The 14.17 acres is hereby rezoned as part of this amendment as subarea B - Manufacturing/Innovation District and will follow the guidelines established for subarea B.

Subarea D – Public Common Area

The natural features in this public common area subarea (approximately 68.53 acres) will be reserved, protected, and developed as part of the network of parks and trail systems that will provide recreational opportunities and promote connectivity throughout the area. The ground in this subarea, while public, will be owned, managed, and maintained by a future community authority board which will use funds from future residents and businesses to perform these duties.

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

List of Permitted Uses

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

ADDITIONAL INFORMATION REQUESTED

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

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

1135.01 (b) Specific Objectives:

(1) To encourage unified projects that exhibit creative planning and design in ways that cannot be achieved through a standard zoning district, yet are consistent with all applicable plans including but not limited to the Comprehensive Plan (2018), Thoroughfare Plan, and the intent of the Ordinance.

The proposed Sections #1, #1A, #1B, #2 & #3 PUDs contain include a mixture of uses that could not be zoned together through the standard zoning process. The Marysville comprehensive plan was used as a starting point and subareas were designed with the overall concepts in mind. For example, the major natural areas are protected and maintained, the industrial/innovation uses are aligned all the US 33 corridor with access primarily planned for Scottslawn, and the higher density residential is planned near the existing higher density residential uses and will serve as a buffer to the industrial park. The single-family development is buffered by the mature tree line and creek from the industrial uses. The blending of all these uses could not be achieved under a straight zoning district.

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

Marysville East Section #1, #1A, #1B, #2 & #3 PUDs provides perimeter setbacks to natural areas that are larger than required by the Codified Ordinances and will protect sensitive environmental areas on-site by preserving these areas as a separate subarea (public common areas). The large open space and tree preservation area in Section #1, #1A, #1B, & #3 consists of approximately 136 acres. This public common area will be in ADDITION to the required open space of each developed subarea and will be commonly owned and managed through a newly created New Community Authority. Trails will be added to these common areas that link to all the other subareas and this process will be expanded with the future annexation of other areas.

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

The development will promote the economical and efficient use of the land and

infrastructure by providing a platform for the development of various mixed uses. The industrial/innovation areas will provide businesses with jobs and will generate income tax and real estate tax revenues to support services and infrastructure improvements.

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

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

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

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

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

The large open spaces across all the Marysville East PUDs, approximately 136 acres, will preserve existing natural features, with trails and connectivity added to and from each subarea. This preservation area will be in addition to the open spaces and trails that will be included in each subarea.

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

Across all the Marysville East PUDs, the integration of the industrial / innovation district will provide opportunities for employers to be positioned within the area and the multi-family and single-family options will provide housing options to the employees and other existing or future residents of Marysville.

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

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

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

By providing the PUD Development Standards and going through the appropriate Exterior/Landscape Plan review and approval process with the Design Review Board for each contemplated development within Marysville East Section #1, it will develop in an orderly, coordinated, and comprehensive manner that is consistent with accepted land planning, landscape architecture practices, and engineering principles.

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

Public Services:

- The proposed amendment to the PUD will be annexed into the Marysville City limits and with the annexation process, a service letter was provided by Marysville which warrants that all utilities and services are available and that the City is willing to take on the responsibility of servicing this area. We will be working with all service providers, which include schools, fire, police, City Engineer, traffic, parks/recreation, and City Council to put together a unique financial package that will help provide funds for these purposes.

Water:

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

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

Sanitary Sewers:

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

Other Utilities:

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

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

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

Traffic:

- A traffic study and regional thoroughfare plan update is currently underway with the assistance and direction of the City Engineer. This document will help identify the

roadway infrastructure needed for the industrial/innovation park as well as improvements to Watkins Road and the intersections of US 36/Watkins Road and Watkins Road/Scottslawn. The developer(s), City, and Engineer will work together on a unique set of financial tools to determine the future funding of these improvements.

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

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