Planning Commission

07/01/2025

Time: 06:30 PM

Initial Submission Packet
Date: 06/17/2025

209 S. Main St., Marysville, OH 43040 | T 937-645-7350 | F 937-645-7352 | marysvilleohio.org

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LEGAL NOTICE

AGENDA

MEETING MINUTES
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APPLICATION 4: Maple Meadows / 2900191250020

APPLICATION 5: Maple Meadows /2900191250020

APPLICATION 6: Amrine Meadows Section 2 Phase 3A

APPLICATION 7: Beloved United Methodist Church / 0, 111, 151 Morey Dr.

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 July 1, 2025 at 6:30 p.m., in the Council Chambers on the second floor located at 209 S. Main Street, Marysville, Ohio 43040.

OLD 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.

NEW BUSINESS:

1. To hear an application for a Conditional Use application for two Single-Family Detached homes located at 502 E 9th Street.
2. To hear an application for a Planned Unit Development (PUD) Sketch Plan application for a development known as the Golf Village at Timberview Development located at 1107London Avenue with Parcel ID number of 2900190321250. Additional parcels to be included in the development include 2900190320000, 2900190320010, 2900190321000, 2900190322000, 2900190322010, 2900190322030, 2900190324000, 2900190325000, 2900190326000, and 2900190321030.
3. To hear an application for a Conditional Use application to permit Single-Family Attached homes located along Milford Avenue with Parcel ID number of 2900191250020.
4. To hear an application for a Density Bonus application to permit an increase in the permitted density per acre for Single-Family Attached homes located along Milford Avenue with Parcel ID number of 2900191250020.
5. To hear an application for a Final Plat application for Amrine Meadows Section 2 Phase 3A located in the southeast corner of State Route 31 and Amrine Wood Road.
6. To hear an application for a Conditional Use application for a Religious Place of Worship located at 111, 151 Morey Drive and Parcel 2900021574000.

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, July 1, 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:

June 3, 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:

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DISCUSSION ITEMS:

DESIGN REVIEW BOARD LIAISON REPORT:

COMMENTS OF INDIVIDUAL BOARD MEMBERS:

Chad Wolniewicz

Lesley Verbus

Matthew Fisher

Michael Nickoson

Robert Stillion

Bret Ingle

Paige Laub

ADJOURNMENT:

Time Out: _____

Meeting Minutes

Planning Commission

06/03/2025

PLANNING COMMISSION MEETING MINUTES
June 3, 2025 at 6:30 P.M.
Council Chambers – 209 S. Main Street – 2nd Floor

This meeting is available to watch by clicking here

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 and Bret Ingle. Chad Wolniewicz excused.

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

ADDITIONAL PERSONS PRESENT: Andrew Shepherd, Wade Dunham, Ken Tornberg, Sharon Boerger, William Boerger, Paul Slaughter, Tracy Slaughter, Sandra Martin, David Martin, Dave Guappone, Leniel Pegvero, Justin Wollenberg and Kathy Young.

APPROVAL OF MINUTES: Commissioner Laub moved to approve the April 7, 2025 Joint Planning Commission and City Council Meeting Minutes as presented; voice vote in favor was unanimous. Commissioner Verbus moved to approve the May 6, 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 by Chairman Nickoson.

CITIZEN COMMENTS: None.

REPORT OF ADMINISTRATION: None.

NEW BUSINESS:

- **To hear an application for a Planned Unit Development (PUD) Development Plan application for a development known as the Boerger Woods Development located at Parcels with ID numbers of 2900300410000 and 4400010030000:** Dave Guappone of G2 Planning and Design, Justin Wollenberg of Terrain Evolution and Andrew Shepherd of the Evergreen Land Company, provided a presentation as shown in Exhibit A.

  Commissioner Comments: Chairman Nickoson said all elevations shown were front loaded, and understanding that was just one floor plan, what are the elevations for rear loaded properties? Mr. Shepherd said it will be the same stylistic approach, just with rear loaded garages. Additionally, Chairman Nickson and Commissioner Stillion expressed interest in having the cul-de-sac be large

enough to have an island that is landscaped, versus having a sea of asphalt. Mr. Wollenberg said they can take a look at that, but doing so would likely require the trees at the back of the properties, which they are trying to preserve as much as possible, to be removed. Further, Chairman Nickoson said under accessory structures, sheds are silent. He isn't necessarily advocating one way or another, but thinks they should be mentioned as to whether or not they would be permitted. It is important to consider that these are larger lots, and residents may wish to have a riding lawn mower. If they only have a two-car garage, without a shed, at least one car would then be pushed to the driveway or to the street. Mr. Guappone said that can be reviewed further as well. Lastly, Chairman Nickoson asked if the intent is to have a sidewalk along Boerger Road. Mr. Wollenberg said yes, that is correct. The sidewalk won't connect into the development though. Commissioner Laub asked for more information as it relates to the tree replacement program. Mr. Guappone said trees will be replaced throughout the open space. Regarding how many will need to be replaced based on removal with construction, that is unknown until building starts. We will preserve as much as possible. Additionally, Commissioner Laub sought confirmation that the only rear loaded homes will be facing Boerger Road, along with the street behind it, and both will be served by an alley. Mr. Wollenberg said yes, that is correct. Commissioner Laub asked for more information regarding stormwater management, which was explained by Mr. Wollenberg. Further, he said that the designs are not finalized yet. Commissioner Stillion asked why some entrances to the walking trail are so close together. Mr. Wollenberg said they can review further but ultimately, it is personal preference. Our intent was to give more access points to residents. Commissioner Still said lot 64 is odd, and asked if it could be turned into greenspace. Commissioner Verbus agreed and spoke to specific lots that could be adjusted to create that additional green space, such as lots 25 and/or 107. Then, the surrounding lots could be considered premium lots. Mr. Wollenberg said they can also look into that further. Commissioner Stillion added that there is extra greenspace everywhere, other than on the side of the development with lot 64. Commissioner Fisher asked for more information regarding what a primitive trail means and asked if the HOA would be responsible for maintaining it. Mr. Wollenberg said it would be a mulch path and the HOA would be responsible for maintenance. Further, Commissioner Fisher asked if there will be any lighting along the wooded path and asked about the clearing to create the path. Mr. Wollenberg said no lighting is planned on the wooded path, and while there will be some clearing, they will do what they can to minimize it. Commissioner Stillion asked City Staff, when a developer says they will look into it, what does that follow-up look like? Manager Gaver said Planning Officer Beard will send a Decision Letter to the developer with the items determined to be conditions of the development, as recommended by the Planning Commission. If the Planning Commission is comfortable with City Staff addressing those items directly with the developer prior to going to City Council, we can do that. Or, Planning Commission can require that the developer present to Planning Commission with the changes, prior to a vote and going to City Council. Commissioner Stillion asked if City Staff feel comfortable working with the Developer based on the conditions. Manager Gaver said the only item of concern is related to the open space, and she would like the Planning Commission to clarify what area of the development they would like to see that located. Commissioner Ingle said at the entrance between lots 9 and 141, there is a pretty sharp curve and cars tend to fly. Some traffic improvements may be warranted for safety. Mr. Wollenberg said we can work with engineering to see how to make that area safer. Further, he said a traffic study has been completed and is still being reviewed. At this time, no turn lanes are warranted, but improvements to Boerger may be needed to bring it up to Marysville's standards.

Citizen Comments: Dave Martin, a neighbor to this development, asked if trees will be removed along lots 1 – 20. The current tree line provides a nice barrier. He said he is also concerned regarding drainage and where the water will flow. He said he does like to see all of the trees that will be maintained with this development, along with the trees to be added, it looks nice.

Kent Tornberg said he used to live on Boerger Road, it is a rural area and there are many nice houses with lots that sit on two-to-five acres. Across the street, there are homes that sit on one-acre lots. He

spoke to a referendum regarding a housing development that passed in Marysville a couple of years ago, and said the citizens of Marysville don't want more high-density housing, they don't want more Mill Valleys. He said this development doesn't fit the surroundings of Boerger Road. Further, he said Marysville is overflowing with apartments. While people that own land have a right to sell their land, they cannot determine what will go on that land without the approval of the Planning Commission.

Paul Slaughter said he and his wife own the golf course, and he spoke to storm water concerns. He said the golf course was built in 1932 and water from the surrounding development already takes out the ability for golfing at some of the holes when there are heavy rains, and he is concerned what will happen with this development. He said he wants to be clear that as a business owner, he thinks having this development near the golf course is great, growth in Marysville is good for business. While at the same time, he wants to make sure there will not be water issues that are added to the golf course because of this development. The infrastructure needs to be in place so that his golf course isn't turned into a swamp.

William Boerger said he owns a farm along Boerger Road. The farm has been in his family since the Civil War, maybe even before. He said he owns 40 acres of woods, but it is not a part of this development. He said he hopes that the name, Boerger Woods, has not been finalized. He said he doesn't want people to think that he or his family sold land for this development, because we didn't. Further, he said there is a large oak tree that is probably 100 years old located in this development that he used to farm around. He asked if it will be saved. He suggested that the development could be called the Oak and Woods, or something like that. He said Boerger Road is called Boerger Road because his grandfather, born in 1887, and his father spent two winters using horses and wagons to haul stone to create the road. He said he doesn't think his family, which includes five older sisters, would want this development to be called Boerger Woods.

Response to Citizen Comments: Mr. Wollenberg said regarding lots 1 – 20, like in the rest of the development, we will keep as many trees as possible. Regarding stormwater, there will now be more than just a farm ditch for drainage, there will be piping and fast conveyance from the property that will be sized to handle the water. Mr. Shepherd said we can change the name from Boerger Woods, that won't be a problem. Additionally, regarding the oak tree, it will be saved and tree care has been done on it so that it stays healthier. Chairman Nickoson said lot sizes have been enlarged based on community feedback previously received.

After discussion, the Commission decided to let City Staff review the Conditions of the application prior to being presented to City Council. Regarding the additional green space the recommendation from Planning Commission, is was decided that the green space should be on or near lots 64 and 65.

Commissioner Stillion moved to approve the PUD Development Plan application with the following conditions, and the question put, stood:

- Add language to the Accessory Structures Section regarding sheds, whether they should be permitted or not.
- Review the cul-de-sac to see if an island can be added.
- Add green space, perhaps to lot 64 or somewhere in the middle section.
- Review the access points to the pond to southwest, perhaps removing the access point between lots 57 and 58 and moving it further south.

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

Vote 6-0; Motion carried.

Next step: To be presented to City Council in the form of an Ordinance.

DISCUSSION ITEMS: None.

DESIGN REVIEW BOARD LIAISON REPORT: Commissioner Stillion said the May 14th Design Review Board Meeting had a full agenda. Eight Home Improvement Reimbursement Grant applications were reviewed and unanimously approved, and there were multiple certificates of appropriateness, landscape plans and plan revisions, all of which were either approved, some with conditions, or were tabled.

COMMENTS OF INDIVIDUAL COMMISSION MEMBERS: None.

ADJOURN: There being no further business to bring before the Commission, Commissioner Verbus moved to adjourn the meeting. Voice vote in favor was unanimous. The meeting adjourned at 7:41 p.m.

Application 1

The Trails at Weaver Ridge

PUD Development Plan

Submitted: 03/11/2025

Resubmitted: 06/03/2025

Engineering, Planning and Zoning
City Hall, 209 South Main Street
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July 1, 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. The application was heard at the May 6, 2025 Planning Commission meeting and was tabled to address concerns from the planning commission and residents.

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 open space is confirmed to be ± 20.1 acres, reducing from 20.65 acres, not including the stormwater retention areas, and ± 28.19 acres, reducing from 29.4 acres if you include the stormwater retention areas.

The retention ponds proposed shall have natural variation to the contours.
The large retention pond has been broken down into numerous retention ponds throughout the development and shall be designed to appear natural in nature through the engineering and Site Plan review process.
The applicant shall explore reducing the number of ponds to allow for large useable open spaces

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 has included text stating they will follow the tree replacement program.

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 has updated the text to require sidewalk connections.

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 has added language to have garages set back a minimum of 2’0” from the face of the porches.

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

      All corner lots within the development shall have homes with a side loaded garage that faces the secondary street frontage, subject to the final approval of the City of Marysville Engineering Department. The city may approve front loaded garages on these lots if engineering concerns make a side loaded garage infeasible.

- 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 has provided language to require front porches of at least 4'-0" in depth and 12'-0" in width.

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. A Traffic Contribution Agreement will be required prior to City Council voting on the development and the roadway impact fees shall be paid at the time of final platting.
   b) 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.
   c) 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) 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.
      v) Contact Union County Soil and Water to discuss downstream channels and farm tile systems impacted by this development.
      vi) Identify if there is Ditch Maintenance Agreements on any of the downstream properties.
      vii) A stormwater pollution prevention plan (SWPPP) will be required prior to construction commencing.
      viii) Provide a standalone Operations and Maintenance Manual for the proposed stormwater detention/retention structures on this site.

ix) 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

3) 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.

4) 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.

5) 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.

6) 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.

7) 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.
   c) An Ohio EPA Permit to Install (PTI) Permit will be required for both water and wastewater prior to construction commencing.
   d) 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 explore reducing the number of ponds to allow for large useable open spaces

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.

City of Marysville, Ohio

PUD Re-Zoning Application and Development Plan Submittal

For:

The Trails at Weaver Ridge

03.11.2025
Revised 04.28.2025
Revised 06.03.2025

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

1
PUD APPLICATION

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: 14373 WEAVER ROAD, MARYSVILLE, OH

Present Zoning District: ARD Present Use of the Land: FARMING

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

Owner of Property: LUTHERAN CHURCH MISSOURI SYNOD FOUNDATION

Owner's Address (Street): 1333 S. KIRKWOOD ROAD

City, State and Zip Code: SAINT LOUIS, MO 63122

Owner's Telephone Number: 314-996-1461

Applicant Information *(Please print clearly)*

Applicant: WILLIAM WESTBROOK ☐ Owner ☐ Agent ☐ Representative ☑ Other

Company: T-BILL DEVELOPMENT CO., LLC

Address (Street): 2722 NOTTINGHAM ROAD

City, State and Zip Code: COLUMBUS, OH 43221

Telephone Number: 614-571-1159

E-mail Address: williamwestbrook@yahoo.com

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

Signature of Applicant: William Westbrook Date: 3/7/2025

Signature of Owner: Tina Clasquin Date: 03/06/2025

Tina Clasquin, Sr. Vice President, LCMS Foundation

FOR CITY USE ONLY

Paid (stamp):

Fees Due: $500 $ _____

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

_____ _____

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	N/A		
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:	For Applicant	For Staff Use Only Yes	For Staff Use Only 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	N/A		

Lighting Plan

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

Landscaping and Screening/Buffering Plan

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

Architectural Design Standards

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

For Applicant	For Staff Use Only

Sign Plan

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

Additional Application Information

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

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PUD INTRODUCTIONS, PROJECT DESCRIPTION, AND IMPACTS

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 both sides 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	*- +/- 20.1Acres (19.8% of the total acreage) as currently shown, not including stormwater ponds. +/- 28.19 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*

3
PLANNED UNIT DEVELOPMENT TEXT

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.

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. The front porch of the home shall be permitted to encroach into the front yard setback a maximum of 4’.
   iii. 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.
   iv. 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.
   v. Trellises, 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.
   vi. 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.

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

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.

8. **Minimum parking requirements**
   Each dwelling unit shall provide a minimum 2-car garage and 2 driveway spaces.

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.

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.

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.

e) Tree replacement: The development shall follow the City's tree replacement requirements for all trees removed during construction.

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:**

Low chroma colors are acceptable, and neon or florescent colors are prohibited. 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. 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) The use of aluminum as an exterior cladding material is limited to gutters, fascia, window frames, and vented soffit.

3. **Porches:**

a) The façade of all homes shall incorporate a usable front porch of at least 4’ in depth and 12’ in width.

4. **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.

5. **Garages & Driveways:**

a) All corner lots within the development shall have homes with a side loaded garage that faces the secondary street frontage, subject to the final approval of the City of Marysville Engineering Department. The city may approve front loaded garages on these lots if engineering concerns make a side loaded garage infeasible.

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

c) All garages shall be set back a minimum of 2’ from the face of the front porch of the home.

d) All driveways shall be concrete.

6. 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 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 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 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 ±19.72 Acres (19.4%), 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 both sides of the street as indicated on the development plans.

d) All houses shall provide a sidewalk connecting the front porch of the home to the public sidewalk of the street.

e) 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

4
DEVELOPMENT PLAN / ZONING EXHIBITS



LOCATION MAP
not to scale

TITLE COMMITMENT
EXHIBIT A - LEGAL DESCRIPTION

Auditor's Parcel No. 29-0030059.0010:

Situated in the City of Marysville, Paris Township, Union County, State of Ohio and being part of Virginia Military Survey Number 2256 and part of that property conveyed to Dale P. and Carol L. Scheiderer (Parcel Number 2900300590010) in OR 914, Page 363 of the Union County Recorder's records being further bounded and described as follows:

Commencing at the southeast corner of said Scheiderer Parcel (Parcel Number 2900300590010), said corner also being on the centerline of Weaver Road (County Highway 52-A, 60' Right-of-Way), the northeasterly corner of a record 2.615 acre parcel conveyed to Amanda E. Parrott (Instrument Number 201406170003965) and the TRUE PLACE OF BEGINNING of the parcel herein described;

thence S 81° 47' 51" W, along the northerly line of said Parrot parcel and a northerly line of an 82.493 acre parcel conveyed to David A. and Cheryl Beach (OR 1026, Page 245), a distance of 1,632.21 feet to a northwesterly corner thereof and a pin set, having passed through a 5/8" iron pin found at 29.38 feet;

thence S 05° 20' 08" E, along a westerly line of said Beach parcel, a distance of 612.28 feet to a stone found;

thence S 81° 19' 31" W, continuing along a northerly line of said Beach parcel, a distance of 936.22 feet to the northwesterly corner thereof, the northeast corner of a 65.761 acre parcel conveyed to Dennis W. and Gayle C. Earl (OR 705, Page 791) and a pin set;

thence S 85° 29' 14" W, along a northerly line of said Earl parcel, a distance of 970.15 feet to a pin set;

thence N 05° 03' 58" W, a distance of 596.93 feet to a pin set;

thence N 36° 30' 15" W, a distance of 566.07 feet to a pin set in an easterly line of the Links Village Subdivision Phase 3 and 4 as recorded in Plat Book 5, Page 149;

thence N 05° 03' 58" W, along said easterly line of the Links Village Subdivision, a distance of 415.00 feet to a pin set on the south line of Adena Pointe Section 9, Part 2 as recorded in Plat Book 6, Page 73AB;

thence N 82° 04' 32" E, along the south line of said Adena Pointe Section 9, Part 2, the south line of Adena Pointe Section 9, Part 1 (Plat Book 6, Page 56AB), the south line of Adena Pointe Section 8, Part 2 (Plat Book 6, Page 42AB) and the south line of Adena Point Section 8, Part 3 (Plat Book 6, Page 57ABC), a distance of 1,936.15 feet to a pin set at the southeast corner of said Adena Point Section 8, Part 3 and the southwest corner of Weaver Ridge Phase 2 (Plat Book 6, Page 51ABC);

thence N 82° 05' 22" E, along the south line of said Weaver Ridge Phase 2, south line of Weaver Ridge Phase 3 (Plat Book 6, Page 66ABC) and the south line of a record 2.000 acre parcel conveyed to Ryan S. and Jacqueline Madden (Instrument Number 201880726000591 3), a distance of 1,887.46 feet to the southeast corner thereof, the centerline of County Highway 52-A and a MAG Nail found;

thence S 05° 32' 22" E, along the center of County Highway 52-A, a distance of 291.25 feet to the northeast corner of a record 4.436 acre parcel conveyed to Dale P. and Carol L. Scheiderer (OR 914, Page 355);

thence S 81° 29' 35" W, along the north line of said Scheiderer 4.436 acre parcel, a distance of 706.45 feet to the northwest corner thereof and a 5/8" iron pin found, having passed through a MAG nail at 0.19 feet and a 5/8" iron pin at 30.20 feet,

thence S 08° 29' 51" E, along the westerly line of said Scheiderer 4.436 acre parcel, a distance of 339.60 feet to the southwest corner thereof and a 5/8" iron pin found;

thence N 81° 29' 35" E, along the south line of said Scheiderer 4.436 acre parcel and the south line of a record 0.998 acre parcel conveyed to George Scheiderer, Life Estate (Instrument Number 201902280001422), a distance of 688.90 feet to the southeast corner thereof and the centerline of County Highway 52-A, having passed through a pin set at 658.90 feet;

thence S 05° 32' 22" E, along the centerline of County Highway 52-A, a distance of 302.71 feet to the TRUE PLACE OF BEGINNING and containing 101.7632 acres, more or less as surveyed and described by Jeffrey A. Miller, PS 7211 in October 2021.

Iron pins set are 5/8" x 30" rebar with cap marked "CESO, INC".

Basis of Bearings are derived from the Ohio State Plane Coordinate System, South Zone, NAD 83 (NSRS 2011)

(##) SCHEDULE B - SECTION II

12. Subject to Roadway Right of Way of Weaver Road (County Highway 52-A) per legal description and survey, appearing of record in Instrument No. 202111150015038, Recorder's Office, Union County, Ohio.
Surveyed property is located within area described.

13. Easement granted unto The Dayton Power and Light Company, appearing of record in Instrument No. 202003200002590, Recorder's Office, Union County, Ohio.
Located on surveyed property a shown hereon.

14. Easement granted unto The Dayton Power and Light Company, appearing of record in Deed Book 210, page 445, Recorder's Office, Union County, Ohio.
Located on surveyed property a shown hereon.

15. Easement granted unto The Buckeye Pipe Line Company, appearing of record in Deed Book 189, page 511; Assignment and Assumption of Rights of Way by Buckeye Pipeline Company, L.P., appearing of record in Deed Book 302, page 254, Recorder's Office, Union County, Ohio.
Location cannot be determined from the record document.

16. Easement granted unto Union County Rural Electric Cooperative, Inc., appearing of record in Deed Book 152, page 362, Recorder's Office, Union County, Ohio.
Location cannot be determined from the record document.

SURVEYOR NOTES

1. This survey does not constitute a title search by the surveyor. All information regarding record easements, and other documents that might affect the quality of title to the parcel shown hereon we obtained through a certified title commitment conducted by Chicago Title Insurance Company, Commitment Number 24-16790 and bearing an effective date of February 16, 2024 at 7:00a.m.

2. Direct access to the subject parcel is available along via Weaver Road. No roadway improvement plans were disclosed to CESO during the survey.

3. The utilities shown are located from field survey information and/or existing drawings. The surveyor makes no guarantee that the utilities located comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the utilities located are in the exact location indicated although the surveyor does certify that they are located as accurately as possible from information available. For utility lines or service locations on private property CESO recommends contracting a private underground utility location service.

4. Structures are as shown hereon, no evidence of recent earthwork and recent building construction or building additions.

5. No evidence that subject property is being used as a sanitary landfill.

6. There currently exist ____0____ regular striped parking spaces and __0___ Handicapped spaces on site.

7. Zoning letter or report not supplied to surveyor.

8. Parcel is located within "Zone X" (Area of Minimal Flood Hazard) as indicated by the Flood Insurance Rate Map (FIRM) Map Number 39159C0355D, effective date:12/15/2008; published by the Federal Emergency Management Agency.

SURVEYOR'S CERTIFICATION:

To: Esquire Title Services, Inc., T-Bill Development Co., LLC, an Ohio limited liability company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 minimum standard detail requirements for ALTA/NSPS land title surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6a, 7a, 7b1, 7c, 8, 9, 11a, 13, 16 and 17 of Table "A" thereof. The field work was completed in September, 2024.

Date of plat or map: September 11, 2024

PRELIMINARY

Signed_____date_____.
Jeffrey A. Miller, P.S. 7211
CESO, Inc.
2800 Corporate Exchange Drive
Suite 400
Columbus, OH 43231

ALTA / NSPS Land Title Survey

WEAVER MILL FARMS

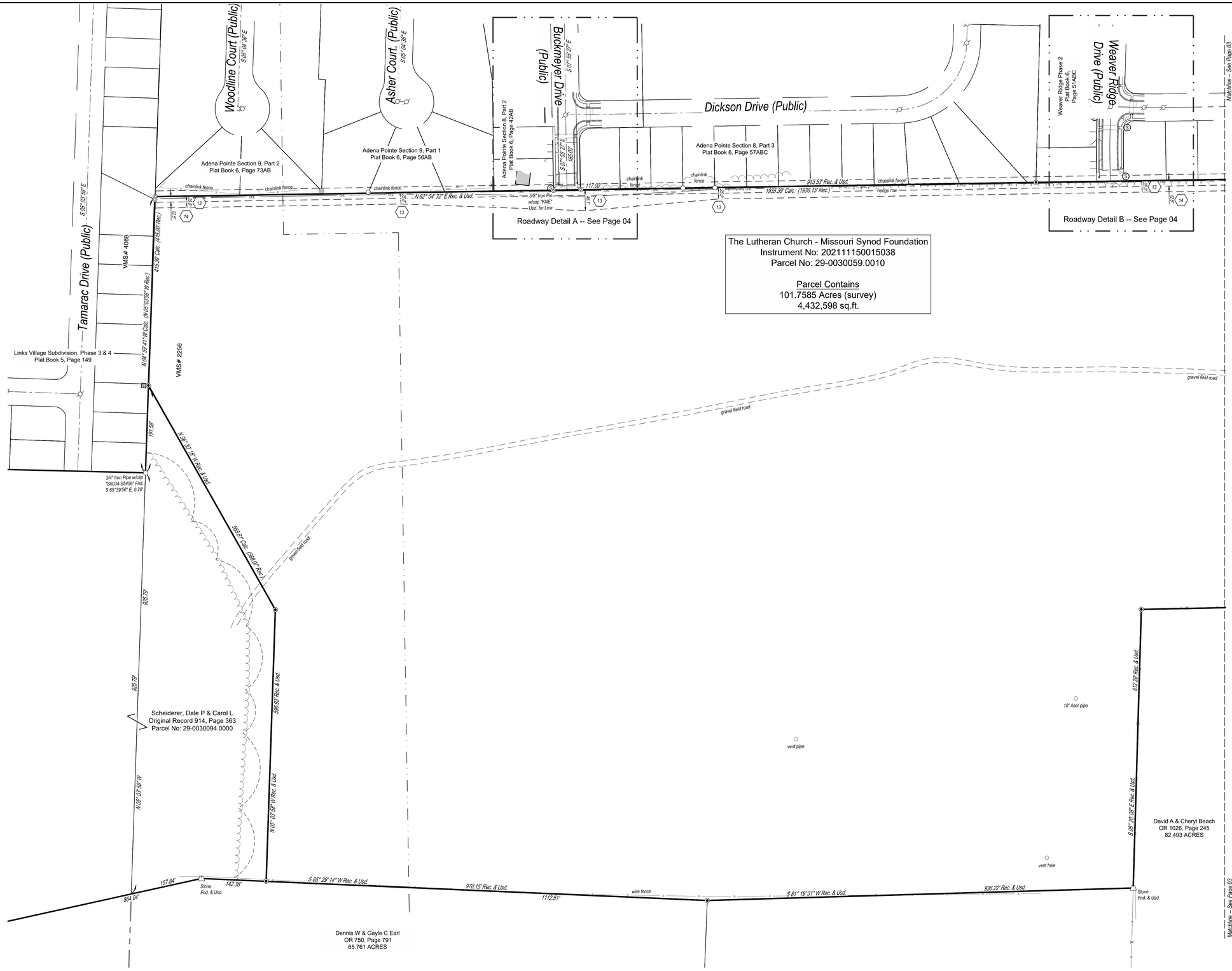
Weaver Road
City of Marysville

Pt. Virginia Military Survey No: 2256
County of Union, Ohio

SCALE: N/A	DATE: 9/12/2024	
DESIGN:	CESO WWW.CESOINC.COM	JOB NO.: 765062
DRAWN: TDC/OPG		SHEET NO.: 1 OF 4
CHECKED: SWC/ALB		

Exhibit A

W:\PROJECTS\T BILL DEVELOPM\



The Lutheran Church - Missouri Synod Foundation
Instrument No: 202111150015038
Parcel No: 29-0030059.0010

Parcel Contains
101.7585 Acres (survey)
4,432,598 sq.ft.

SURVEY LEGEND

- ◉ - 5/8" Iron Pin Set w/cap CESO, Inc
- ◎ - Iron Pin Found as Described
- ○ - Iron Pipe Found as Described
- ⌭ - Railroad Spike Found
- ▣ - Monument Found as Described
- ⌭ - PK Nail/Mag Nail Found
- ● - PK Nail/Mag Nail Set

Fnd. (F) - Found
Usd. (U) - Used
Obs. (O) - Observed
Rec. (R) - Deed
Calc. (C) - Calculated

TOPOGRAPHIC LEGEND

- CATCH BASIN
- CURB INLET
- DECIDUOUS TREE
- ELECTRIC METER
- FIRE HYDRANT
- POST
- TELEPHONE POLE
- POWER POLE
- POWER TELEPHONE POLE
- SANITARY MANHOLE
- SIGN
- STORM MANHOLE
- TELEPHONE BOX
- WATER VALVE
- WATER SHUT-OFF

Gas Line
W — Water Line
UGT — Underground Communications
OHL — Overhead Utility Line
STM — Storm Sewer
Sanitary Sewer

100 0 100
GRAPHIC SCALE (IN FEET)
BASIS OF BEARINGS
NAD 83 (2011), OHIO SOUTH
Derived from Plane Coordinate Sysytem

ALTA / NSPS Land Title Survey

WEAVER MILL FARMS

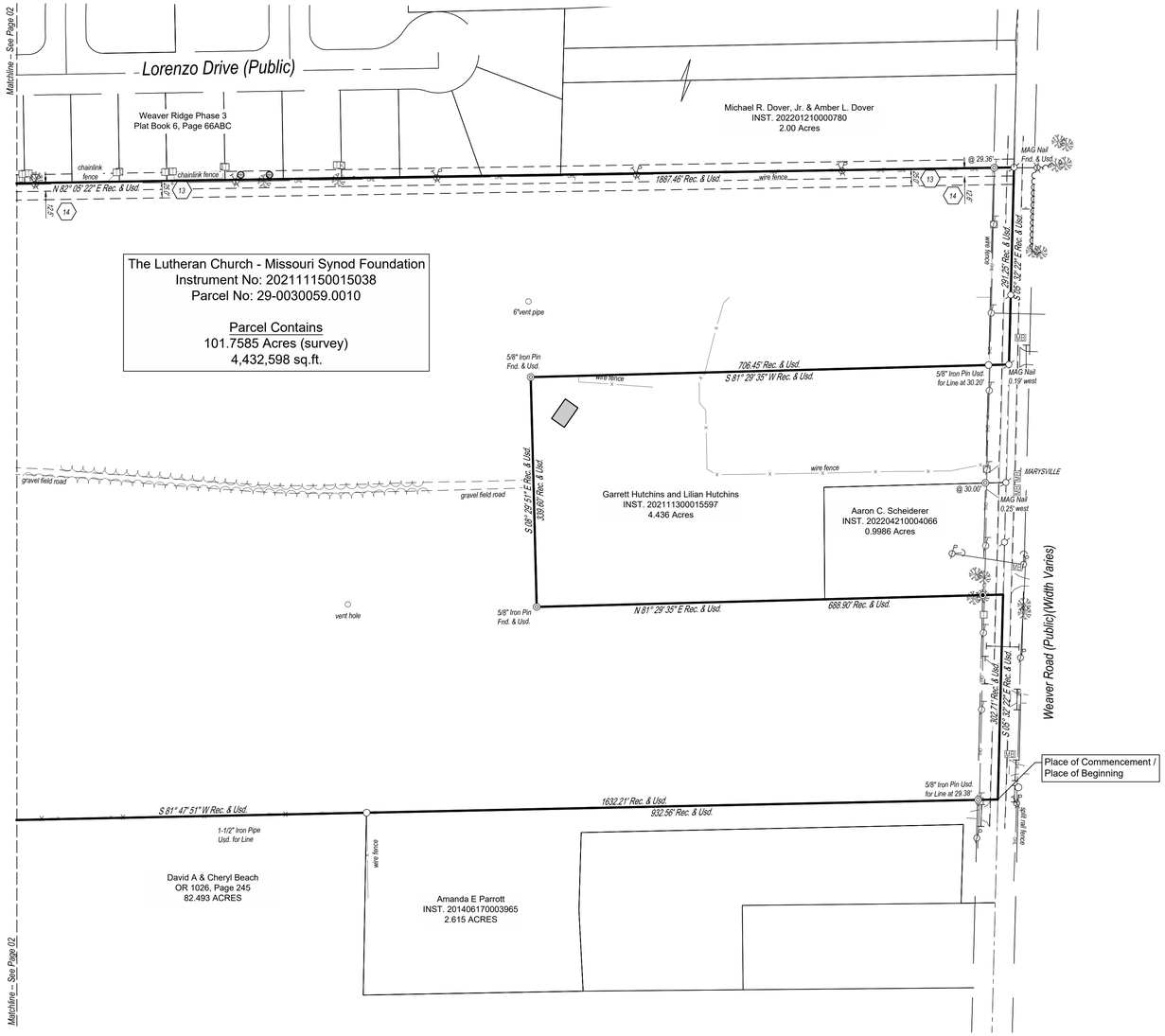
Weaver Road
City of Marysville

Pt. Virginia Military Survey No: 2256
County of Union, Ohio

SCALE: 1" = 100'	DATE: 9/12/2024	
DESIGN:	CESO WWW.CESOINC.COM	JOB NO.: 765062
DRAWN: TDC/OPG		SHEET NO.: 2 OF 4
CHECKED: SWC/ALB		

Exhibit A

W:\PROJECTS\T BILL DEVELOPMI



SURVEY LEGEND

- ◉ - 5/8" Iron Pin Set w/cap CESO, Inc
- ◎ - Iron Pin Found as Described
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- ELECTRIC METER
- FIRE HYDRANT
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- POWER POLE
- POWER TELEPHONE POLE
- SANITARY MANHOLE
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Gas Line
W — Water Line
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GRAPHIC SCALE (IN FEET)

BASIS OF BEARINGS

NAD 83 (2011), OHIO SOUTH
Derived from Plane Coordinate Sysytem

ALTA / NSPS Land Title Survey

WEAVER MILL FARMS

Weaver Road
City of Marysville

Pt. Virginia Military Survey No: 2256
County of Union, Ohio

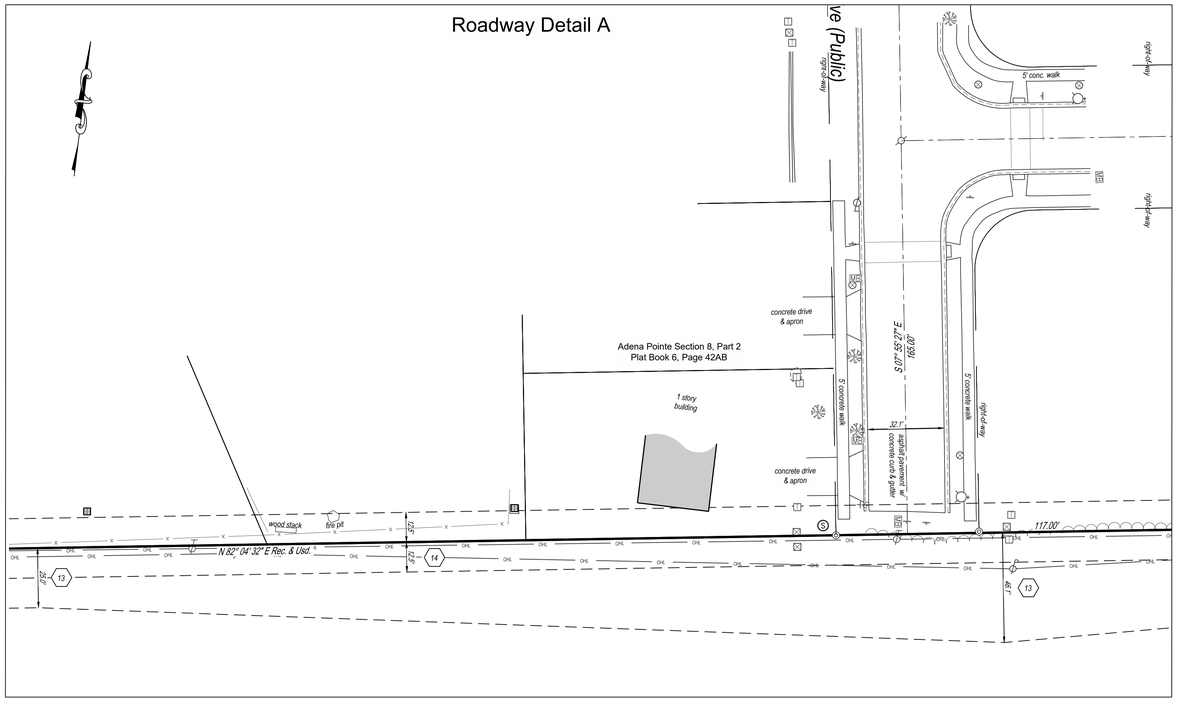
SCALE: 1" = 100'	DATE: 9/12/2024
DESIGN:	JOB NO.: 765062
DRAWN: TDC/OPG	SHEET NO.: 3 OF 4
CHECKED: SWC/ALB	

CESO
WWW.CESOINC.COM

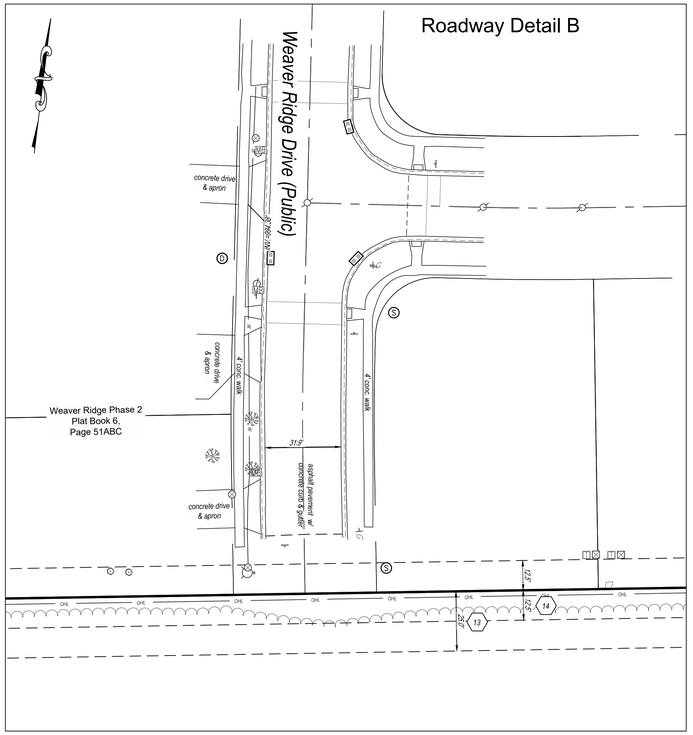
Exhibit A

W:\PROJECTS\T BILL DEVELOPME

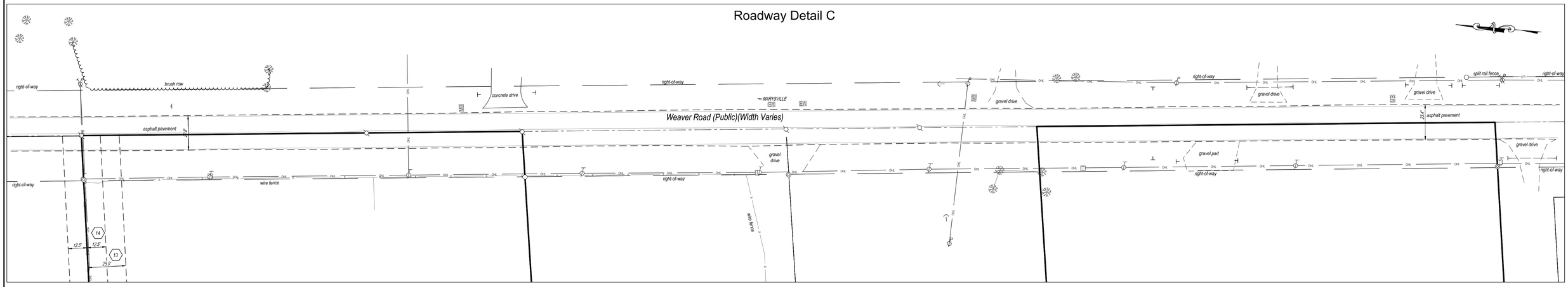
Roadway Detail A



Roadway Detail B



Roadway Detail C



TOPOGRAPHIC LEGEND

- CATCH BASIN
- CURB INLET
- DECIDUOUS TREE
- ELECTRIC METER
- FIRE HYDRANT
- POST
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- POWER POLE
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UGT	Water Line
OHL	Underground Communications
STM	Overhead Utility Line
	Storm Sewer
	Sanitary Sewer

SURVEY LEGEND

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- ◎ - Iron Pin Found as Described
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- - Railroad Spike Found
- - Monument Found as Described
- - PK Nail/Mag Nail Found
- ● - PK Nail/Mag Nail Set

Fnd. (F) - Found
Usd. (U) - Used
Obs. (O) - Observed
Rec. (R) - Deed
Calc. (C) - Calculated

30 0 30

GRAPHIC SCALE (IN FEET)

BASIS OF BEARINGS

NAD 83 (2011), OHIO SOUTH
Derived from Plane Coordinate Sysytem

Exhibit A

W:\PROJECTS\T BILL DEVELOPME

ALTA / NSPS Land Title Survey

WEAVER MILL FARMS

Weaver Road
City of Marysville

Pt. Virginia Military Survey No: 2256
County of Union, Ohio

SCALE: 1" = 30'	DATE: 9/12/2024
DESIGN:	JOB NO.: 765062
DRAWN: TDC/OPG	SHEET NO.: 4 OF 4
CHECKED: SWC/ALB	

CESO
WWW.CESOINC.COM



THE TRAILS AT WEAVER RIDGE-VICINITY MAP

Marysville, Union county, Ohio 03/11/2025 - #24024, Revised 06/03/2025

EXHIBIT B

0 1000 2000 3000

G2 PLANNING + DESIGN

OPEN SPACE
Adena Pointe Dr
Glenn Oak Dr
Woodline Dr
Cowan Creek Dr
Meadow View Dr
Forest Edge Dr
SRD
Links Dr
Shawnee Dr
Asher Ct
Buckmeyer Dr
Weaver Ridge Dr
Lorenzo Dr
Dickerson Dr
La Costa Dr
Tamarac Dr
ARD
LMD
Electric Easement
Existing Tree to be removed
Electric Easement
Electric Easement
Existing Trees to be preserved to best ability.
ARD
NCD
Seapines Ln
Fox Fire Dr
Doral Ct
Existing Tree to be removed
Existing trees to be preserved to best ability.
Weaver Rd
736
ARD
PUD
ARD

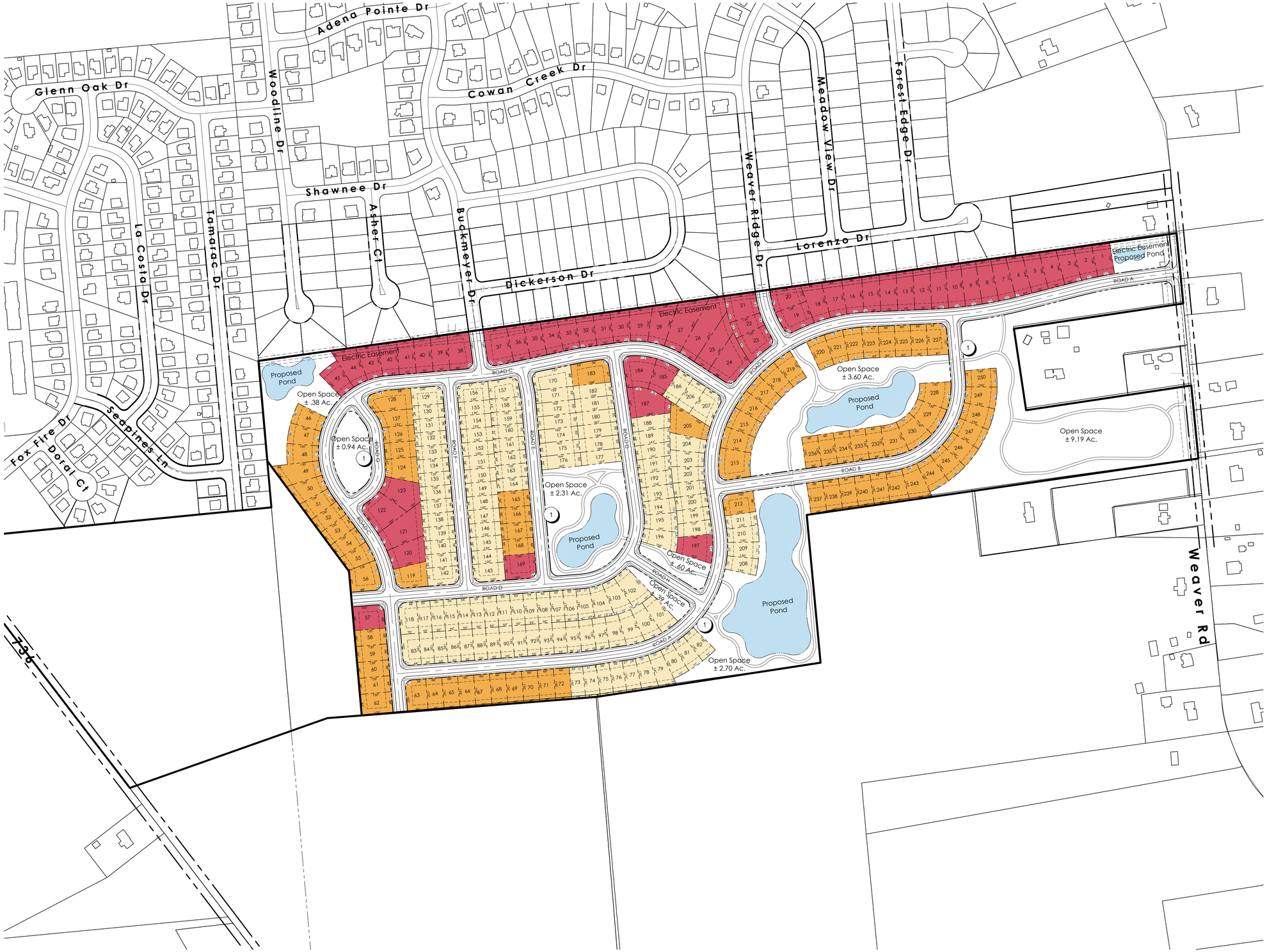
THE TRAILS AT WEAVER RIDGE-EXISTING CONDITIONS

Marysville, Union county, Ohio 03/11/2025 - #24024, Revised 06/03/2025

EXHIBIT C

0 200 400 600

G2 PLANNING + DESIGN



Site Data: June 3, 2025

Total Site: ± 101.76 Acres

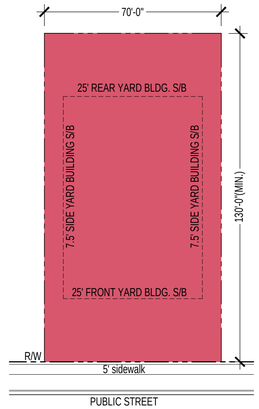
Total Lots: 250

- Min Lot Width (Mix of 55', 66', & 70')
- Minimum Lot Depth - 130'
- 132 lots (52.8%) are 66' wide or larger

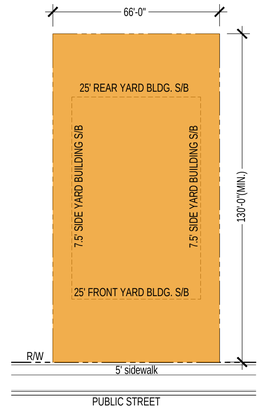
Gross Density: ± 2.45 du/acre
Open Space w/out ponds: ± 20.1 Ac. (19.8 %)
Open Space with ponds: ± 28.19 Ac. (27.7 %)

CODED NOTES

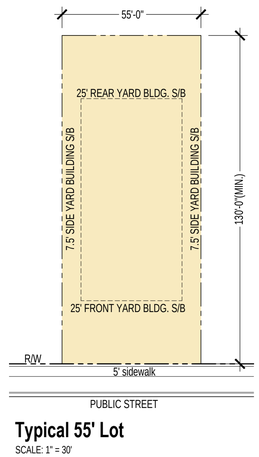
KEY	ITEM	REFERENCE
1	CBU AREA	SEE DETAIL B, SHEET F3



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 06/03/2025

EXHIBIT D

0 200 400 600

G2 PLANNING + DESIGN



Site Data: June 3, 2025

Total Site: ± 101.76 Acres

Total Lots: 250

- Min Lot Width (Mix of 55', 66', & 70')
- Minimum Lot Depth - 130'
- 132 lots (52.8%) are 66' wide or larger

Gross Density: ± 2.45 du/acre
Open Space w/out ponds: ± 20.1 Ac. (19.8 %)
Open Space with ponds: ± 28.19 Ac. (27.7 %)

CODED NOTES

KEY	ITEM	REFERENCE
1	CBU AREA	SEE DETAIL B, SHEET F3

70' Lots

66' Lots

55' Lots

THE TRAILS AT WEAVER RIDGE-ILLUSTRATIVE PLAN

Marysville, Union county, Ohio 03/11/2025 - #24024, Revised 06/03/2025

EXHIBIT D2

0 200 400 600

G2 PLANNING + DESIGN



Site Data: June 3, 2025

Total Site: ± 101.76 Acres

Total Lots: 250

- Min Lot Width (Mix of 55', 66', & 70')
- Minimum Lot Depth - 130'
- 132 lots (52.8%) are 66' wide or larger

Gross Density: ± 2.45 du/acre
Open Space w/out ponds: ± 20.1 Ac. (19.8 %)
Open Space with ponds: ± 28.19 Ac. (27.7 %)

Total Roadway: ± 13,905 L.F. (± 55.62 lf/ new Lot)
Total 10' Pathway: ± 8,226 L.F.
Total 5' Sidewalk: ± 26,215 L.F.

THE TRAILS AT WEAVER RIDGE-OPEN SPACE PLAN

Marysville, Union county, Ohio 03/11/2025 - #24024, Revised 06/03/2025

EXHIBIT E

0 200 400 600

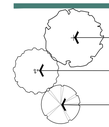
G2 PLANNING + DESIGN



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



MED. TO LARGE DECIDUOUS TREE, MIN. 2" CAL. INSTALL

SMALL ORNAMENTAL TREE, MIN. 1.75" CAL. INSTALL

EVERGREEN TREE, MIN. 5' INSTALL

CODED LAYOUT AND MATERIALS NOTES

KEY	ITEM	REFERENCE
1	LANDSCAPE ENLARGEMENT 1	SEE DETAIL 1, SHEET F2
2	LANDSCAPE ENLARGEMENT 2	SEE DETAIL 2, SHEET F2
3	LANDSCAPE ENLARGEMENT 3	SEE DETAIL 3, SHEET F2
4	LANDSCAPE ENLARGEMENT 4	SEE DETAIL 4, SHEET F2
5	LANDSCAPE ENLARGEMENT 5	SEE DETAIL 5, SHEET F2

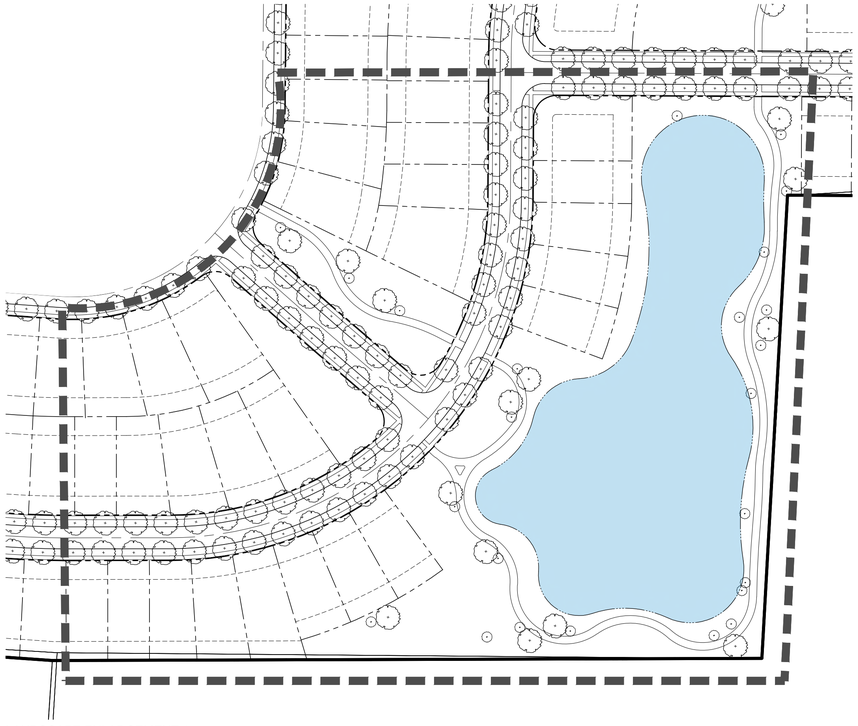
THE TRAILS AT WEAVER RIDGE-LANDSCAPE PLAN

Marysville, Union county, Ohio 03/11/2025 - #24024, Revised 06/03/2025

EXHIBIT F

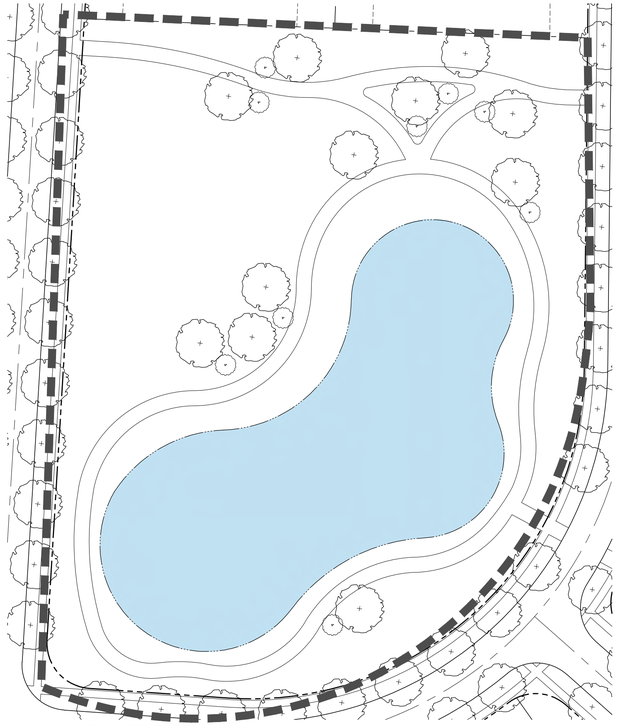
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G2 PLANNING + DESIGN



LANDSCAPE ENLARGEMENT 1

0 100 200 300



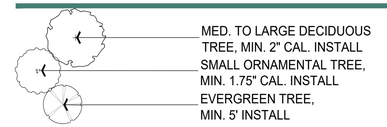
LANDSCAPE ENLARGEMENT 2

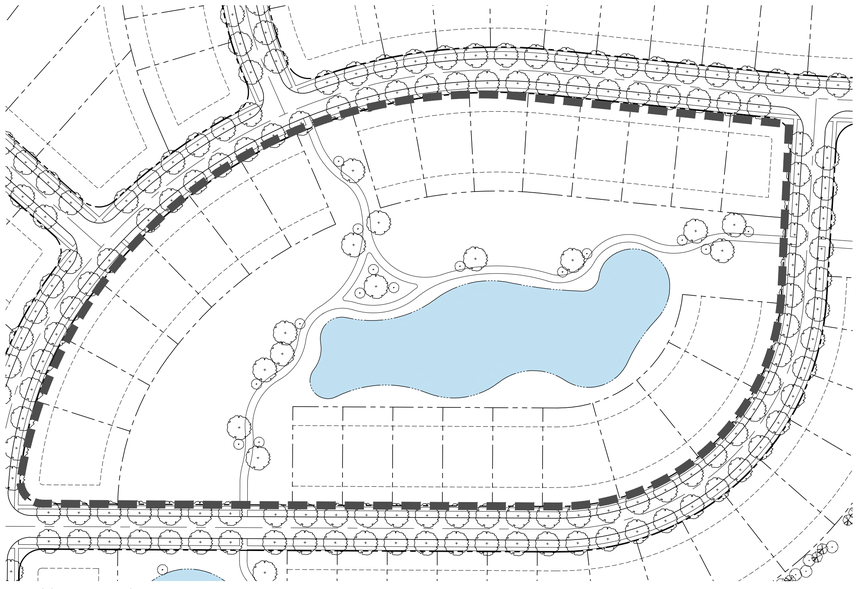
0 50 100 150

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
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SMALL / ORNAMENTAL TREES					
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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	
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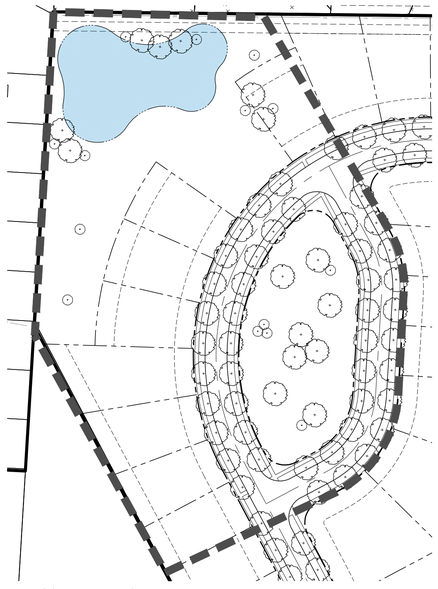
LANDSCAPE KEY PLAN





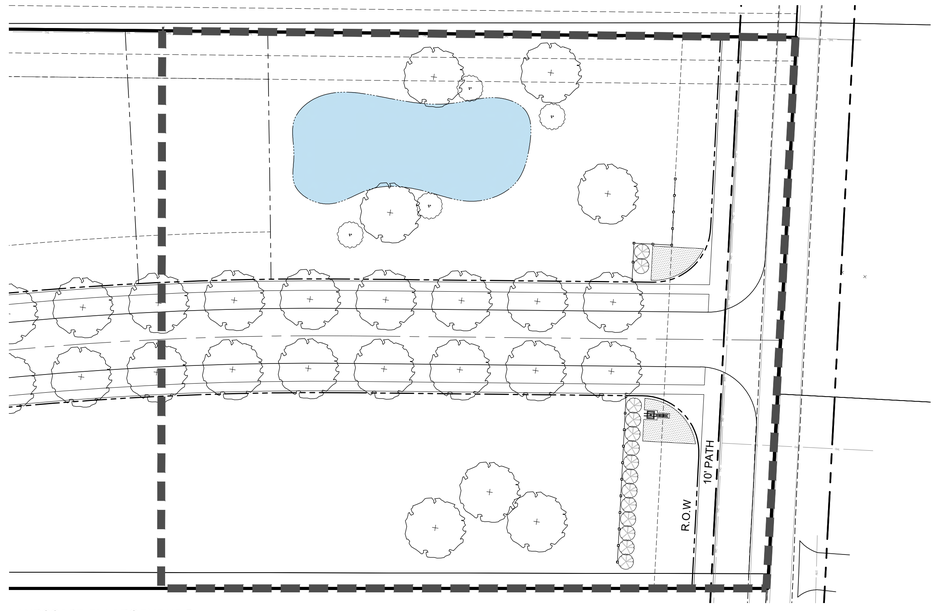
LANDSCAPE ENLARGEMENT 3

0 100 200 300



LANDSCAPE ENLARGEMENT 4

0 100 200 300



LANDSCAPE ENLARGEMENT 5

0 40 80 120

THE TRAILS AT WEAVER RIDGE-LANDSCAPE ENLARGEMENTS

Marysville, Union county, Ohio 03/11/2025 - #24024, Revised 06/03/2025

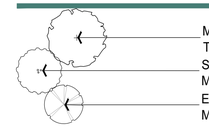
EXHIBIT F2

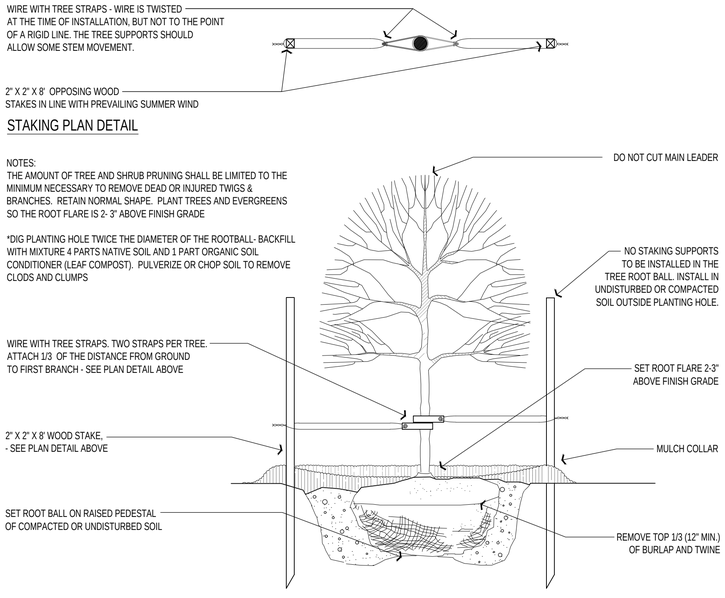
G2 PLANNING + DESIGN

PLANT LIST

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TI CO	Tilia cordata Littleleaf Linden	2" CAL.	B&B	AS SHOWN	Match Form
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AB BA	Abies balsamea var. phanerolepis Canaan Fir	5' HT.	B&B	PER PLAN	
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PI GL	Picea glauca 'densata' Black Hills Spruce	5' HT.	B&B	PER PLAN	

LANDSCAPE KEY PLAN



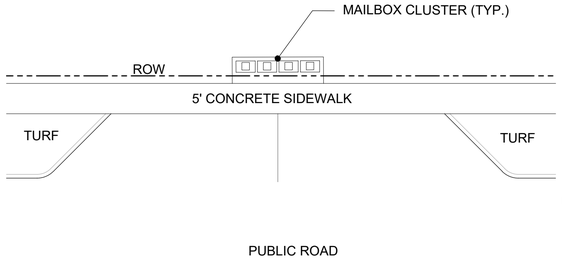


STAKING PLAN DETAIL

NOTES:
THE AMOUNT OF TREE AND SHRUB PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS & BRANCHES. RETAIN NORMAL SHAPE. PLANT TREES AND EVERGREENS SO THE ROOT FLARE IS 2- 3" ABOVE FINISH GRADE

*DIG PLANTING HOLE TWICE THE DIAMETER OF THE ROOTBALL- BACKFILL WITH MIXTURE 4 PARTS NATIVE SOIL AND 1 PART ORGANIC SOIL CONDITIONER (LEAF COMPOST). PULVERIZE OR CHOP SOIL TO REMOVE CLODS AND CLUMPS

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

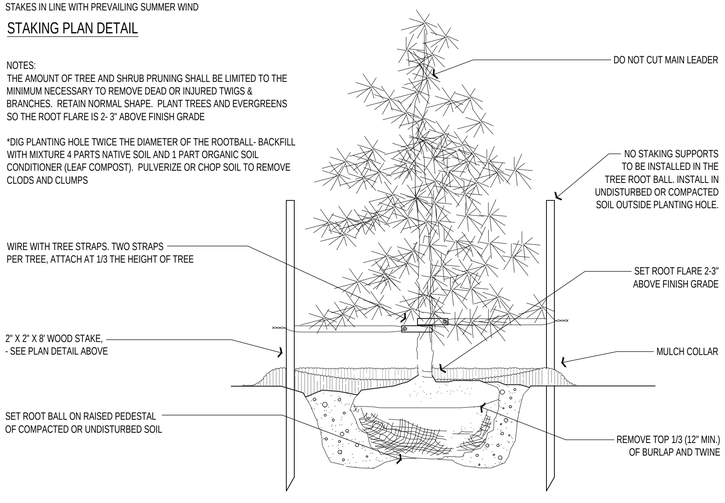




B MAILBOX KIOSK (TYP.)
SCALE: 1" = 10'-0"

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.

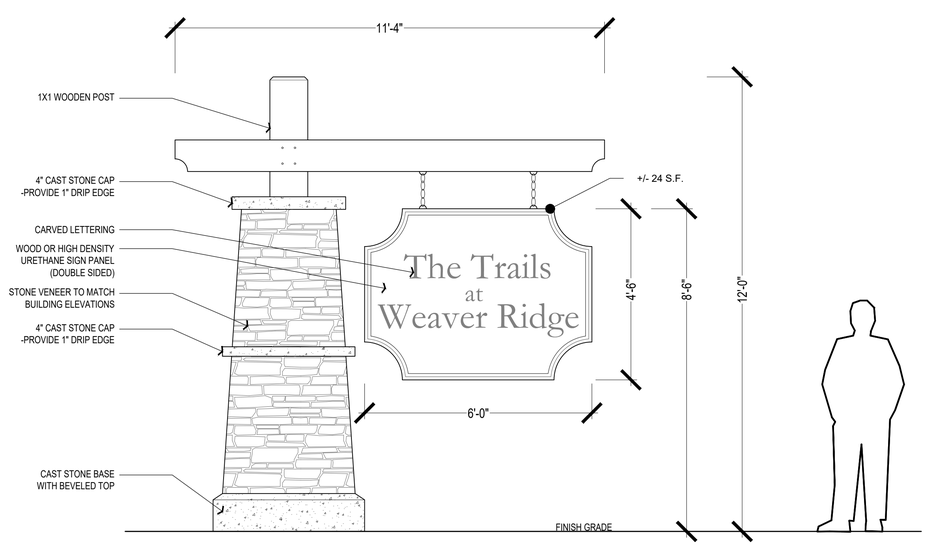


STAKING PLAN DETAIL

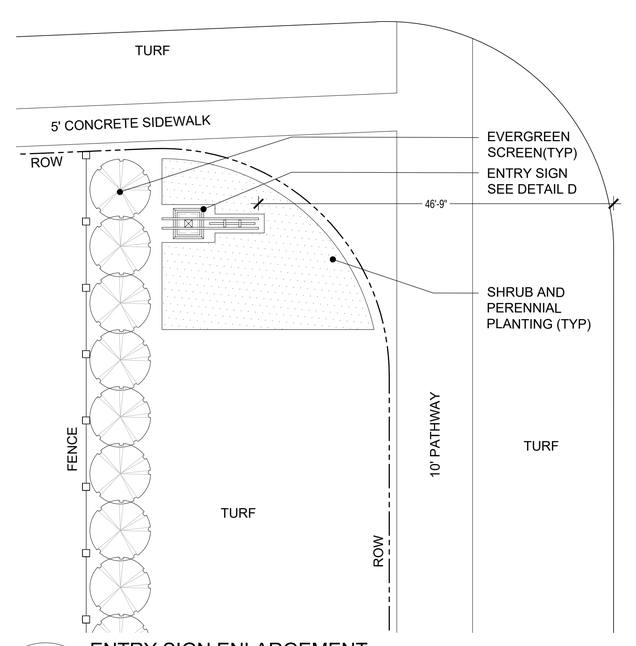
NOTES:
THE AMOUNT OF TREE AND SHRUB PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS & BRANCHES. RETAIN NORMAL SHAPE. PLANT TREES AND EVERGREENS SO THE ROOT FLARE IS 2- 3" ABOVE FINISH GRADE

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



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



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

NOTE:
• SEE CONCEPTUAL PLANT LIST ABOVE

THE TRAILS AT WEAVER RIDGE-LANDSCAPE DETAILS

Marysville, Union county, Ohio 03/11/2025 - #24024, Revised 06/03/2025

EXHIBIT F3

0 200 400 600

G2 PLANNING + DESIGN



Tot Lots



Outdoor Pavilion





Tot Lots



Outdoor Pavilion

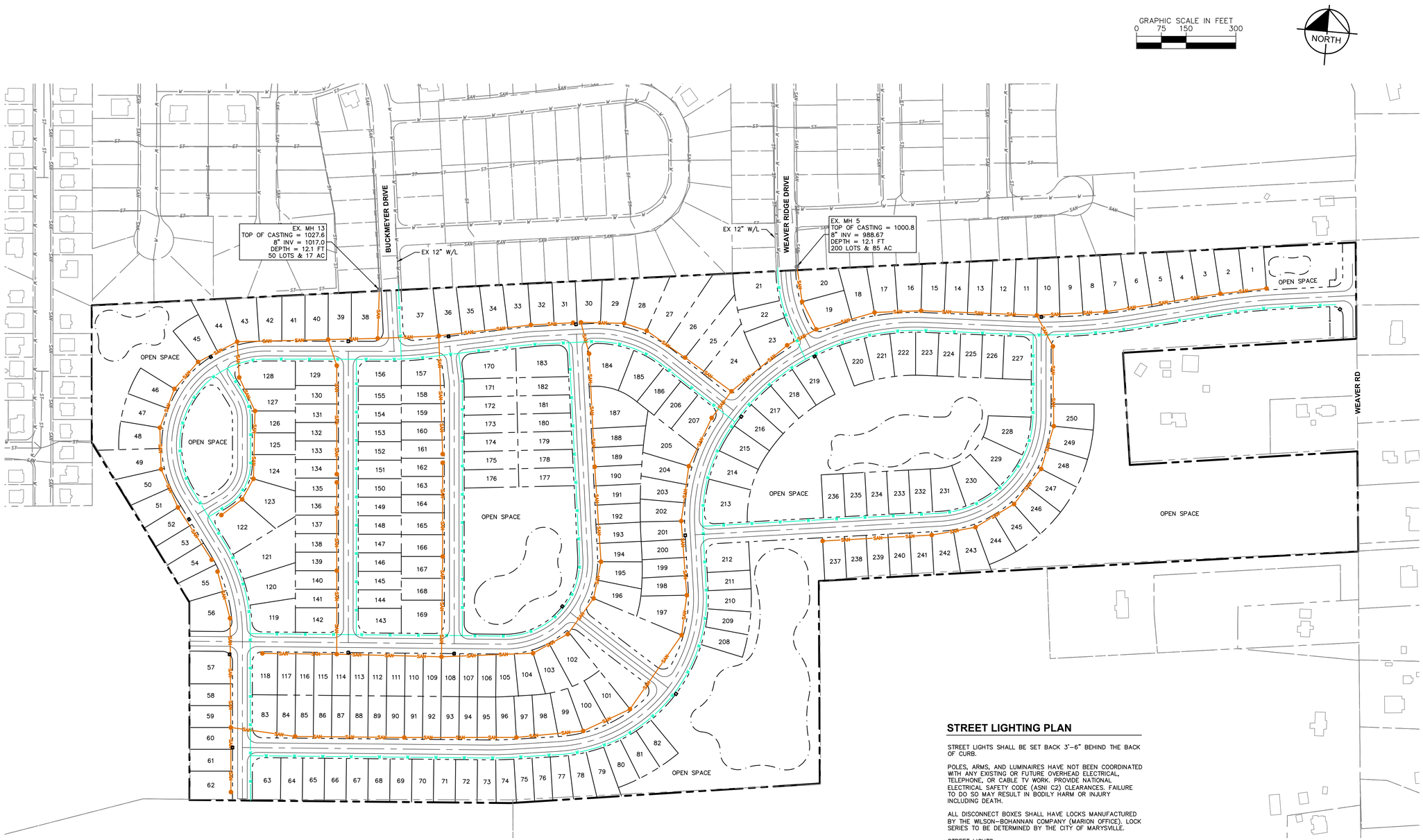




Walking Path and Bench Seating

NOTE* - ALL IMAGES ARE FOR CONCEPTUAL USE ONLY. FINAL OPEN SPACE AMENITIES ARE TO BE DETERMINED BY THE BUILDER AND REVIEWED BY THE DESIGN REVIEW BOARD:SEE DEVELOPMENT TEXT

Drawing name: C:\Users\GAL~1\AppData\Local\Temp\AcPublish_29192\2025-0602 Prelim Utility Plan.dwg Layout: Jun 02, 2025 6:05pm by: Gal Hoeppner
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STREET LIGHTING PLAN

STREET LIGHTS SHALL BE SET BACK 3'-6" BEHIND THE BACK OF CURB.

POLES, ARMS, AND LUMINAIRES HAVE NOT BEEN COORDINATED WITH ANY EXISTING OR FUTURE OVERHEAD ELECTRICAL, TELEPHONE, OR CABLE TV WORK. PROVIDE NATIONAL ELECTRICAL SAFETY CODE (ASNI C2) CLEARANCES. FAILURE TO DO SO MAY RESULT IN BODILY HARM OR INJURY INCLUDING DEATH.

ALL DISCONNECT BOXES SHALL HAVE LOCKS MANUFACTURED BY THE WILSON-BOHANNAN COMPANY (MARION OFFICE). LOCK SERIES TO BE DETERMINED BY THE CITY OF MARYSVILLE.

STREET LIGHTS:

LIGHT:
UTILITY GRANVILLE SERIES POSTLITE
BALLAST TYPE 70 HP, 120 V
BLACK HOUSING, TYPE III DISTRIBUTION, CLEAR FINIALS

POLE:
VALMONT ROUND TAPERED FLUTED STEEL FL210
16 SHARP, BLACK,
FINISH PAINT OVER GALVANIZING
WITH HUNTINGTON AC1 CAST ALUMINUM – CLAMSHELL BASE

DEVELOPER/CONTRACTOR TO COORDINATE WITH DAYTON POWER & LIGHT FOR ELECTRIC SERVICE FOR STREET LIGHTS AND PROVIDE CONSTRUCTION DRAWINGS FOR STREET LIGHTS FOR REVIEW AND APPROVAL BY THE CITY OF MARYSVILLE. DEVELOPER/CONTRACTOR SHALL SUBMIT CONSTRUCTION DRAWINGS, PAY FEE, AND OBTAIN ELECTRICAL PERMIT.

STREET LIGHT
W WATER MAIN
SAN SANITARY SEWER

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
7965 NORTH HIGH STREET
SUITE 200
COLUMBUS, OH 43235
PHONE: 614-472-3963
WWW.KIMLEY-HORN.COM

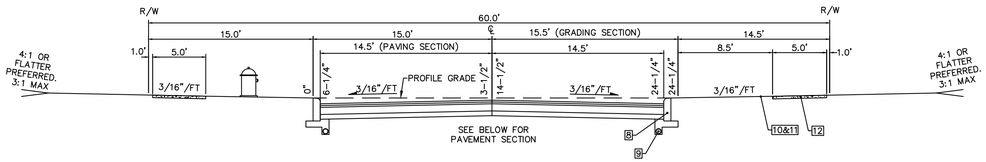
SCALE: AS NOTED
DESIGNED BY:
DRAWN BY:
CHECKED BY:

WEAVER ROAD
MASTER UTILITY EXHIBIT

WEAVER ROAD
CITY OF MARYSVILLE
UNION COUNTY, OHIO

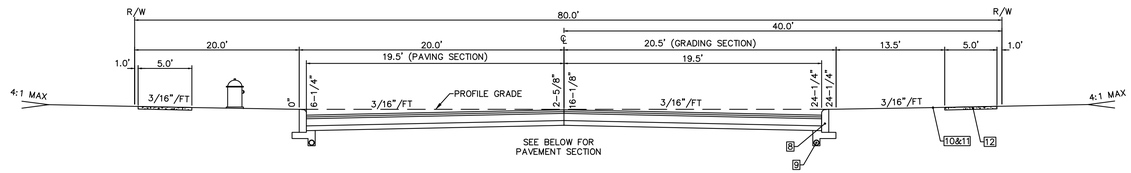
ORIGINAL ISSUE: 06/02/2025
KHA PROJECT NO. 190122001
SHEET NUMBER 1

Exhibit G



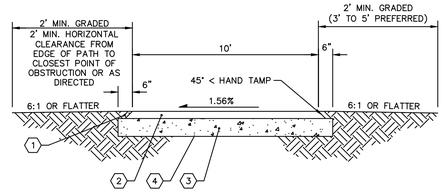
TYPICAL 30' B/B SECTION 60' R/W (LOCAL)

NOT TO SCALE



TYPICAL 40' B/B SECTION 80' R/W (COLLECTOR)

NOT TO SCALE

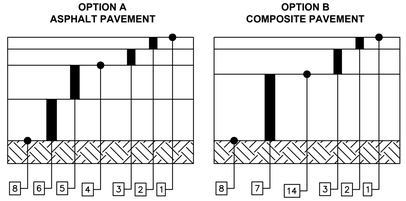


NOTES:
1. ANGLE HAND TAMP AT 45°
2. ITEM 441 – 3" ASPHALT CONCRETE SURFACE COURSE, TYPE 1, PG 64–22 (ONE 3" LIFT)
3. ITEM 304 – 6" AGGREGATE BASE
4. ITEM 204 – SUBGRADE COMPACTION

SHARED USE PATH PAVEMENT DETAIL (MARYSVILLE STR-03)

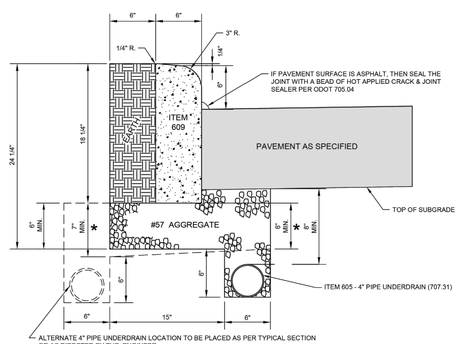
NOT TO SCALE

PAVEMENT SECTION



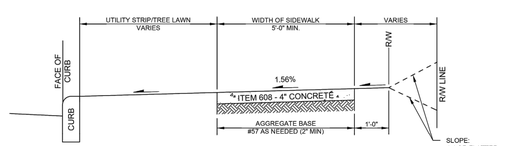
PAVEMENT LEGEND

	LOCAL	COLLECTOR
1. MARYSVILLE ITEM 1540 – ASPHALT REJUVENATING AGENT (RECLAIMITE)		
2. ITEM 441 – ASPHALT CONCRETE SURFACE COURSE, TYPE 1 (448) PG 70–22	1.5"	1.5"
3. ITEM 441 – ASPHALT CONCRETE INTERMEDIATE COURSE, TYPE 2 (448) PG 64–22	1.5"	2"
4. ITEM 407 – NON–TRACKING TACK COAT PER 407.06	PER 407.06	PER 407.06
5. ITEM 301 – ASPHALT CONCRETE BASE, PG64–22	4"	6"
6. ITEM 304 – AGGREGATE BASE	4"	4"
7. ITEM 305 – PORTLAND CEMENT CONCRETE BASE, RCC	6"	7"
8. ITEM 204 – COMPACTED SUBGRADE		
9. ITEM 609 – TYPE 6 18" STRAIGHT CURB (PER MARYSVILLE STR–06)		
10. ITEM 605 – 4" PIPE UNDERDRAIN		
11. ITEM 659 – SEEDING AND MULCHING		
12. ITEM 653 – 3" TOPSOIL		
13. ITEM 608 – 4" CONCRETE WALK (MARYSVILLE STR–01)		
14. MARYSVILLE ITEM 1510 – STRESS ABSORBING MEMBRANE INTERLAYER (SAMI)		



TYPE 6 18" STRAIGHT CURB (MARYSVILLE STR-06)

NOT TO SCALE



TYPICAL SIDEWALK SECTION (MARYSVILLE STR-01)

NOT TO SCALE

Drawing name: C:\Users\GAL-1.HOE\AppData\Local\Temp\AcPublish_29192\2025-0602 Prelim Utility Plan.dwg Layout: (2) Jun 02, 2025 6:05pm by: Gal.Hoeppner
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No.	REVISIONS	DATE	BY

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
7965 NORTH HIGH STREET
SUITE 200
COLUMBUS, OH 43235
PHONE: 614-472-3963
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY:
DRAWN BY:
CHECKED BY:

TYPICAL SECTION

WEAVER ROAD
CITY OF MARYSVILLE
UNION COUNTY, OHIO

ORIGINAL ISSUE: 06/02/2025
KHA PROJECT NO. 190122001
SHEET NUMBER
2

Application 2

Habitat for Humanity

Conditional Use

Submitted: 05/29/2025

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

July 1, 2025

To: City of Marysville
Planning Commission Members

From: Jeff Beard
Planning and Development Manager

RE: Conditional Use Permit - 502 E 9th St.

Application: To hear an application for a Conditional Use request to permit a Single Family Detached Unit in the Hospital Mixed-Use Zoning District (HMD) at 502 E 9th Street with Parcel ID number (2900030250000).

Applicant: Habitat For Humanity of Delaware & Union Counties
Michael Gharrity
305 Curtis St.
Delaware, OH 43015

Owner: Habitat For Humanity of Delaware & Union Counties
305 Curtis St.
Delaware, OH 43015

Location: Parcel: 2900030250000 located East of S Walnut St and South of E 9th St. Existing property surrounding the subject property are as follows:

- North: Neighborhood Commercial (NCD)
- East: Open Space (OSD) (Elger Park)
- South: Hospital Mixed-Use (HMD)
- West: Hospital Mixed-Use (HMD)

Aerial (location is shown in blue):



Uses in the Hospital Mixed-Use District are as follows:

Permitted Uses.

- Club
- Community Garden
- Congregate Care Facility, Assisted Living
- Congregate Care Facility, Nursing Home
- Emergency Care Facility
- Hospital
- Institutional/Government Offices
- Laboratory Research Facility
- Medical and Dental Office/Clinic
- Meeting Facility
- Multi-Family (2-4 units)
- Park, Playground
- Professional Office
- Public Safety Facility
- Residential Care Facility, 1-5 Unrelated Persons
- Residential Care Facility, 6-8 Unrelated Persons
- Restaurant (Sit Down)
- Retail, Sales & Service
- Single-Family Home (attached)

Conditional Uses (Permitted upon approval of a Conditional Use Permit by the Planning Commission)

- Bed and Breakfast
- Child-Care Day Care Center
- Financial Institution
- Hotel or Motel
- Multi-Family (5+ Units)
- Religious Places of Worship
- School, College or University, Vocational and Technical; Trade or Business
- Senior Living, Independent Living
- **Single-Family (detached)**

Below are the applicant's responses to the questions from (a)-(h) of Section 1141.24 along with staff responses in green if warranted:

1141.24 GENERAL STANDARDS APPLICATION TO ALL CONDITIONAL USES.
Statements by the applicant as required by Section 1141.24 include the following:

(a) Location is in the Hospital Mixed-Use District (HMD) (Section 1121.12) and Single-Family Home Detached is listed as a conditional use

Applicant Response: 502 E. 9th Street is in the Hospital Mixed-Use District. Single-Family (Detached) homes are listed as a conditional use of the Hospital Mixed-Use District.

(b) The use will be harmonious with the City's Comprehensive Plan & Planning and Zoning Code because:

Applicant Response: Our request is in accordance with the City's Comprehensive Plan to "Promote the construction of infill residential development". The homes will be built in accordance with the Planning and Zoning's Village Residential District guidelines (as single-family (detached) homes in the Hospital Mixed-Use District are required to be).

(c) Will be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.

Applicant Response: The contiguous property to the south as well as the five properties across Chestnut street to the west are all single-family (detached) homes/lots. The homes we seek to build will be harmonious and appropriate in appearance with the existing character of the general vicinity. 502 E. 9th St. had a single-family (detached) home on it previously so our request will not change the essential character of the area.

Staff Response:
The applicant shall meet the Zoning Code Requirements for Hospital Mixed-Use (HMD) Design Standards for Single-Family Detached.

(d) Will not be hazardous or disturbing to existing or future neighboring uses.

Applicant Response: The construction of two single-family (detached) homes at 502 E. 9th Street will not be hazardous or disturbing to existing or future neighboring uses.

(e) Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately and such services.

Applicant Response: 502 E. 9th Street had a single-family (detached) home on it previously so it is known that adequate utilities and services are available for the two homes proposed.

(f) Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.

Applicant Response: The construction of two single-family (detached) homes on the lot will not create any public cost and will not be detrimental to the economic welfare of the community. New homes built will increase property values and property tax income for the community.

(g) Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes or odors.

Applicant Response: The construction of two single-family (detached) homes will not create excessive production of traffic, noise, smoke, fumes or odors.

(h) Will have vehicular approaches to the property which shall be so designated as not to create an interference with traffic on surrounding public thoroughfare.

Applicant Response: The two vehicular approaches needed for our request will not create interference with traffic on surrounding public thoroughfares.

Staff Response:
The applicant shall work with the City Engineering Department to determine the appropriate location of the vehicular approaches to each single-family house.

Engineering Comments:

1. Engineering will work with the applicant on approved driveway locations during the zoning process.

Staff Comments:

1. All Engineering comments shall be met.
2. The applicant shall meet the Zoning Code Requirements for Hospital Mixed-Use (HMD) Design Standards for Single-Family Detached.
3. The applicant shall work with the City Staff to complete the Lot Split process if the conditional use is approved.

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

Received (stamp):

CITY OF marysville
where the grass is greener

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

PLANNING COMMISSION
REQUEST FOR CONDITIONAL USE

***** 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.**
- **A conditional use permit shall be deemed to authorize only one particular conditional use and such permit shall automatically expire if, for any reason, the conditional use shall cease for more than two (2) years.**
- **Any construction and/or occupancy of the site for which the conditional use is being requested for shall not commence until approval is granted by the Planning Commission and all appropriate approved permits are obtained by the Division of Engineering and the Union County Building Department.**

Project Site Information *(Please print clearly)*

Project Street Address: 502 E 9TH ST. Property Zoning District: Hospital Mixed Use

Company / Business Name: HABITAT FOR HUMANITY OF DELAWARE & UNION COUNTIES

Explanation of the request for Conditional Use (please describe in detail; attach a separate sheet if necessary):

ATTACHED

Owner of Property: HABITAT FOR HUMANITY OF DELAWARE & UNION COUNTIES

Owner's Address (Street): 305 CURTIS ST.

City, State and Zip Code: DELAWARE, OH 43015

Owner's Telephone Number: 740-363-9950

Applicant Information *(Please print clearly)*

Applicant: MICHAEL GHARRITY ☐ Owner ☐ Agent ☑ Representative ☐ Other

Company: HABITAT FOR HUMANITY OF DELAWARE & UNION COUNTIES

Address (Street): 305 CURTIS ST.

City, State and Zip Code: DELAWARE, OH 43015

Telephone Number: 740-924-5786

E-mail Address: MGHARRITY@HABITATDELAWAREUNION.ORG

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

Signature of Applicant: _____ construction Manager Date: 5/27/25

Signature of Owner: _____ Executive Director Date: 5/27/25

FOR CITY USE ONLY

Paid (stamp):

Fees Due: $250 $_____

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

_____ Jeff Beard _____ 5/28/2025
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. This application should include a copy of the written statement answering the facts and circumstances listed in *Section 1141.24 - General Standards Application to all Conditional Uses* of the Planning and Zoning Code (facts and circumstances are attached to this application below).

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

1141.23 - APPLICATION FOR CONDITIONAL USE

(a) Shall be filed in accordance with the procedures in this *Chapter 1141*;

(b) Shall be filed with the City on forms provided by the City;

(c) Shall include all required supplemental information;

(d) Shall be submitted by the application deadline as established by the City;

(e) Shall be signed by the applicant and owner attesting to the truth and exactness of all information supplied on the application.

1141.24 - GENERAL STANDARDS APPLICATION TO ALL CONDITIONAL USES

(a) Is in fact a conditional use as established under the provisions of *Chapter 1121* and appears in *Chapter 1121* for the applicable zoning district or overlay;

(b) Will be harmonious with and in accordance with the general objectives, or with any specific objective of the City's Comprehensive Plan and/or the Planning and Zoning Ordinance;

(c) Will be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area;

(d) Will not be hazardous or disturbing to existing or future neighboring uses;

(e) Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services;

(f) Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community;

(g) Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes or odors;

(h) Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.

Habitat for Humanity of Delaware & Union Counties

Conditional Use request for 502 E. 9th Street.

Explanation of request for Conditional Use

Habitat for Humanity is requesting Conditional Use for 502 E. 9th Street to allow us to build single family (detached) homes on the property. If approved, our intention is to divide the current parcel into two parcels and build a single family (detached) home on each of the two parcels. The two parcels, as well as the homes subsequently built upon them, will meet all the zoning requirements of the Village Residential District.

Habitat for Humanity of Delaware & Union Counties.

Conditional Use Request for 502 E. 9th St.

Section 1141.24 General Application answers

(a) Is in fact a conditional use as established under the provisions of Chapter 1121 and appears in Chapter 1121 for the applicable zoning district or overlay;

502 E. 9th Street is in the Hospital Mixed-Use District. Single-Family (Detached) homes are listed as a conditional use of the Hospital Mixed-Use District.

(b) Will be harmonious with and in accordance with the general objectives, or with any specific objective of the City's Comprehensive Plan and/or the Planning and Zoning Ordinance;

Our request is in accordance with the City's Comprehensive Plan to "Promote the construction of infill residential development". The homes will be built in accordance with the Planning and Zoning's Village Residential District guidelines (as single-family (detached) homes in the Hospital Mixed-Use District are required to be).

(c) Will be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area;

The contiguous property to the south as well as the five properties across Chestnut street to the west are all single-family (detached) homes/lots. The homes we seek to build will be harmonious and appropriate in appearance with the existing character of the general vicinity. 502 E. 9th St. had a single-family (detached) home on it previously so our request will not change the essential character of the area.

(d) Will not be hazardous or disturbing to existing or future neighboring uses;

The construction of two single-family (detached) homes at 502 E. 9th Street will not be hazardous or disturbing to existing or future neighboring uses.

(e) Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the

establishment of the proposed use shall be able to provide adequately any such services;

502 E. 9th Street had a single-family (detached) home on it previously so it is known that adequate utilities and services are available for the two homes proposed.

(f) *Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community;*

The construction of two single-family (detached) homes on the lot will not create any public cost and will not be detrimental to the economic welfare of the community. New homes built will increase property values and property tax income for the community.

(g) *Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes or odors;*

The construction of two single-family (detached) homes will not create excessive production of traffic, noise, smoke, fumes or odors.

(h) *Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares;*

The two vehicular approaches needed for our request will not create interference with traffic on surrounding public thoroughfares.

Application 3

Golf Village at Timberview

PUD Sketch Plan

Submitted: 05/29/2025

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

July 1, 2025

To: City of Marysville
Planning Commission Members

From: Jeff Beard
Planning and Development Manager

RE: Planned Unit Development (PUD) Sketch Plan Review – Golf Village at Timberview

Application: To hear an application for a Planned Unit Development (PUD) Sketch Plan application for a development known as Golf Village at Timberview located at 1107 London Avenue with Parcel ID number of 2900190321250. Additional parcels to be included in the development include 2900190320010, 2900190320000, 2900190321000, 2900190322000, 2900190322010, 2900190322030, 2900190324000, 2900190325000, 2900190326000, and 2900190321030.

Applicant: Kiran Basireddy
Timberviewgolf LTD
6660 N High St, Suite 1E
Worthington, OH 43085

Owner: Timberviewgolf LTD
6660 N High St.
Worthington, OH 43085

Location/Aerial: The applicant is requesting a zoning amendment to rezone +/-105.22 acres located off of London Avenue. Existing property surrounding the subject property are as follows:

North: Suburban Residential District (SRD) / Hospital Mixed-Use (HMD)
East: Open Space (Greenwood Park) / Suburban Residential District (SRD) / Neighborhood Commercial (NCD)
South: Planned Unit Development / Suburban Residential District (SRD)
West: Planned Unit Development



Project History:

In 2018, the zoning of the parcel was Low-Density Residential. In 2021, the Zoning Code was updated, and the Timberview property was zoned as Suburban Residential. The golf course was then approved to be rezoned to Agricultural Residential in April of 2021.

Relationship to the Comprehensive Plan:

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

The future land use map within the comprehensive plan locates the subject property in two zoning districts. The districts that incorporate these properties are Suburban Residential and Open Space.

On Page 54 of the Comprehensive Plan it states, "Future development in Suburban Residential Districts should promote walkable environments and neighborhoods. This starts with the street network, which should have sidewalks, street trees, and short block lengths to promote

walkability. Furthermore, each home should be at most a half-mile from a park or significant open space, to provide residents the opportunity to walk to recreational activities. Integrating institutional uses, such as schools and day-care centers, are complementary, and encouraged in residential districts." Suggested uses in the Comprehensive plan for the Suburban Residential District include Single family detached homes, Duplex homes and Schools.

On Page 59 of the Comprehensive Plan it states, "Open Space Districts should consist of active and passive spaces that attract users from across the City of Marysville and around the region. Parks and Open Spaces should consist of programmed areas and trails, which can also function as connections between districts and neighborhoods. Suggested uses in the Comprehensive plan for the Open Space districts include Public Parks, Pocket Parks, Shared Use Paths, and Open Green Space.

PUD Zoning Code Requirements:

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

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

1135.01 OBJECTIVES FOR A PLANNED UNIT DEVELOPMENT (PUD).

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

B. Specific Objectives.

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

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

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

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

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

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

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

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

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

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

1135.06 COMMON OPEN SPACE

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

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

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

(a) Type of development.

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

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

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

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

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

Engineering Comments

1. Roadway
    a. Prior to action by City Council, an approved Traffic Impact Study (TIS) from the City of Maryville will be required. The Developer will be responsible for making all required improvements.
        i. The City anticipates right and left turn lanes (at a minimum) being required at both access roads
    b. Intersection sight distance exhibits/drawings shall be provided during the engineering approval process for the following intersections:
        i. London Avenue and both of the main access roads into the development.

c. Right-of-way dedication along London Avenue (100-ft total right-of-way width, 50-ft off road centerline) and a utility easement (width to be determined) flanking the proposed right-of-way will be required. Coordination of the right-of-way dedication can occur during the final engineering review process.
d. Street curbs shall be Type 6, 18-inch straight curb per City of Marysville Standard Drawing STR-06.

2. Utilities
   a. Prior to action by City Council, a preliminary Wastewater Study will be required. This study shall evaluate the existing sanitary sewer capacity / depths and the proposed wastewater tributary area to determine if the development can be served via the existing gravity sewer. This area has been identified as a source of Infiltration/Inflow (I/I).
   b. Any required utility extensions, upgrades, etc. will be the responsibility of the developer.
   c. The final utility design and alignment will be coordinated with City staff as the engineering plans are developed.
3. Connectivity
   a. Sidewalks and/or a shared use path will be required on both sides of all roadways.
      i. Sidewalks and/or shared use path connections shall be required to adjacent developments.
      ii. All sidewalks shall be five (5) feet in width per STD DWG STR-01.
      iii. Please extend a 10-ft wide shared use path along the entire frontage of London Avenue.
4. Miscellaneous
   a. All required Ohio EPA Permits (i.e. NOI and PTI) will be required prior to construction.

PLANNING & ZONING ANALYSIS

Existing Conditions Preliminary Plan

- Vicinity map is found on: Sheet 9
- Buildings to be demolished found on: Sheet 9 - Existing Conditions Plan
  - No buildings to be demolished
  - Existing Clubhouse and related parking located on site to remain and be updated
- Natural waters found on: Sheet 9 - Existing Conditions Plan
- Location of all natural areas and indication of removal found on Sheet 9 - Existing Conditions Plan

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 Sheets 5 and 6 of the Sketch Plan application.

1135.06 Common Open Space

The applicant has provided Total Project Open Space and Open Space for each Subarea on Sheet 12 of the application.

- The Open Space Plan Exhibit (Sheet 12) shows a total open space of **+/- 73.53 acres including the ponds (70%).** The Open Space Plan Exhibit (Sheet 12) shows a total open space of **+/- 68.64 acres excluding the ponds (65%).**
- Subarea A
    - Including Ponds: 6.24 acres (24.9%)
    - Excluding Ponds: 4.24 acres (16.9%)
- Subarea B
    - Including Ponds: 4.55 acres (31%)
    - Excluding Ponds: 3.7 acres (25.2%)
- Subarea C
    - Including Ponds: 63.72 acres (97.2%)
    - Excluding Ponds: 60.7 acres (92.6%)
- General location of a trail system is shown on: Sheet 10 - Development Plan

Proposed Development Plan

- The proposed sketch plan provides three (3) subarea on +/- 105.22 acres as shown on Sheet 10 - Development Plan. The plan includes the following acreage per sub-area:
    - Sub-Area A: Residential: 25.06 Acres
    - Sub-Area B: Residential: 14.64 Acres
    - Sub-Area C: Open Space: 65.52 Acres

The applicant shall clearly define the Permitted Uses and Conditional Uses for each Sub-Area on Sheet 7 - Preliminary Development Standards.

The applicant shall clearly label site data tables Sub-Area A and B as Residential and Sub-Area C as Open Space on Sheet 10 - Development Plan and Sheet 11 - Proposed Preliminary Residential Development Plan.

The applicant shall more clearly define the borders of each Sub-Area on Sheet 10 - Development Plan.

- Sheet 9, 10, 11, and 12 provide the following requirements
    - Boundaries of the PUD and its acreage are shown on: Sheet 10 - Development Plan and Sheet 12 - Open Space Plan
    - Access
        - The main access points are shown on: Sheet 10 - Development Plan and are proposed to be along London Avenue.
        - Final access location will be determined with the Development Plan process.
        - Proposed streets and rights-of-way and connections to existing and possible future infrastructure are shown on: Sheet 10 - Development Plan
    -

Development Text Requirements

- The Applicant is proposing the following Uses:
    - Permitted Uses

- Single Family- Detached
- Single Family - Attached
- Residential Model Home
- Residential Accessory Buildings
- Golf Club with Restaurant and ProShop

- Conditional Uses
  - Community Center
  - Community Garden
  - Home Occupation
  - Park/Playground

The applicant shall clearly designate permitted uses and conditional uses for each Sub-Area.

The applicant shall separate the uses of Golf Course, Golf Club, Restaurant, and Golf ProShop under Permitted Uses.

Site Data

The Applicant is proposing the following development standards:

- Acres
  - Sub-area A: 25.06 acres
  - Sub-area B: 14.64 acres
  - Sub-area C: 65.52 acres
- Density
  - Sub-area A: 6.82 units per acre across total lots/acreage
  - Sub-area B: 6.14 units per acre across total lots/acreage

Per the Comprehensive Plan, the recommended density for the suburban residential district is 3-6 units/acre.

- Lot Size
  - Single Family - Detached
    - Minimum 60’ lot width
    - Setbacks: Front 20’, Side 6’, and Rear 30’
  - Single Family - Attached Duplex
    - Minimum lot width: 31’-0”
    - Minimum 20’ building separation
    - Setbacks: Front 20’, Side 0’, and Rear 20’
  - Single Family - Attached Townhome
    - Minimum 20’ lot width
    - Minimum 20’ building separation
    - Setbacks - Front 20’, Side 0’, and Rear 10’

The applicant shall provide a maximum number of units to be built instead of defining a number of each type of unit in the Site Data tables on Sheet 10 - Development Plan.

Planning and Zoning Sketch Plan Comments:

1. The applicant shall clearly define the Permitted Uses and Conditional Uses for each Sub-Area on Sheet 7 - Preliminary Development Standards.
2. The applicant shall clearly label site data tables Sub-Area A and B as Residential and Sub-Area C as Open Space on Sheet 10 - Development Plan and Sheet 11 - Proposed Preliminary Residential Development Plan.
3. The applicant shall more clearly define the borders of each Sub-Area on Sheet 10 - Development Plan.
4. The applicant shall clearly designate permitted uses and conditional uses for each Sub-Area.
5. The applicant shall separate the uses of Golf Course, Golf Club, Restaurant, and Golf ProShop under Permitted Uses.
6. The applicant shall provide a maximum number of units to be built instead of defining a number of each type of unit in the Site Data tables on Sheet 10 - Development Plan.

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

Received (stamp):

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

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

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

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

Project Site Information *(Please print clearly)*

Address of land to be rezoned: 1107 LONDON AVE (PARCEL #'S: 2900190320000; 2900190321000; 2900190322000; 2900190322010; 2900190322030; 2900190324000; 2900190325000; 2900190326000; 2900190321030; 2900190321250)

Present Zoning District: SRD/ARD Present Use of the Land: GOLF COURSE

Proposed Zoning District: PUD Proposed Use of the Land: GOLF COURSE, SINGLE FAMILY LOTS AND TOWNHOME UNITS

Owner of Property: TIMBERVIEWGOLF LTD

Owner's Address (Street): 6660 N. HIGH ST, SUITE 1E

City, State and Zip Code: WORTHINGTON, OH 43085

Owner's Telephone Number: 309-825-8585

Applicant Information *(Please print clearly)*

Applicant: KIRAN BASIREDDY ☑ Owner ☐ Agent ☐ Representative ☐ Other

Company: TIMBERVIEWGOLF LTD

Address (Street): 6660 N. HIGH ST, SUITE 1E

City, State and Zip Code: WORTHINGTON, OH 43085

Telephone Number: 309-825-8585

E-mail Address: BASIREDDY.KIRAN@GMAIL.COM

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

Signature of Applicant: _____ Date: 09/20/2024

Signature of Owner: _____ Date: 09/20/2024

FOR CITY USE ONLY

Paid (stamp):

Fees Due: $500 $ _____

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

_____ 6/2/2025

City Staff Jeff Beard Date

DECISION OF THE PLANNING COMMISSION

☐ Approved

☐ Disapproved

☐ Approved with conditions

_____

_____

_____

_____ _____

Chairperson, Planning Commission Date

Applicant Checklist Required Documents

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

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

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

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

For Applicant	For Staff Use Only	

Development Text Requirements (Preliminary)

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

Additional Application Information

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

Faris Planning & Design, LLC
Landscape Architecture Land Planning
4876 Cemetery Road Hilliard, OH 43026
p(614)487-1964 www.farisplanninganddesign.com

June 4, 2025

PUD Development Narrative
Golf Village at Timberview
London Ave

Golf Village at Timberview is a creative redevelopment of the Timberview Golf Course. It will provide the area with needed housing, with a variety of housing types, as well a revitalization of the remaining golf course acreage.

The comprehensive plan designates this area as being appropriate for a Suburban Residential District. The plan characterizes the key features of these districts being walkable neighborhoods with street trees and sidewalks, short blocks with connections to other developments and local parks and providing new green space with amenities. Suggested uses are for single family and duplex housing types with garage/drive parking and a density of 3-6 units per acre.

Utilizing a PUD allows for a design that clusters housing together closer access to open spaces and amenities than a more traditional SRD would permit, while maintaining a similar overall density of units per acre. It also allows for more concentrated and efficient use of land with decreased infrastructure needs.

The housing will be a mix of detached and attached single family homes and will provide amenities such as walking paths, play areas, gathering spaces, dog parks, and community gardens. The homes are arranged in a walkable pattern with regular sidewalks that will be shaded with street trees. The housing and building typologies of single family lots, duplexes, and townhomes of various sizes fit well within the existing housing in this area, will provide architectural variety, and each unit will have garage and drive parking, with street parking available in front of homes and in key amenity areas.

The development is surrounded by public and private utility infrastructure, water, sanitary sewer and storm sewer. The development will tap/extend water and sanitary sewer to serve the new dwelling units. Capacities of water demand and sewer flows have been determined to be sufficient to address the needs of the

development. The existing stormwater basins and drainage corridors will be improved to decrease the impact on the downstream infrastructure.

Because the new units are primarily townhomes and are next to a golf course, the impacts on schools are expected to be a lower count per door than similar products elsewhere. It is estimated that the development overall will result in approximately 1.2 students per door, a total of 314 school aged children.

Golf Village at Timberview

Preliminary Development Standards

June 4, 2025

DISTRICT USES- PUD	
PERMITTED USES	Single Family - detached
	Single Family - attached
	Residential Model Home
	Residential Accessory Buildings
	Golf Club with Restaurant and ProShop
CONDITIONAL USES	Community Center
	Community Garden
	Home Occupation
	Park/Playground

DEVELOPMENT STANDARDS: SINGLE FAMILY LOT – DETACHED		
LOT DIMENSIONS	MIN LOT SIZE	7,500 sf.
	MIN LOT WIDTH	60'
	FRONT SETBACK	20'
	SIDE SETBACK	6'
	REAR SETBACK	30'
DEVELOPMENT STANDARDS: SINGLE FAMILY LOT – ATTACHED DUPLEX		
LOT DIMENSIONS	MIN LOT SIZE	3379 sf
	MIN LOT WIDTH	31'
	FRONT SETBACK	20'
	SIDE SETBACK	0'
	MIN BUILDING SEPERATION	20'
	REAR SETBACK	20'
DEVELOPMENT STANDARDS: SINGLE FAMILY LOT – ATTACHED TOWNHOME		
LOT DIMENSIONS	MIN LOT SIZE	1,400 sf.
	MIN LOT WIDTH	20'
	FRONT SETBACK	20'
	SIDE SETBACK	0'
	MIN BUILDING SEPERATION	20'
	REAR SETBACK	10'
DEVELOPMENT STANDARDS: CLUBHOUSE – EXISTING BUILDING		
	LOT SIZE	64273 sf.
	FRONT SETBACK FROM PROPOSED 120' R.O.W.	14.43'
	SIDE SETBACK	20'
	MIN. REAR SETBACK	27'

DEVELOPMENT DENSITY		
SITE TOTAL	**TOTAL ACREAGE**	**±105.22 AC**
	TOTAL HOUSING UNITS	**261**
	AREA DENSITY	**±2.48 UNITS/AC**
SUB-AREA A	TOTAL ACREAGE	±25.06 AC
	TOTAL HOUSING UNITS	171
	AREA DENSITY	±6.82 UNITS/AC
SUB-AREA B	TOTAL ACREAGE	±14.64 AC
	TOTAL HOUSING UNITS	90
	AREA DENSITY	±6.14 UNITS/AC
SUB-AREA C	TOTAL ACREAGE	±65.52 AC
	TOTAL COMMERCIAL UNITS	1
	GOLF COURSE ACREAGE	±63.72 AC

VICINITY MAP



EXISTING SEWER LINE TO BE PARTIALLY RELOCATED

EXISTING BASIN TO BE FILLED

EXISTING VEGETATION, GOLF COURSE, PATHS TO BE REMOVED

EXISTING BASIN TO REMAIN

EXISTING UTILITY EASEMENT - TO REMAIN

EXISTING GOLF COURSE TO BE RECONFIGURED - VEGETATION TO REMAIN

EXISTING CLUBHOUSE AND PARKING TO REMAIN AND UPDATED

EXISTING BASIN TO REMAIN AND EXPANDED

EXISTING UTILITY EASEMENT

EXISTING BASIN TO REMAIN

EXISTING 10' ELECTRICAL EASEMENT - TO REMAIN

EXISTING GOLF COURSE TO BE RECONFIGURED. PATHWAYS TO REMAIN OR ADJUSTED TO NEW CONFIGURATION. VEGETATION TO REMAIN.

EXISTING VEGETATION, GOLF COURSE, PATHS TO BE REMOVED

EXISTING CONDITIONS PLAN

GOLF VILLAGE AT TIMBERVIEW

PREPARED FOR KIRAN BASIREDDY

DATE: 5.27.25

NORTH
SCALE: 1"=100'

0 50' 100' 200' 300'

Faris Planning & Design

LAND PLANNING ◆ LANDSCAPE ARCHITECTURE

4876 Cemetery Road
p (614) 487-1964

Hilliard, OH 43026
www.farisplanninganddesign.com



SITE DATA - TOTAL

TOTAL ACREAGE	**± 105.22 AC**
TOTAL RESIDENTIAL UNITS	261
TOTAL RESIDENTIAL STREET PARKING	153 SPACES
OVERALL RESIDENTIAL DENSITY	± 2.48 UNITS/AC
TOTAL OPEN SPACE	± 73.53 AC (69%)
TOTAL OPEN SPACE (MINUS PONDS)	± 68.64 AC (65%)

SITE DATA - SUBAREA A

TOTAL ACREAGE	± 25.06 AC
TOTAL OPEN SPACE	± 6.24 AC (24.9%)
TOTAL OPEN SPACE (MINUS PONDS)	± 4.24 AC (16.9%)
TOWNHOUSE - MAYER UNITS (A)	45
TOWNHOUSE - CAROLINE UNITS (B)	19
TOWNHOUSE - SCHUMAN UNITS (C)	66
SINGLE FAMILY LOTS	23
DOUBLE HOME LOTS/UNITS	9/18
TOTAL UNITS	171 UNITS
STREET PARKING	91 SPACES
DENSITY	± 6.82 UNITS/AC

SITE DATA - SUBAREA B

TOTAL ACREAGE	± 14.64 AC
TOTAL OPEN SPACE	± 4.55 AC (31%)
TOTAL OPEN SPACE (MINUS PONDS)	± 3.7 AC (25.2%)
TOWNHOUSE MAYER UNITS (A)	52
TOWNHOUSE ROSECLIFF UNITS (D)	28
SINGLE FAMILY LOTS	10
TOTAL UNITS	90 UNITS
STREET PARKING	62 SPACES
DENSITY	± 6.14 UNITS/AC

SITE DATA - SUBAREA C

TOTAL ACREAGE	± 65.52 AC
TOTAL OPEN SPACE	± 63.72 AC (97.2%)
TOTAL OPEN SPACE (MINUS PONDS)	± 60.7 AC (92.6%)
COMMERCIAL STRUCTURE	1

DEVELOPMENT PLAN

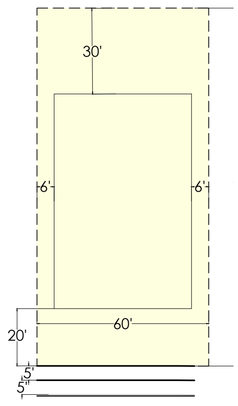
GOLF VILLAGE AT TIMBERVIEW

PREPARED FOR KIRAN BASIREDDY

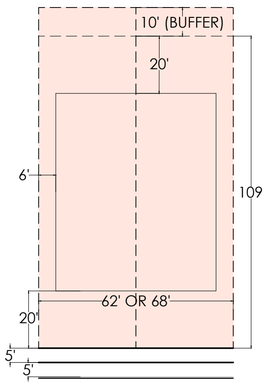
DATE: 05.27.2025

NORTH
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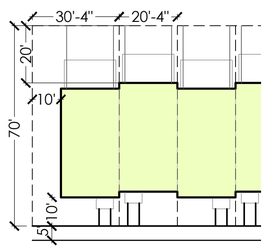
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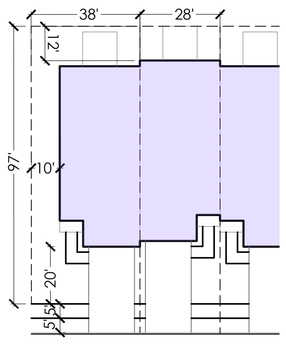
1 SINGLE FAMILY LOT TYPICAL LAYOUT
SCALE: 1:30



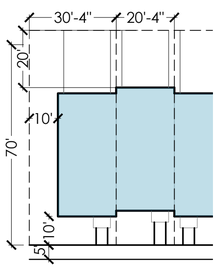
2 DUPLEX LOT TYPICAL LAYOUT
SCALE: 1:30



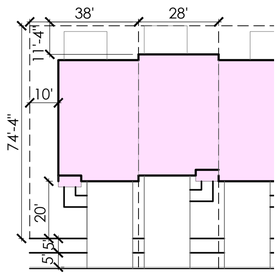
3 TOWNHOME TYPE A TYPICAL LAYOUT
SCALE: 1:30



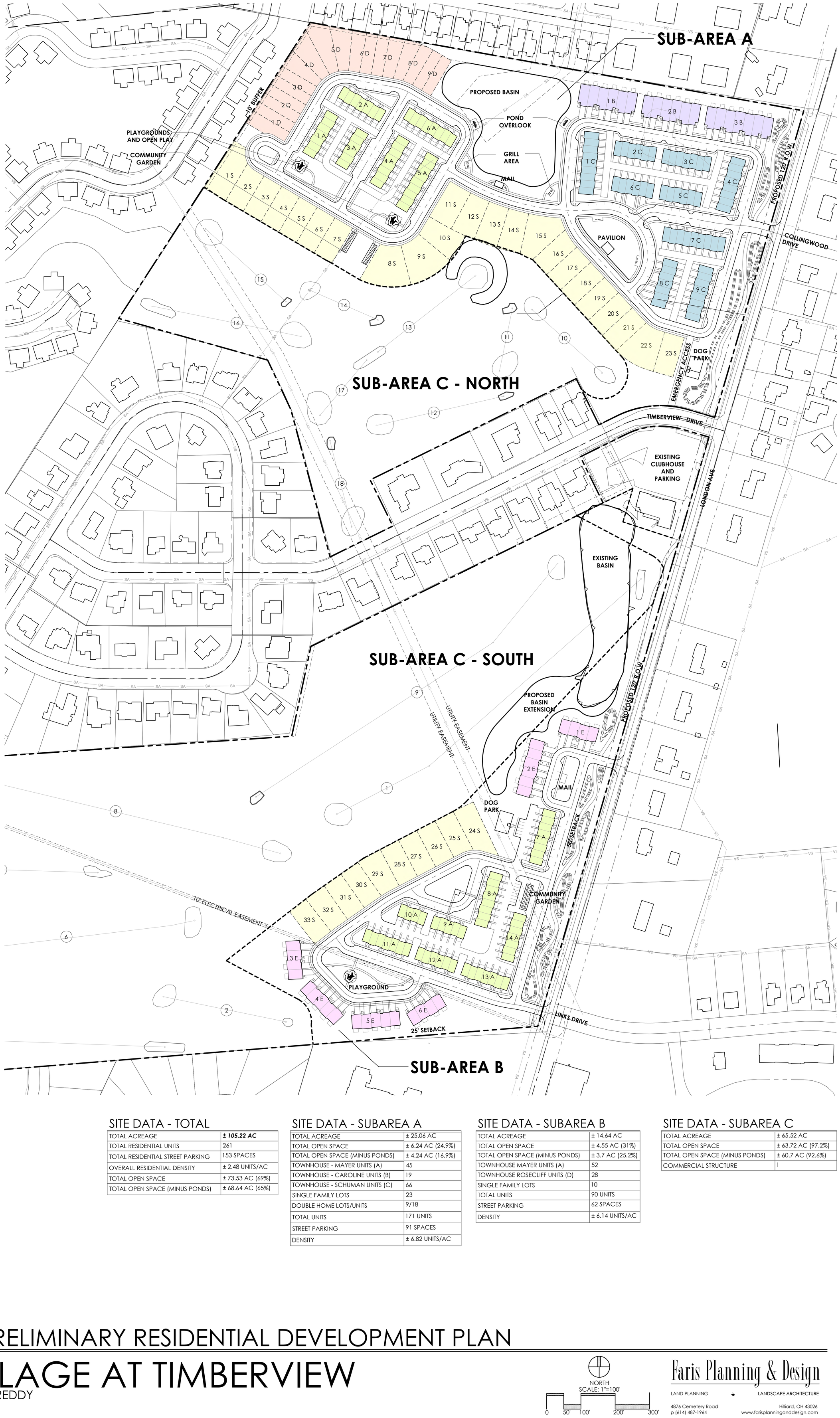
4 TOWNHOME TYPE B TYPICAL LAYOUT
SCALE: 1:30



5 TOWNHOME TYPE C TYPICAL LAYOUT
SCALE: 1:30



6 TOWNHOME TYPE E TYPICAL LAYOUT
SCALE: 1:30



SITE DATA - TOTAL

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SITE DATA - SUBAREA A

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TOTAL OPEN SPACE	± 4.55 AC (31%)
TOTAL OPEN SPACE (MINUS PONDS)	± 3.7 AC (25.2%)
TOWNHOUSE MAYER UNITS (A)	52
TOWNHOUSE ROSECLIFF UNITS (D)	28
SINGLE FAMILY LOTS	10
TOTAL UNITS	90 UNITS
STREET PARKING	62 SPACES
DENSITY	± 6.14 UNITS/AC

SITE DATA - SUBAREA C

TOTAL ACREAGE	± 65.52 AC
TOTAL OPEN SPACE	± 63.72 AC (97.2%)
TOTAL OPEN SPACE (MINUS PONDS)	± 60.7 AC (92.6%)
COMMERCIAL STRUCTURE	1

PROPOSED PRELIMINARY RESIDENTIAL DEVELOPMENT PLAN

GOLF VILLAGE AT TIMBERVIEW

PREPARED FOR KIRAN BASIREDDY

DATE: 5.27.25

NORTH
SCALE: 1"=100'
0 50' 100' 200' 300'

Faris Planning & Design
LAND PLANNING • LANDSCAPE ARCHITECTURE
4876 Cemetery Road
p (614) 487-1964
Hilliard, OH 43026
www.farisplanninganddesign.com



SITE DATA - TOTAL

TOTAL ACREAGE	***± 105.22 AC***
TOTAL OPEN SPACE	± 73.53 AC (69%)
TOTAL OPEN SPACE (MINUS PONDS)	± 68.64 AC (65%)

SITE DATA - SUBAREA A

TOTAL ACREAGE	± 25.06 AC
TOTAL OPEN SPACE	± 6.24 AC (24.9%)
TOTAL OPEN SPACE (MINUS PONDS)	± 4.24 AC (16.9%)

SITE DATA - SUBAREA B

TOTAL ACREAGE	± 14.64 AC
TOTAL OPEN SPACE	± 4.55 AC (31%)
TOTAL OPEN SPACE (MINUS PONDS)	± 3.7 AC (25.2%)

SITE DATA - SUBAREA C

TOTAL ACREAGE	± 65.52 AC
TOTAL OPEN SPACE	± 63.72 AC (97.2%)
TOTAL OPEN SPACE (MINUS PONDS)	± 60.7 AC (92.6%)

OPEN SPACE PLAN

GOLF VILLAGE AT TIMBERVIEW

PREPARED FOR KIRAN BASIREDDY

DATE: 05.27.2025

NORTH
SCALE: 1"=100'

0 50' 100' 200' 300'

Faris Planning & Design
LAND PLANNING • LANDSCAPE ARCHITECTURE
4876 Cemetery Road
p (614) 487-1964
Hilliard, OH 43026
www.farisplanninganddesign.com

Application 4

Maple Meadows

Conditional Use

Submitted: 05/29/2025

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

July 1, 2025

To: City of Marysville
Planning Commission Members

From: Jeff Beard
Planning and Development Manager

RE: Conditional Use Permit - Milford Ave (Maple Meadows)

Application: To hear an application for a Conditional Use request to permit Single Family Attached Units in the Suburban Residential District (SRD) on Milford Ave with Parcel ID number (2900191250020).

Applicant: Guider Winkle Partners
Chris Winkle
19541 Delaware County Line Road
Delaware, OH 43015

Owner: Maple Crest Builders
5801 S. Section Line Road
Delaware, OH 43015

Location: Parcel: 2900191250020 located North West of Milford Avenue. Existing property surrounding the subject property are as follows:

- North: Suburban Residential District (SRD)
- East: Planned Unit Development (PUD) (Village at Timber Lakes)
- South: Suburban Residential District (SRD) (Dayton Power & Light Co)
- West: Suburban Residential District (SRD) (Dayton Power & Light Co)

Aerial (location is shown in blue):



Uses in the Hospital Mixed-Use District are as follows:

Permitted Uses.

- Childcare, Type B
- Residential Model Home
- Residential Care Facility, 1-5 Unrelated Persons
- Residential Care Facility, 6-8 Unrelated Persons
- Single-Family Home (detached)

Conditional Uses (Permitted upon approval of a Conditional Use Permit by the Planning Commission)

- Community Center
- Community Garden
- Home Occupation
- Medical or Dental Office or Clinic
- Multi-Family
- Park/Playground
- Professional Office
- Religious Places of Worship
- School (K-12)
- **Single-Family Home (attached)**

Below are the applicant's responses to the questions from (a)-(h) of Section 1141.24 along with staff responses in green if warranted:

1141.24 ***GENERAL STANDARDS APPLICATION TO ALL CONDITIONAL USES.***

(a) Location is in the Suburban Residential District (SRD) (Section 1121.07) and Single-Family Home Attached is listed as a conditional use

Applicant Response: Yes the Use we are asking is included in these provisions and is located in the immediate area.

(b) The use will be harmonious with the City's Comprehensive Plan & Planning and Zoning Code because:

Applicant Response: Yes. The use is consistent with the comprehensive plan and the existing uses in the immediate area.

(c) Will be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.

Applicant Response: Yes, this development is consistent with the surrounding area of single family attached homes that are either rented or purchased.

(d) Will not be hazardous or disturbing to existing or future neighboring uses.

Applicant Response: Since the proposed development is residential in use it should not have any hazardous or disturbing uses to the area.

(e) Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately and such services.

Applicant Response: The proposed development will use all the existing services that are already in service today and being serviced by the same style of use.

(f) Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.

Applicant Response: The proposed development will not cause any additional cost for public facilities. All facilities are present at the property.

(g) Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes or odors.

Applicant Response: The proposed development is a residential use so it will not have any noticeable change to the way things operate out there today.

(h) Will have vehicular approaches to the property which shall be so designated as not to create an interference with traffic on surrounding public thoroughfare.

Applicant Response: The proposed development entrance has been designed to line up with the street across the Milford Avenue so that it is safer for traffic movements.

Engineering Comments:

1. Roadway
    a. Please provide traffic trip generation calculations to determine if a Traffic Impact Study or Turn Lane Analysis is required.
    b. Traffic Contribution Fees may be required for this development depending on the total trip generation and the need for any offsite roadway improvements.
    c. Intersection sight distance exhibits/drawings shall be provided during the engineering approval process for the following intersections:
        i. Milford Avenue and the main access road into the development.
    d. As shown on the site plan, Right-of-Way dedication (10' width) will be required along Milford Avenue.
    e. Utility Easement dedication along Milford Avenue (20-ft total easement width) flanking the right-of-way will be required. Coordination of the easement dedication can occur during the final engineering review process.
2. Utilities
    a. Any required utility extensions, upgrades, etc. will be the responsibility of the developer.
    b. The final utility design and alignment will be coordinated with City staff as the engineering plans are developed.
3. Connectivity
    a. Sidewalks and/or a shared use path will be required on both sides of all roadways
        i. All sidewalks shall be five (5) feet in width per STD DWG STR-01.
4. Miscellaneous
    a. All required Ohio EPA Permits (i.e. NOI and PTI) will be required prior to construction.
    b. The distance between the rear of the houses along Road B and the detention basin doesn't appear large enough.

Planning Comments:

1. All engineering comments shall be met.
2. No staff comment, applicant has provided all necessary information.

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

Received (stamp):

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

PLANNING COMMISSION
REQUEST FOR CONDITIONAL USE

***** 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.**
- **A conditional use permit shall be deemed to authorize only one particular conditional use and such permit shall automatically expire if, for any reason, the conditional use shall cease for more than two (2) years.**
- **Any construction and/or occupancy of the site for which the conditional use is being requested for shall not commence until approval is granted by the Planning Commission and all appropriate approved permits are obtained by the Division of Engineering and the Union County Building Department.**

Project Site Information *(Please print clearly)*

Project Street Address: Milford Ave Property Zoning District: SRD

Company / Business Name: Maple Meadows

Explanation of the request for Conditional Use (please describe in detail; attach a separate sheet if necessary):

Conditional Use request per SRD zoning as required for a single-family attached use and for bonus density Level 2. We are proposing 2-story buildings in 2 different styles, single car garage and 2-car garage. Units will consist of approximately 2,000 s.f. of livable space. See attached letter for more detail.

Owner of Property: Maple Crest Builders

Owner's Address (Street): 5801 S. Section Line Road

City, State and Zip Code: Delaware, OH 43015

Owner's Telephone Number: 614-207-4838

Applicant Information *(Please print clearly)*

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

Company: Guider Winkle Partners

Address (Street): 19541 Delaware County Line Road

City, State and Zip Code: Marysville, OH 43040

Telephone Number: 740-666-8902

E-mail Address: cwinkle@guiderwinkle.com

Revised 12/2023

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

Signature of Applicant: _____ Date: 5/29/25

Signature of Owner: _____ Date: _____

FOR CITY USE ONLY

Paid (stamp):

Fees Due: $250 $_____

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

Jeff Beard _____ 6/2/2025

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. This application should include a copy of the written statement answering the facts and circumstances listed in *Section 1141.24 - General Standards Application to all Conditional Uses* of the Planning and Zoning Code (facts and circumstances are attached to this application below).

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

1141.23 - APPLICATION FOR CONDITIONAL USE

(a) Shall be filed in accordance with the procedures in this *Chapter 1141*;

(b) Shall be filed with the City on forms provided by the City;

(c) Shall include all required supplemental information;

(d) Shall be submitted by the application deadline as established by the City;

(e) Shall be signed by the applicant and owner attesting to the truth and exactness of all information supplied on the application.

1141.24 - GENERAL STANDARDS APPLICATION TO ALL CONDITIONAL USES

(a) Is in fact a conditional use as established under the provisions of *Chapter 1121* and appears in *Chapter 1121* for the applicable zoning district or overlay;

(b) Will be harmonious with and in accordance with the general objectives, or with any specific objective of the City's Comprehensive Plan and/or the Planning and Zoning Ordinance;

(c) Will be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area;

(d) Will not be hazardous or disturbing to existing or future neighboring uses;

(e) Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services;

(f) Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community;

(g) Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes or odors;

(h) Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.

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

June 3, 2025

Mr. Jeff Beard
City of Marysville
209 South Main Street
Marysville, OH 43040
Phone: 937-645-7328
Email: jbeard@marysvilleohio.org

RE: Conditional Use Application for Maple Meadows development, Milford Avenue.

Dear Mr. Beard,

We are submitting this letter to you as our request for a Density Bonus and Conditional Use approval by the Planning Commission. This submittal is for the approval to apply Level 2 of 4 units per acre in the Density Bonus program for a Single-Family attached building typology and for Conditional Use to allow Single-Family attached homes in a Suburban Residential District.

We are proposing a Single-Family Attached Homes development on Milford Avenue. The development proposes building 2 different styles of 2-story duplexes, a single car or a two-car garage option. Both buildings will have a living room and kitchen on the1st floor and 3 bedrooms plus a bonus room on the 2nd floor providing roughly 2,000 s.f. of total living space. We have designed the site layout with a main drive off Milford to a "T" intersection then a road that makes a "H" pattern. This layout provides enough breakup the traffic pattern enough to keep speeds down. This east-west road was centrally paced so it would provide a buffer between the AES substation on the south side and the neighbors on the north. The detention pond was placed on the north side of the property because it is a low area of the property. We have enhanced this area by adding a stone swale at the bottom and a landscape buffer on the top to help screen from the adjoining single-family attached home development. We are providing 16.5% of open space on the north and west sides of the property. This open space is comprised of 50% dedicated open space and 50% with the detention basin. Overall, we believe the layout enhances the area to the bast it could.

Bonus Density:
We would like to take advantage of the city's Bonus Density program for this project. Code gives us the option to pick Level 2 which allows up to 4 additional units per acre to the code allowed 4 units per acre for a total of 8 units per acre. The proposed development is at 7.5 units per acre as current design and what we are asking for approval on. To achieve this we need to include a minimum of 2 architectural upgrade items to the buildings. We have opted to add the following upgrades to the buildings:

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

Building A – 2 car unit:

Front Elevation – 2 windows 15 s.f. & more than 10' apart; gable end vents (4.5 s.f.); Doors with covered porches; & Overhangs 72' in length.
Side Elevation - 3 windows 15 s.f. & more than 10' apart; gable end vents (12 s.f.); & Covered porches.
Rear Elevation – 2 windows 15 s.f. & more than 10' apart; & sliding glass door (40 s.f.);

Building B – 2 car unit:

Front Elevation – 2 windows 15 s.f. & more than 10' apart; gable end vents (4.5 s.f.); Doors with covered porches; Doors with side lights (2); & Overhangs 44' in length.
Side Elevation - 2 windows 15 s.f. & more than 10' apart; 1 window (18 s.f.); gable end vents (12 s.f.); & Covered porches.
Rear Elevation – 2 windows 15 s.f. & more than 10' apart; 2 windows (18 s.f.); & sliding glass door (40 s.f.);

Other upgrades:

Enhanced detention basin
Enhanced landscaping with mounds
6.5% more open space than code requires

We believe these enhancements will improve the look of the development and provide more of an upscale development for the area and do not deter from it for the extra units.

Conditional Use:
SRD requires a Single-Family attached development to submit for a conditional use. We are submitting per this requirement. The Milford Avenue corridor comprises of spacious older single family homes, more dense single family homes, multi-family homes and single family attached homes. Our location is the central area of the corridor and has single family homes attached homes on the north and east sides, ASE Sub Station and single family homes on the south and the prison on the west. Being that our property is the last open land between he single family attached ranch style homes and the single family 2-story homes, having our buildings be 2-story will fit in the conversation from one use to another. We feel that the 2-story also helps hide the sub station a little from other peoples views going along Milford Avenue. We think this makes is a perfect blend for the area.

According to Code Section 1141.24, applicant shall demonstrate that the proposed Conditional Use meets the general standards. Below are the standards and how we believe that we meet them.

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

Conditional Use required justification questions.

1. Is in fact a conditional use as established under the provisions of Chapter 1121 and appears in Chapter 1121 for the applicable zoning district or overlay.
    - **Yes the Use we are asking is included in these provisions and is locate in the immediate area.**
2. Will be harmonious with and in accordance with the general objectives, or with any specific objective of the City's Comprehensive Plan and/or the Planning and Zoning Ordinance.
    - **Yes. The use is consistent with the comprehensive plan and the existing uses in the immediate area.**
3. Will be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.
    - **Yes, this development is consistent with the surrounding area of single family attached homes that are either rented or purchased.**
4. Will not be hazardous or disturbing to existing or future neighboring uses.
    - **Since the proposed development is residential in use it should dnot have nay hazardous or disturbing to the uses in the area.**
5. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services;
    - **The proposed development will use all the existing services that are already in service today and being serviced by the same style of use.**
6. Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community;
    - **The proposed development will not cause any additional cost for public facilities. All facilities are present at the property.**
7. Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes or odor;
    - **The proposed development is a residential use so it will not have any noticeable change to the way things operate out there today.**
8. Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.
    - **The proposed development entrance has been designed to line up with the street across the Milford Avenue so that it is safer for traffic movements.**

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

We believe that this conditional use change for our project will not have an negative impact on the neighborhood. We also believe that the additional units per acer will not be anymore adverse to the area than the dense single family house that are separated the same distance as us or less. Plus some of their buildings are as large as our building. We hope that you find our project will be a benefit to the City of Marysville.

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

Sincerely,

Chris Winkle

Chris Winkle, President/Partner
Guider Winkle Partners, Inc



SITE DATA

SITE ADDRESS:

MILFORD AVENUE, MARYSVILLE, OH 43040

PARCEL:

PARCEL NO. 29-0019125.0020

SITE:

5.635 ACRES

CURRENT ZONING:

SRD - SUBURBAN RESIDENTIAL

PROPOSED ZONING:

SRD - SUBURBAN RESIDENTIAL

EXISTING USE:

VACANT FARM LAND

PROPOSED USE:

RESIDENTIAL SINGLE FAMILY ATTACHED

SETBACKS:

BUILDINGS
FRONT: 30'
REAR: 20'
SIDE: 7.5'

SITE DATA

LOT COVERAGE:

BUILDING COVERAGE: REQUIRE = 4.0 UNITS/ACRE
MAX. W/ OPTIONS = 8.0 UNITS/ACRE
PROVIDED = 7.5 UNITS/ACRE

OPEN SPACE: REQUIRED = 10%
PROVIDED = 16.5% (40,967 S.F.)

LOT COVERAGE: REQUIRED = 60%
PROVIDED = 46.5% (115,133 S.F.)

BUILDINGS:

UNIT A - DUPLEX 25'-9" x 56'-8" 2,003 S.F. 1ST FLOOR
TWO CAR UNIT BUILDINGS = 10 = 20 UNITS

UNIT B - DUPLEX 22'-0" x 56'-0" 1,999 S.F. 1ST FLOOR
ONE CAR UNIT BUILDINGS = 12 = 24 UNITS

TOTAL UNITS = 44 UNITS

KEYED NOTES

1. PROPOSED BUILDING, SEE SHEET ARCHITECTURAL PLANS.
2. PR. 10' WIDE ASPHALT MULTI-USE PATH
3. PR. ASPHALT PAVEMENT
4. PR. LANDSCAPING OR LAWN AREA.
5. PR OPEN AREA.
6. PR. DETENTION POND
7. PR. DRIVEWAY
8. PR. 10'x10' CONCRETE PATIO
9. PR. 6' H SOLID VINYL FENCE

LEGEND

EX UGE	EX. ELECTRIC	E E	PROP. ELECTRIC
EX GAS	EX. GAS	G G	PROP. GAS
EX STM	EX. STORM	ST	PROP. STORM
EX SAN	EX. SANITARY	SAS	PROP. SANITARY
EX COMM	EX. TELEPHONE	TE	PROP. TELEPHONE
EX WM	EX. WATER	W W	PROP. WATER
EX COMM	EX. CABLE	C	PROP. CABLE

PLAN LEGEND

	CONCRETE PAVEMENT / SIDEWALK
	ASPHALT PAVEMENT LIGHT DUTY
	ASPHALT PATH
	OPEN AREA

GRAPHIC SCALE
0 20 40 80
1 inch = 40 feet

GUIDER WINKLE PARTNERS
SURVEYING & ENGINEERING
19541 DELAWARE COUNTY LINE ROAD
MARYSVILLE, OH 43040
WWW.GUIDERWINKLE.COM
P: (740) 666-8902

PREPARED BY:

PROFESSIONAL STAMP:

REVISIONS

NO.	DATE	DESCRIPTION

SHEET NAME:
MAPLE MEADOWS
CONDITIONAL USE PLANS
MILFORD AVENUE, MARYSVILLE, OH

DATE: 6/03/2025

DRAWN BY: CAW

SHEET:
C1
SITE PLAN

JOB # 25041

C:\USERS\CHRIS\ONEDRIVE - GUIDER WINKLE SURVEYING\GWP\PROJECTS\25041-200 MILFORD AVE MVL - ENG\03-CIVIL\01-DESIGN\DRB\25041 MAPLE MEADOWS - CU.DWG - 6/3/2025 10:26 AM



ARCHITECTURAL AND DESING FEATURES USED FOR CREDIT:

1. 2 WINDOWS (15 S.F. MORE THAN 10' APART)
2. GABLE END VENT (4.5 S.F.)
3. DOORS WITH COVERED PORCH
4. OVERHANG 72 " IN LENGTH

NOTE: ALL HORIZONTAL VINY SIDING TO BE MINIMUM 4" WIDE AND 0.44" THICK

BUILDING A - FRONT ELEVATION

3/16"=1'-0"

DESIGN FEATURES: OVERHANG, PORCH, GABLE VENT, WINDOWS



ARCHITECTURAL AND DESING FEATURES USED FOR CREDIT:

1. 3 WINDOWS
2. GABLE END VENT (12 S.F.)
3. COVERED PORCH

BUILDING A - SIDE ELEVATION

3/16"=1'-0"

DESIGN FEATURES: OVERHANG, PORCH, GABLE VENT, WINDOWS



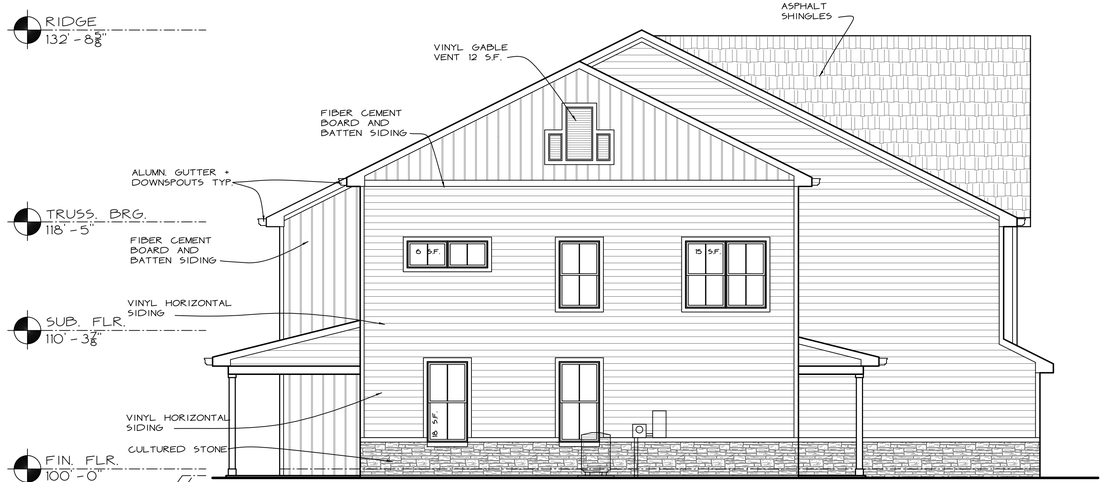
ARCHITECTURAL AND DESING FEATURES USED FOR CREDIT:

1. 2 WINDOWS (15 S.F. MORE THAN 10' APART)
2. SLIDING GLASS DOOR (40 S.F.)

BUILDING A - REAR ELEVATION

3/16"=1'-0"

DESIGN FEATURES: OVERHANG, PORCH, GABLE VENT, WINDOWS



ARCHITECTURAL AND DESING FEATURES USED FOR CREDIT:

1. 2 WINDOWS (15 S.F. MORE THAN 10' APART)
2. SLIDING GLASS DOOR (40 S.F.)

BUILDING A - SIDE ELEVATION

3/16"=1'-0"

DESIGN FEATURES: OVERHANG, PORCH, GABLE VENT, WINDOWS

REVISIONS

1 _____
2 _____
3 _____
4 _____
5 _____
6 _____
7 _____

MAPLE MEADOWS

NEW TOWNHOME DEVELOPMENT
MILFORD AVENUE
MARYSVILLE, OH

DSA ARCHITECTS
72 MILL ST. - GAHANNA, OH 43230
WWW.DSAARCHITECTSINC.COM
T. 614.840.0986
F. 614.840.0989

THESE DRAWINGS ARE THE PROPERTY OF DSA ARCHITECTS INC. AND MAY NOT BE REPRODUCED, ALTERED, OR CHANGED WITHOUT THE EXPRESSED WRITTEN CONSENT OF DSA ARCHITECTS INC.

DWG. TYPE	SHEET NO.
A	1.5
COMM. NO.	DATE
25111	4/1/25

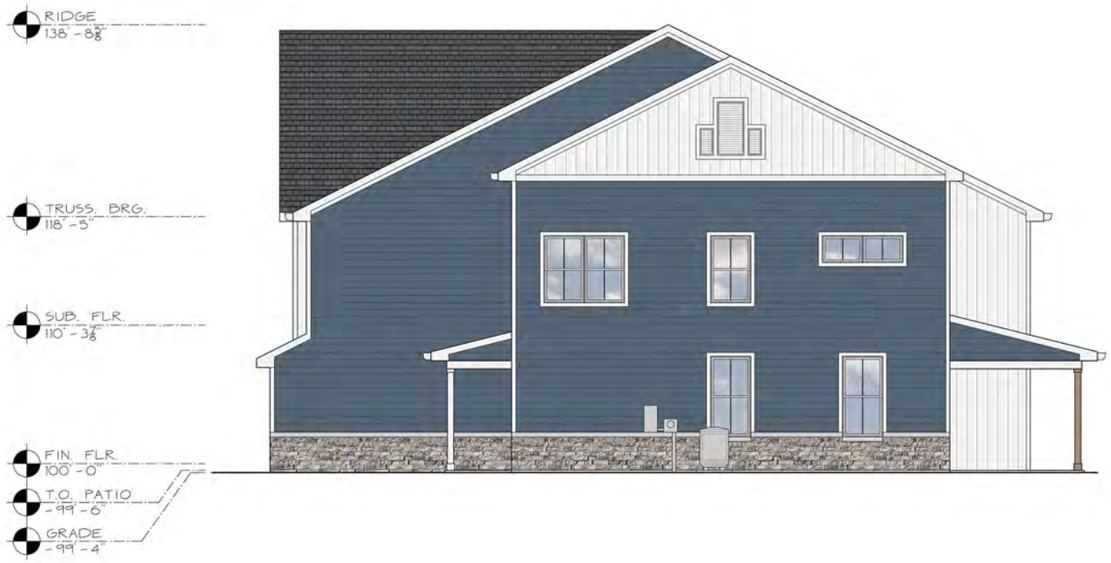
BUILDING A - EXTERIOR ELEVATIONS

Conceptual Renderings - Architectural Elevations



BUILDING A - FRONT ELEVATION 3/16"=1'-0"

DESIGN FEATURES: OVERHANG, PORCH, GABLE VENT, WINDOWS



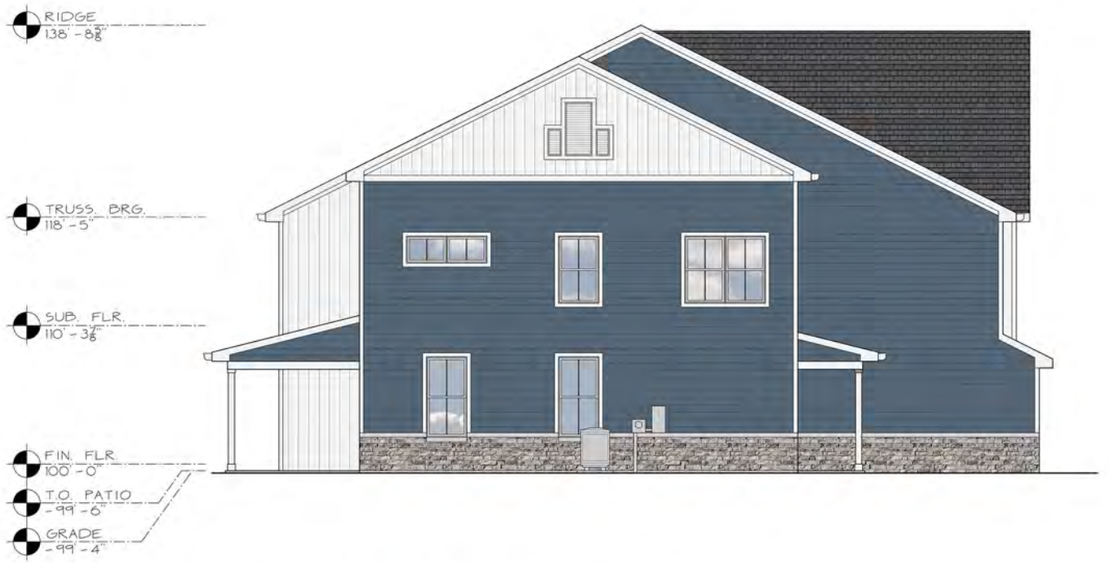
BUILDING A - SIDE ELEVATION 3/16"=1'-0"

DESIGN FEATURES: OVERHANG, PORCH, GABLE VENT, WINDOWS



BUILDING A - REAR ELEVATION 3/16"=1'-0"

DESIGN FEATURES: OVERHANG, PORCH, GABLE VENT, WINDOWS



BUILDING A - SIDE ELEVATION 3/16"=1'-0"

DESIGN FEATURES: OVERHANG, PORCH, GABLE VENT, WINDOWS



ARCHITECTURAL AND DESING FEATURES USED FOR CREDIT:

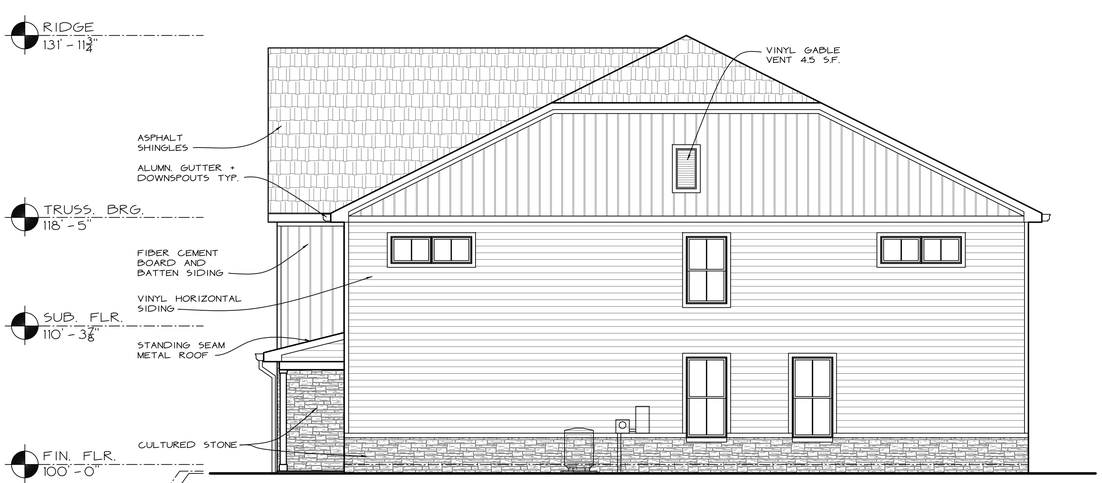
1. 2 WINDOWS (15 S.F. MORE THAN 10' APART)
2. GABLE END VENT (4.5 S.F.)
3. DOORS WITH SIDELITES (2)
4. OVERHANG 44 " IN LENGTH

NOTE: ALL HORIZONTAL VINY SIDING TO BE MINIMUM 4" WIDE AND 0.44" THICK

BUILDING B - FRONT ELEVATION

3/16"=1'-0"

DESIGN FEATURES: OVERHANG, PORCH, GABLE VENT, WINDOWS



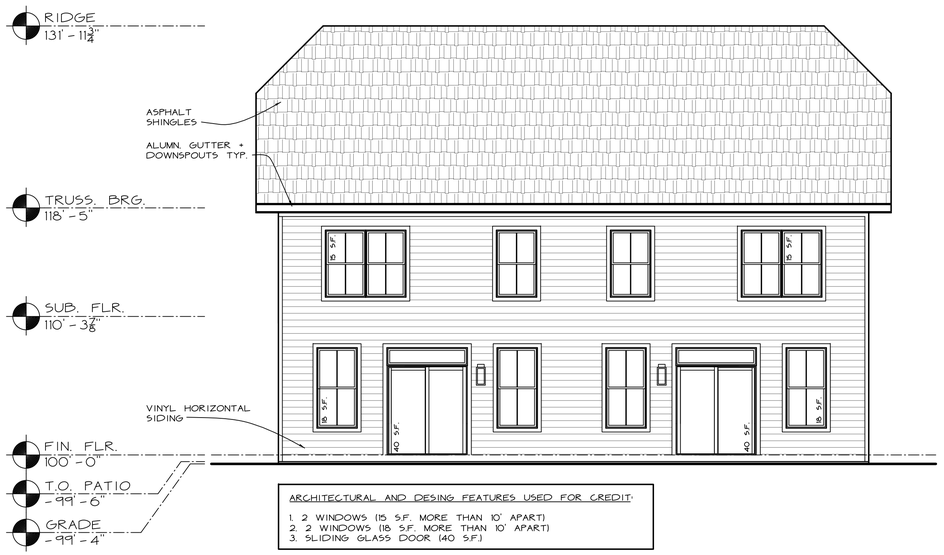
ARCHITECTURAL AND DESING FEATURES USED FOR CREDIT:

1. 2 WINDOWS (15 S.F. MORE THAN 10' APART)
2. WINDOW (18 S.F.)
3. COVERED PORCH
4. GABLE END VENT (4.5 S.F.)

BUILDING B - SIDE ELEVATION

3/16"=1'-0"

DESIGN FEATURES: OVERHANG, PORCH, GABLE VENT, WINDOWS



ARCHITECTURAL AND DESING FEATURES USED FOR CREDIT:

1. 2 WINDOWS (15 S.F. MORE THAN 10' APART)
2. 2 WINDOWS (18 S.F. MORE THAN 10' APART)
3. SLIDING GLASS DOOR (40 S.F.)

BUILDING B - REAR ELEVATION

3/16"=1'-0"

DESIGN FEATURES: OVERHANG, PORCH, GABLE VENT, WINDOWS



ARCHITECTURAL AND DESING FEATURES USED FOR CREDIT:

1. 2 WINDOWS (15 S.F. MORE THAN 10' APART)
2. WINDOW (18 S.F.)
3. COVERED PORCH
4. GABLE END VENT (4.5 S.F.)

BUILDING B - SIDE ELEVATION

3/16"=1'-0"

DESIGN FEATURES: OVERHANG, PORCH, GABLE VENT, WINDOWS

REVISIONS

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____
7. _____

MAPLE MEADOWS

NEW TOWNHOME DEVELOPMENT
MILFORD AVENUE
MARYSVILLE, OH

DSA ARCHITECTS
72 MILL ST. - GAHANNA, OH 43230 T. 614.840.0986
WWW.DSAARCHITECTSINC.COM F. 614.840.0989

THESE DRAWINGS ARE THE PROPERTY OF DSA ARCHITECTS INC. AND MAY NOT BE REPRODUCED, ALTERED, OR CHANGED WITHOUT THE EXPRESSED WRITTEN CONSENT OF DSA ARCHITECTS INC.

DWG. TYPE	SHEET NO.
A	2.5
COMM. NO.	DATE
25111	4/1/25

BUILDING B - EXTERIOR ELEVATIONS

Conceptual Renderings - Architectural Elevations



BUILDING B - FRONT ELEVATION 3/16"=1'-0"

DESIGN FEATURES: OVERHANG, PORCH, GABLE VENT, WINDOWS



BUILDING B - SIDE ELEVATION 3/16"=1'-0"

DESIGN FEATURES: OVERHANG, PORCH, GABLE VENT, WINDOWS



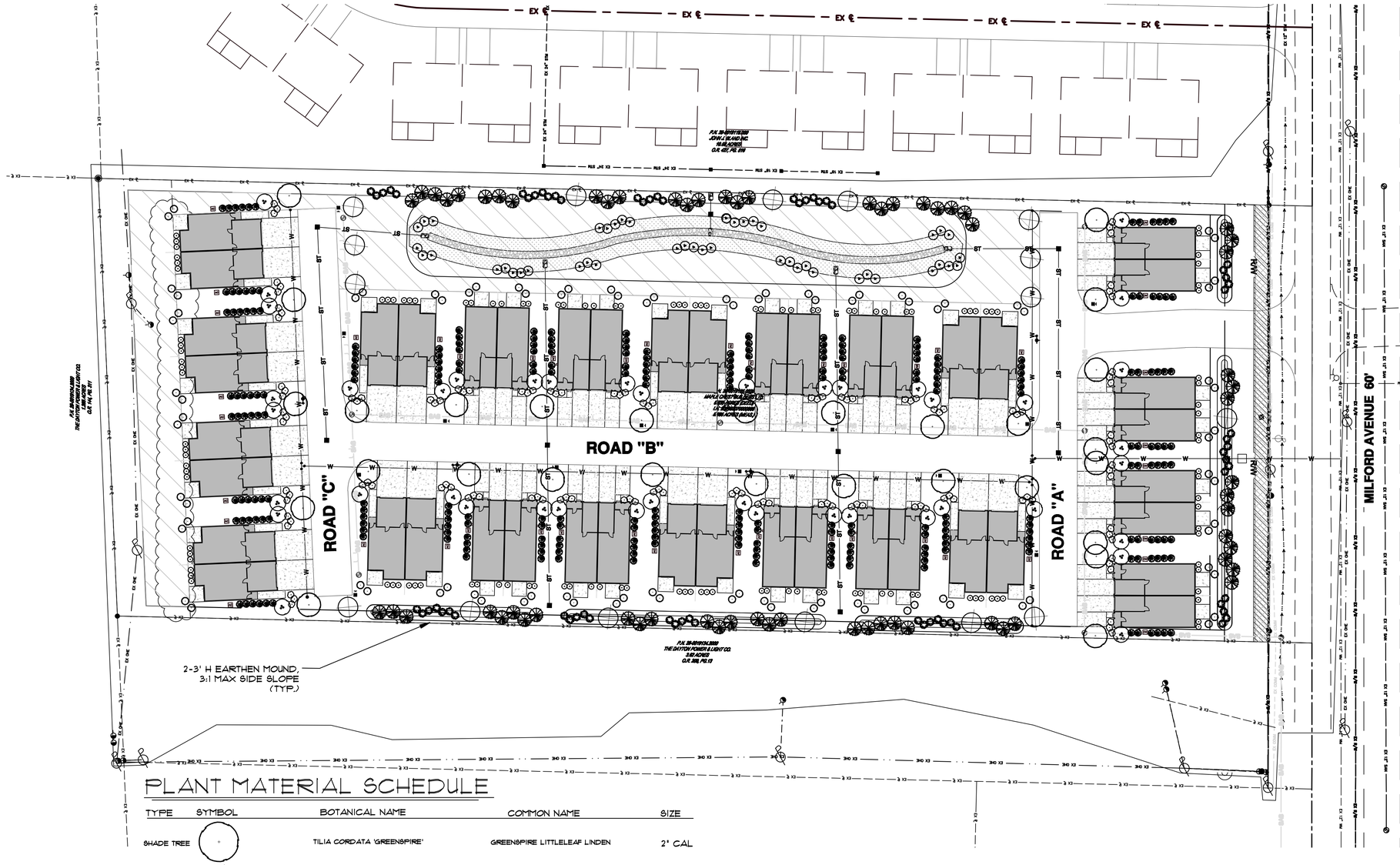
BUILDING B - REAR ELEVATION 3/16"=1'-0"

DESIGN FEATURES: OVERHANG, PORCH, GABLE VENT, WINDOWS



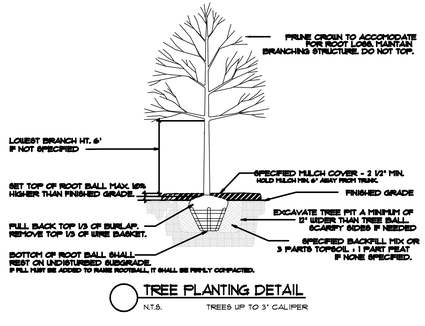
BUILDING B - SIDE ELEVATION 3/16"=1'-0"

DESIGN FEATURES: OVERHANG, PORCH, GABLE VENT, WINDOWS

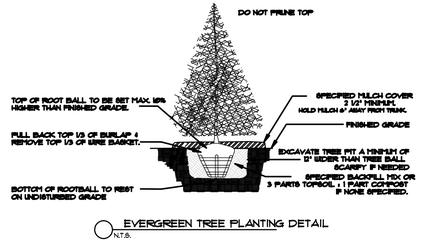


PLANT MATERIAL SCHEDULE

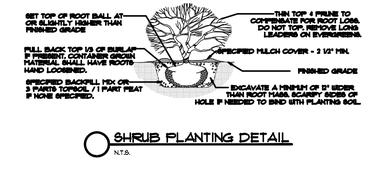
TYPE	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
SHADE TREE		TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	2" CAL
		ACER SACCHARUM 'LEGACY'	LEGACY SUGAR MAPLE	2" CAL
ORNAMENTAL TREE		AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	8-10'H
EVERGREEN TREE		PICEA OMORIKA	SERBIAN SPRUCE	6-7'H
		THUJA PLICATA 'GREEN GIANT'	GREEN GIANT ARBORVITAE	5-6'H
EVERGREEN SHRUB		JUNIPERUS VIRGINIANA 'GREY OWL'	GREY OWL JUNIPER	18-24" BB
DECIDUOUS SHRUB		CLETHRA ALNIFOLIA 'RUBY SPICE'	RUBY SPICE SUMMERSWEET	#5
		ARONIA MELANOCARPA 'AUTUMN MAGIC'	AUTUMN MAGIC CHOKEBERRY	#5
		HYDRANGEA PANICULATA 'BOBO'	BOBO HYDRANGEA	#5
		ROSA 'KNOCKOUT'	KNOCKOUT ROSE	#3



TREE PLANTING DETAIL
N.T.S. TREES UP TO 3" CALIPER



EVERGREEN TREE PLANTING DETAIL
N.T.S.



SHRUB PLANTING DETAIL
N.T.S.

BIOSWALE SEED MIX

ERNMX -180
RAIN GARDEN MIX
FROM ERNST SEEDS
ERNSTSEED.COM

GRAPHIC SCALE 1" = 40'-0"
40 20 0 40 120

NORTH

LANDSCAPE PLAN

LANDSCAPE REQUIREMENTS

1. FOUNDATION: 40% OF FOUNDATION LENGTH, EVENLY SPACED
2. RESIDENTIAL PERIMETER SCREENING:
   6'H, 80% OPACITY AT 4 YEARS, MAY INCL FENCES OR MOUNDS
   MATURE HT OF GREEN GIANT ARBORVITAE: 10-12'H
   MATURE HT OF SERBIAN SPRUCE: 25-35'H

NOTE: INTERIOR LANDSCAPING FOR VEHICULAR USE AREAS WAIVED FOR (2) UNIT SINGLE FAMILY ATTACHED HOMES.
- Section 1129.06(d)

TREE REQUIREMENTS (SHADE TREES MIN 1.5" CAL)

3. STREET TREES: MIN 2" CAL AT INSTALLATION
   (1) SMALL TREE PER 30 LF OF RD FRONTAGE
   (1) MED TREE PER 40LF OF RD FRONTAGE
   (1) LRG TREE PER 50 LF OF RD FRONTAGE

SRD: DISTRICT REQUIREMENTS

4. • 10% OF TOTAL DEVELOPMENT DEDICATED TO OPEN SPACE
   • MIN 20' BETWEEN STRUCTURES

GENERAL NOTES

The Landscape Contractor shall cause notice to be given to the Ohio Utilities Protection Service (Telephone 800-362-2764). Notice shall be given at least 2 working days prior to start of construction.

The Landscape Contractor shall review with the job superintendent the locations of all on-site underground utilities and mark them for future reference.

Planting beds shall be raised 4-6" by adding 4-6" of composted organic material. Compost shall be incorporated into beds by tilling to a depth of 8-10".

Mulch shall be applied to all beds at a minimum depth of 2", and shall extend from a minimum of 18" from center of plant to edge of bed or face of structure.

Plants to conform to ANLA standards for grading & digging.

All areas disturbed by construction, to the limits of property line or street curb, shall be seeded or hydro-seeded per owner's discretion. For those areas that are hydroseeded, seed site with mix as specified below, at a rate of 8lbs/1000 sq. ft.

- 40% PERENNIAL RYEGRASS
- 20% ANNUAL RYEGRASS
- 20% KENTUCKY BLUEGRASS
- 20% PENNLAWN RED FESCUE

GW GUIDER WINKLE PARTNERS
19550 DELAWARE COUNTY LINE ROAD
MARYSVILLE, OH 43040
WWW.GUIDERWINKLE.COM
P: (740) 666-5902

THE WORKING GARDEN STUDIO

750 Tim Tam Ave Columbus, OH 43230 TEL 614/208-9690 EMAIL jim.schneller@gmail.com

MAPLE MEADOWS
MILFORD RD.
MARYSVILLE, OH

DRAWING INFORMATION
ISSUE DATE: 06/03/2025
REVISION DATE:
REVISION DATE:
REVISION DATE:
REVISION DATE:
REVISION DATE:
REVISION DATE:

SHEET
L1
#2502

Application 5

Maple Meadows

Density Bonus

Submitted: 05/29/2025

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

July 1, 2025

To: City of Marysville
Planning Commission Members

From: Ashley Gaver
Planning and Development Manager

RE: Density Bonus Allotment - Milford Avenue (Maple Meadows)

Application: To hear an application for a Density Bonus Allotment request for a single-family attached residential development in the Suburban Residential District (SRD) zoning district off of Milford Ave.

Applicant: Guider Winkle Partners
Chris Winkle
19541 Delaware County Line Road
Marysville, OH 43040

Owner: Maple Crest Builders
5801 S. Section Line Road
Delaware, OH 43015

Location: Parcel: 2900191250020 located North West of Milford Avenue. Existing property surrounding the subject property are as follows:

- North: Suburban Residential District (SRD)
- East: Planned Unit Development (PUD) (Village at Timber Lakes)
- South: Suburban Residential District (SRD) (Dayton Power & Light Co)
- West: Suburban Residential District (SRD) (Dayton Power & Light Co)

Aerial (Location shown in Blue):



Density Bonus Staff Analysis:

Per *Section* 1123.06, the applicant is requesting a "Density Bonus". The applicant has requested a Level 2 Density Bonus and has provided architectural plans on sheets A1.5, 1, A2.5, and 2 showing design of the single-family attached buildings to be included as part of the density bonus application. At least two additional architectural features shall be included in the design of the buildings, as required by *Table* 1123A.

- The density that is permitted by code in the Suburban Residential District is 4.0 Dwelling Units per Acre (DU/AC) for Single-Family (Attached) Building Typology.
- The applicant is requesting an additional 4.0 DU/AC bringing the density to 8.0 DU/AC.
- The proposed development will have 22 new two-unit single-family attached buildings with a total of 44 units, which is reflected with the proposed site plan.

Architectural Features:

The applicant has included the following architectural design features as part of the building design: (Refer to Page 6 for the applicant's breakdown of the proposed architectural features for the required and additional requirements)

Elevation Architectural Features: Building A

	Building A	Staff Comments
Front: 1st floor	**2** Doors with Covered porches (Porches, decks or similar structures.)	5 features
Front: 2nd floor	**3** windows **1** Gable End Vent (12 sq ft)	4 features (middle windows not shown 10ft apart)
Side 1: 1st floor	**2** windows	2 features (windows not shown 10ft apart)
Side 1: 2nd floor	**2** windows **1** Gable End Vent (12 sq ft)	3 (middle window not shown 10ft apart)
Rear: 1st floor	**2** sliding glass doors (40 sq ft) **1** windows **2** Covered porches (Porches, decks or similar structures.)	5 features
Rear: 2nd floor	**6** windows	3 features (windows not shown 10ft apart)
Side 2: 1st floor	**2** windows	1 features (windows not shown 10ft apart)
Side 2: 2nd floor	**3** windows **1** Gable End Vent (12 sq ft)	3 features (middle window not shown 10ft apart

Elevation Architectural Features: Building B

	Building B	Staff Comments
Front: 1st floor	**2** doors (28 square feet in area with an awning, **window**, faux window or other feature subject to approval by the Design Review Board) **2** Covered porches (Porches, decks or similar structures.)	4 features
Front: 2nd floor	**2** windows (6 sq ft or more and 10ft apart) **1** Gable End Vent (4.5 sq ft)	3 features
Side 1: 1st floor	**2** windows	1 features (windows not shown 10ft apart)
Side 1: 2nd floor	**3** windows **1** Gable End Vent (4.5 sq ft)	3 features
Rear: 1st floor	**2** doors (28 square feet in area with an awning, window, faux window or other feature subject to approval by the Design Review Board) **4** windows	4 features (windows not shown 10ft apart)
Rear: 2nd floor	**4** windows	2 features (windows not shown 10ft apart)
Side 2: 1st floor	**2** windows	1 features (windows not shown 10ft apart)
Side 2: 2nd floor	**3** windows **1** Gable End Vent (4.5 sq ft)	3 features (windows not shown 10ft apart)

Staff Comments:

1. The applicant shall provide the distances between windows. A window must be 6 square feet in area and 10 feet from other windows to be considered an architectural feature
2. The applicant shall follow Section 1133.09 Design Review Standards lists Architectural and Design Features.
    a. The applicant shall have at least 2 architectural or design features for each story per elevation and the 2 additional features for the density bonus.
3. The applicant shall provide the square footage of the front door with windows. The door shall be 28 square feet or more to be considered a feature
4. If the Planning Commission approves the Density Bonus request, the approval shall be conditional that the applicant move forward with the architectural elements at the Design Review Board for review and approval.

Staff Recommendation

Following Section 1123.06(b) - Procedures, it is City Staff's recommendation for denial of the application based upon the evidence presented in the application. Using the straight zoning density (4 units/ac) may allow for the ability to retain existing natural site features, provide more community open space and be more harmonious with surrounding properties.

If you have any questions or comments about the aforementioned comments, please feel free to contact the Planning and Zoning Department at (937) 645-7361 or (937) 645-7328 or via email at agaver@marysvilleohio.org or jbeard@marysvilleohio.org.

Received (stamp):

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

APPLICATION FOR DENSITY BONUS PROGAM

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

- **Required – Submission of a complete application, including all of the items listed in the application checklist.**
- **Applications and applicable fees shall be submitted by no later than 5:00 p.m. on the application deadline date.**
- **Submitted applications and all checklist items shall be reviewed by the Division of Engineering for completeness. Submittals found to be incomplete will be rejected and the application will not be placed on the Commission agenda. If an application is found to be incomplete, the applicant may submit the missing materials by the application deadline date to complete the application.**
- **No late submittals or additional information will be accepted after the application deadline.**
- **Any construction and/or occupancy of the site for which the density bonus 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 Proposed Project: Milford Ave.

Zoning District: SRD Present Use of the Land: Vacant Land

Owner of Property: Maple Crest Builders

Owner's Address (Street): 5801 S. Section Line Road

City, State and Zip Code: Delaware, OH 43015

Owner's Telephone Number: 614-207-4838

Applicant Information *(Please print clearly)*

Applicant: Chris Winkle Owner Agent Representative Other

Company: Guider Winkle Partners

Address (street): 19541 Delaware County Line Road

City, State, and Zip Code: Marysville, OH 43040

Telephone Number: 740-666-8902

E-mail Address: cwinkle@guiderwinkle.com

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

Signature of Applicant: _____ Date: 6/03/2025

Signature of Owner: _____ Date: 6/03/2025

**NOTE: The approval of any density bonus under Section 1123.06 shall be conditional upon such approval by the Design Review Board (§*1123.06(d)*) **

FOR OFFICE USE ONLY

Paid (stamp): **Fees**: $250 _____

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

_____ _____

City Staff Date

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

For staff Use Yes	No	*Application Requirements*
		REQUIRED FOR ALL SUBMITTALS:
		One (1) original signed application
		Two (2) copies of the Sketch Plan Drawing *(see below)* for the entire area of the proposed development, drawn at a suitable scale and 24 x 36 inches in size (unless staff grants an alternative size)
		Two (2) copies of the Supplemental Map *(see below)*
		Two (2) copies of the Application Information *(see below)*
		Two (2) sets of mailing labels or a printed word template (5160 in size) containing the names and addresses of the property owner(s) contiguous to or directly across the street from the parcel(s) to be rezoned. You may also include the names and addresses of others that may have a substantial interest in the proposed rezoning. *Please refer to the County website http://www.co.union.oh.us/ to get this information and please make sure you go to the link for tax mailing address.*
		11 x 17 Sketch Plan Map for each mailing label.
		DIGITAL SUBMITTAL REQUIRED:
		All applications require a digital (.pdf) submittal (applications, plans, renderings, text etc.) to be included with the completed application. Any application that does not include a digital submittal will be considered incomplete.
		DENSITY BONUS PROPOSAL (DEVELOPMENT PLAN DRAWING): ***(Shall include the following information)***
		The proposed name of the development, which shall not duplicate or closely approximate the name of any other development or subdivision in the City of County.
		Property owner's name and address
		Location by Virginia Military Survey (VMS)
		North arrow
		Vicinity map
		Boundaries of the development/subdivision and its acreage
		Location of existing public streets and right-of-way
		Existing natural and manmade features such as wetlands, rivers, streams, ponds, lakes and other water courses.
		Location of all wooded areas, tree lines, hedge rows, natural areas and other features and indicate if they are remain or will be removed.
		Current zoning classification of the tract(s) of land and properties within 500 feet of the development.
		The proposed location and size of each subarea and their intended general uses.
		General location of proposed bike paths and other trail systems.
		Identify any existing buildings or structures to be removed or demolished
		As of right density of the Zoning District where the proposed project is located
		Density bonus level (1 or 2) ***Table 1123A***

For staff Use		
Yes	*No*	*Application Requirements*
		SUPPLEMENTAL MAP:
		Map showing the design of the proposed development along with all properties that are located within 500 ft. and how all of the developments relate.
		APPLICATION INFORMATION ***(submitted bound or in ringed binders)***
		A reduced copy of the map to be 11 by 17 inches in size
		Preliminary description of the as of right zoning requirements for the development and each subarea within the development, which at a minimum shall include:
		General list of permitted and conditional uses
		General lot size requirements
		Written presentation by the developer setting forth the following:
		How the proposed development impacts public services and facilities, including but not limited to, schools, water, sewer and traffic.
		How the proposed development conforms to the City's Comprehensive Plan
		Building typology/Development Context (*Single-Family Attached, Mixed-Use, Multi-Family, Adaptive Reuse, Blighted Property)* ***Section 1123.06***
		Site plan and building elevations including all architectural features

TABLE 1123A		
BUILDING TYPOLOGY/DEVELOPMENT CONTEXT	LEVEL 1 DENSITY BONUS (ADD 2 UNITS PER GROSS ACRE ABOVE AS-OF-RIGHT DENSITY)	LEVEL 2 DENSITY BONUS (ADD 4 UNITS PER GROSS ACRE ABOVE THE AS-OF-RIGHT DENSITY)
Single-Family (attached) Building Typology	Addition of one (1) architectural or design feature set forth under Section1133.09	Addition of two (2) architectural or design features set forth under Section 1133.09
Mixed-Use Building Typology	Addition of two (2) architectural or design features set forth under Section 1133.10	Addition of four (4) architectural or design features set forth under Section 1133.10
Multi-Family Building Typology	Addition of two (2) architectural or design features as set forth under Section 1133.09	Addition of four (4) architectural or design features set forth under Section 1133.09
Adaptive Reuse (All Building Typologies)	General adaptive reuse redevelopment in accordance with Section 1123.06(f)	General adaptive reuse redevelopment in accordance with Section 1123.06(f) and incorporation of mixed-use element.
Blighted Property (All Building Typologies)	General redevelopment of blighted property in accordance with Section 1123.06(g)	General adaptive reuse redevelopment in accordance with Section 1123.06(f) and incorporation of mixed-use element.

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

June 3, 2025

Mr. Jeff Beard
City of Marysville
209 South Main Street
Marysville, OH 43040
Phone: 937-645-7328
Email: jbeard@marysvilleohio.org

RE: Conditional Use Application for Maple Meadows development, Milford Avenue.

Dear Mr. Beard,

We are submitting this letter to you as our request for a Density Bonus and Conditional Use approval by the Planning Commission. This submittal is for the approval to apply Level 2 of 4 units per acre in the Density Bonus program for a Single-Family attached building typology and for Conditional Use to allow Single-Family attached homes in a Suburban Residential District.

We are proposing a Single-Family Attached Homes development on Milford Avenue. The development proposes building 2 different styles of 2-story duplexes, a single car or a two-car garage option. Both buildings will have a living room and kitchen on the1st floor and 3 bedrooms plus a bonus room on the 2nd floor providing roughly 2,000 s.f. of total living space. We have designed the site layout with a main drive off Milford to a "T" intersection then a road that makes a "H" pattern. This layout provides enough breakup the traffic pattern enough to keep speeds down. This east-west road was centrally paced so it would provide a buffer between the AES substation on the south side and the neighbors on the north. The detention pond was placed on the north side of the property because it is a low area of the property. We have enhanced this area by adding a stone swale at the bottom and a landscape buffer on the top to help screen from the adjoining single-family attached home development. We are providing 16.5% of open space on the north and west sides of the property. This open space is comprised of 50% dedicated open space and 50% with the detention basin. Overall, we believe the layout enhances the area to the bast it could.

Bonus Density:
We would like to take advantage of the city's Bonus Density program for this project. Code gives us the option to pick Level 2 which allows up to 4 additional units per acre to the code allowed 4 units per acre for a total of 8 units per acre. The proposed development is at 7.5 units per acre as current design and what we are asking for approval on. To achieve this we need to include a minimum of 2 architectural upgrade items to the buildings. We have opted to add the following upgrades to the buildings:

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

Building A – 2 car unit:

Front Elevation – 2 windows 15 s.f. & more than 10' apart; gable end vents (4.5 s.f.); Doors with covered porches; & Overhangs 72' in length.
Side Elevation - 3 windows 15 s.f. & more than 10' apart; gable end vents (12 s.f.); & Covered porches.
Rear Elevation – 2 windows 15 s.f. & more than 10' apart; & sliding glass door (40 s.f.);

Building B – 2 car unit:

Front Elevation – 2 windows 15 s.f. & more than 10' apart; gable end vents (4.5 s.f.); Doors with covered porches; Doors with side lights (2); & Overhangs 44' in length.
Side Elevation - 2 windows 15 s.f. & more than 10' apart; 1 window (18 s.f.); gable end vents (12 s.f.); & Covered porches.
Rear Elevation – 2 windows 15 s.f. & more than 10' apart; 2 windows (18 s.f.); & sliding glass door (40 s.f.);

Other upgrades:

Enhanced detention basin
Enhanced landscaping with mounds
6.5% more open space than code requires

We believe these enhancements will improve the look of the development and provide more of an upscale development for the area and do not deter from it for the extra units.

Conditional Use:
SRD requires a Single-Family attached development to submit for a conditional use. We are submitting per this requirement. The Milford Avenue corridor comprises of spacious older single family homes, more dense single family homes, multi-family homes and single family attached homes. Our location is the central area of the corridor and has single family homes attached homes on the north and east sides, ASE Sub Station and single family homes on the south and the prison on the west. Being that our property is the last open land between he single family attached ranch style homes and the single family 2-story homes, having our buildings be 2-story will fit in the conversation from one use to another. We feel that the 2-story also helps hide the sub station a little from other peoples views going along Milford Avenue. We think this makes is a perfect blend for the area.

According to Code Section 1141.24, applicant shall demonstrate that the proposed Conditional Use meets the general standards. Below are the standards and how we believe that we meet them.

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

Conditional Use required justification questions.

1. Is in fact a conditional use as established under the provisions of Chapter 1121 and appears in Chapter 1121 for the applicable zoning district or overlay.
    - **Yes the Use we are asking is included in these provisions and is locate in the immediate area.**
2. Will be harmonious with and in accordance with the general objectives, or with any specific objective of the City's Comprehensive Plan and/or the Planning and Zoning Ordinance.
    - **Yes. The use is consistent with the comprehensive plan and the existing uses in the immediate area.**
3. Will be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.
    - **Yes, this development is consistent with the surrounding area of single family attached homes that are either rented or purchased.**
4. Will not be hazardous or disturbing to existing or future neighboring uses.
    - **Since the proposed development is residential in use it should dnot have nay hazardous or disturbing to the uses in the area.**
5. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services;
    - **The proposed development will use all the existing services that are already in service today and being serviced by the same style of use.**
6. Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community;
    - **The proposed development will not cause any additional cost for public facilities. All facilities are present at the property.**
7. Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes or odor;
    - **The proposed development is a residential use so it will not have any noticeable change to the way things operate out there today.**
8. Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.
    - **The proposed development entrance has been designed to line up with the street across the Milford Avenue so that it is safer for traffic movements.**

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

We believe that this conditional use change for our project will not have an negative impact on the neighborhood. We also believe that the additional units per acer will not be anymore adverse to the area than the dense single family house that are separated the same distance as us or less. Plus some of their buildings are as large as our building. We hope that you find our project will be a benefit to the City of Marysville.

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

Sincerely,

Chris Winkle

Chris Winkle, President/Partner
Guider Winkle Partners, Inc



SITE DATA

SITE ADDRESS:

MILFORD AVENUE, MARYSVILLE, OH 43040

PARCEL:

PARCEL NO. 29-0019125.0020

SITE:

5.635 ACRES

CURRENT ZONING:

SRD - SUBURBAN RESIDENTIAL

PROPOSED ZONING:

SRD - SUBURBAN RESIDENTIAL

EXISTING USE:

VACANT FARM LAND

PROPOSED USE:

RESIDENTIAL SINGLE FAMILY ATTACHED

SETBACKS:

BUILDINGS
FRONT: 30'
REAR: 20'
SIDE: 7.5'

SITE DATA

LOT COVERAGE:

BUILDING COVERAGE: REQUIRE = 4.0 UNITS/ACRE
MAX. W/ OPTIONS = 8.0 UNITS/ACRE
PROVIDED = 7.5 UNITS/ACRE

OPEN SPACE: REQUIRED = 10%
PROVIDED = 16.5% (40,967 S.F.)

LOT COVERAGE: REQUIRED = 60%
PROVIDED = 46.5% (115,133 S.F.)

BUILDINGS:

UNIT A - DUPLEX 25'-9" x 56'-8" 2,003 S.F. 1ST FLOOR
TWO CAR UNIT BUILDINGS = 10 = 20 UNITS

UNIT B - DUPLEX 22'-0" x 56'-0" 1,999 S.F. 1ST FLOOR
ONE CAR UNIT BUILDINGS = 12 = 24 UNITS

TOTAL UNITS = 44 UNITS

KEYED NOTES

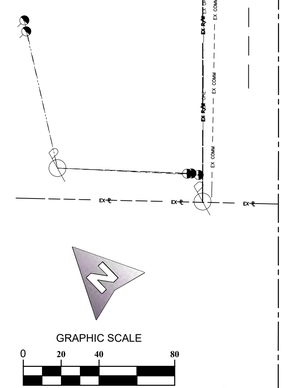
1. PROPOSED BUILDING, SEE SHEET ARCHITECTURAL PLANS.
2. PR. 10' WIDE ASPHALT MULTI-USE PATH
3. PR. ASPHALT PAVEMENT
4. PR. LANDSCAPING OR LAWN AREA.
5. PR OPEN AREA.
6. PR. DETENTION POND
7. PR. DRIVEWAY
8. PR. 10'x10' CONCRETE PATIO
9. PR. 6' H SOLID VINYL FENCE

LEGEND

EX UGE	EX. ELECTRIC	E E	PROP. ELECTRIC
EX GAS	EX. GAS	G G	PROP. GAS
EX STM	EX. STORM	ST	PROP. STORM
EX SAN	EX. SANITARY	SAS	PROP. SANITARY
EX COMM	EX. TELEPHONE	TE	PROP. TELEPHONE
EX WM	EX. WATER	W W	PROP. WATER
EX COMM	EX. CABLE	C	PROP. CABLE

PLAN LEGEND

	CONCRETE PAVEMENT / SIDEWALK
	ASPHALT PAVEMENT LIGHT DUTY
	ASPHALT PATH
	OPEN AREA



GUIDER WINKLE PARTNERS
SURVEYING & ENGINEERING
19541 DELAWARE COUNTY LINE ROAD
MARYSVILLE, OH 43040
WWW.GUIDERWINKLE.COM
P: (740) 666-8902

PREPARED BY:

PROFESSIONAL STAMP:

REVISIONS

NO.	DATE	DESCRIPTION

SHEET NAME:

MAPLE MEADOWS

CONDITIONAL USE PLANS
MILFORD AVENUE, MARYSVILLE, OH

DATE: 6/03/2025

DRAWN BY: CAW

SHEET:

C1

SITE PLAN

JOB # 25041

C:\USERS\CHRIS\ONEDRIVE - GUIDER WINKLE SURVEYING\GWP\PROJECTS\25041-200 MILFORD AVE MVL - ENG\03-CIVIL\01-DESIGN\DRB\25041 MAPLE MEADOWS - CU.DWG - 6/3/2025 10:26 AM



ARCHITECTURAL AND DESING FEATURES USED FOR CREDIT:

1. 2 WINDOWS (15 S.F. MORE THAN 10' APART)
2. GABLE END VENT (4.5 S.F.)
3. DOORS WITH COVERED PORCH
4. OVERHANG 72 " IN LENGTH

NOTE: ALL HORIZONTAL VINY SIDING TO BE MINIMUM 4" WIDE AND 0.44" THICK

BUILDING A - FRONT ELEVATION

3/16"=1'-0"

DESIGN FEATURES: OVERHANG, PORCH, GABLE VENT, WINDOWS



ARCHITECTURAL AND DESING FEATURES USED FOR CREDIT:

1. 3 WINDOWS
2. GABLE END VENT (12 S.F.)
3. COVERED PORCH

BUILDING A - SIDE ELEVATION

3/16"=1'-0"

DESIGN FEATURES: OVERHANG, PORCH, GABLE VENT, WINDOWS



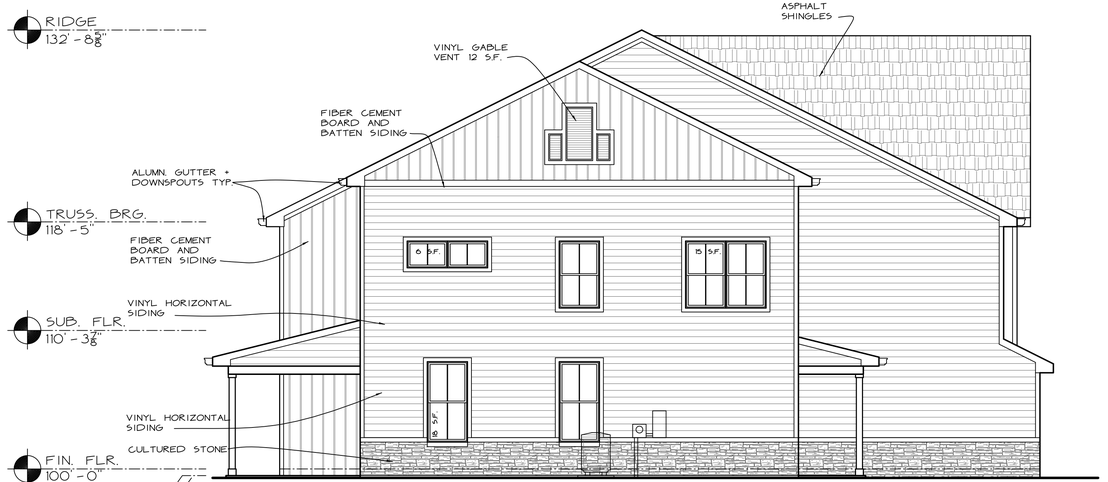
ARCHITECTURAL AND DESING FEATURES USED FOR CREDIT:

1. 2 WINDOWS (15 S.F. MORE THAN 10' APART)
2. SLIDING GLASS DOOR (40 S.F.)

BUILDING A - REAR ELEVATION

3/16"=1'-0"

DESIGN FEATURES: OVERHANG, PORCH, GABLE VENT, WINDOWS



ARCHITECTURAL AND DESING FEATURES USED FOR CREDIT:

1. 2 WINDOWS (15 S.F. MORE THAN 10' APART)
2. SLIDING GLASS DOOR (40 S.F.)

BUILDING A - SIDE ELEVATION

3/16"=1'-0"

DESIGN FEATURES: OVERHANG, PORCH, GABLE VENT, WINDOWS

REVISIONS

1 _____
2 _____
3 _____
4 _____
5 _____
6 _____
7 _____

MAPLE MEADOWS

NEW TOWNHOME DEVELOPMENT
MILFORD AVENUE
MARYSVILLE, OH

DSA ARCHITECTS
72 MILL ST. - GAHANNA, OH 43230
WWW.DSAARCHITECTSINC.COM
T. 614.840.0986
F. 614.840.0989

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A	1.5
COMM. NO.	DATE
25111	4/1/25

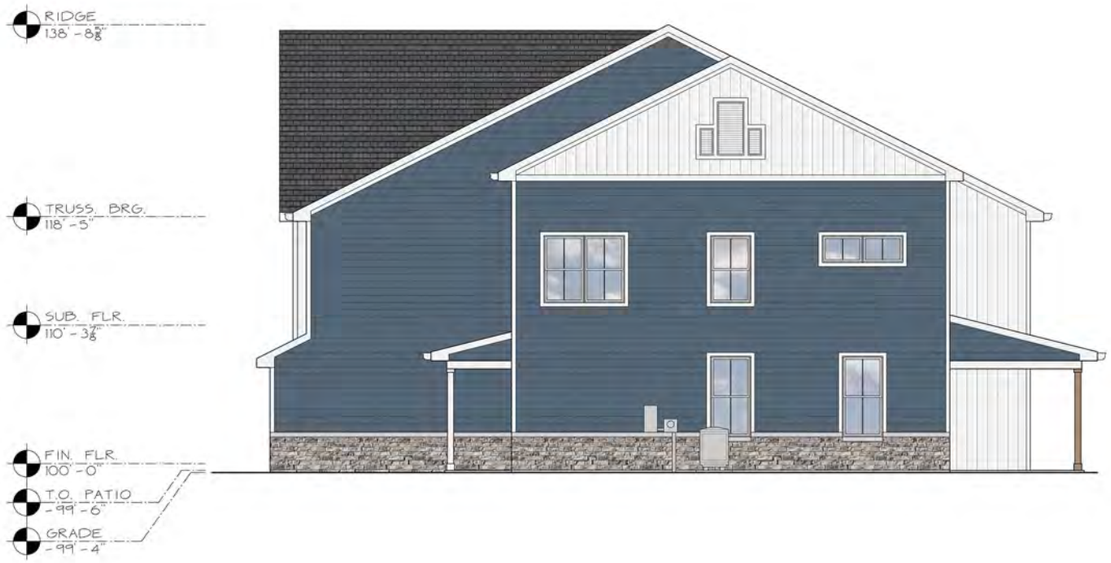
BUILDING A - EXTERIOR ELEVATIONS

Conceptual Renderings - Architectural Elevations



BUILDING A - FRONT ELEVATION 3/16"=1'-0"

DESIGN FEATURES: OVERHANG, PORCH, GABLE VENT, WINDOWS



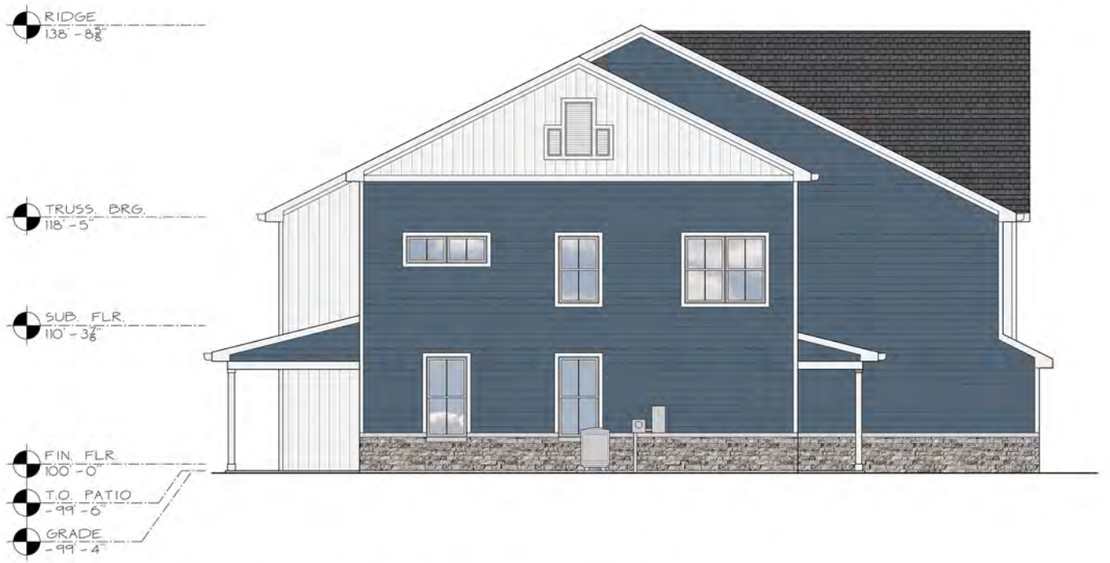
BUILDING A - SIDE ELEVATION 3/16"=1'-0"

DESIGN FEATURES: OVERHANG, PORCH, GABLE VENT, WINDOWS



BUILDING A - REAR ELEVATION 3/16"=1'-0"

DESIGN FEATURES: OVERHANG, PORCH, GABLE VENT, WINDOWS



BUILDING A - SIDE ELEVATION 3/16"=1'-0"

DESIGN FEATURES: OVERHANG, PORCH, GABLE VENT, WINDOWS



ARCHITECTURAL AND DESING FEATURES USED FOR CREDIT:

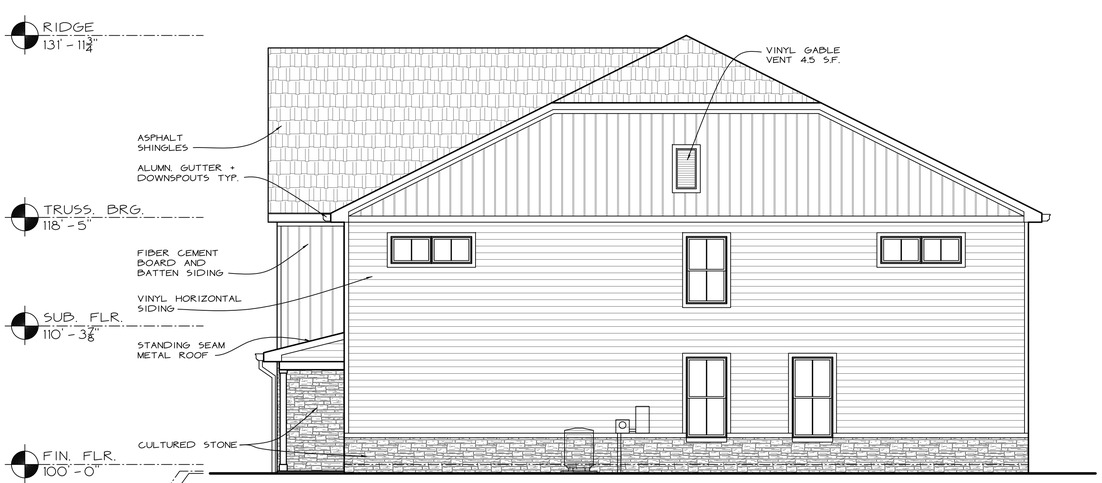
1. 2 WINDOWS (15 S.F. MORE THAN 10' APART)
2. GABLE END VENT (4.5 S.F.)
3. DOORS WITH SIDELITES (2)
4. OVERHANG 44 " IN LENGTH

NOTE: ALL HORIZONTAL VINY SIDING TO BE MINIMUM 4" WIDE AND 0.44" THICK

BUILDING B - FRONT ELEVATION

3/16"=1'-0"

DESIGN FEATURES: OVERHANG, PORCH, GABLE VENT, WINDOWS



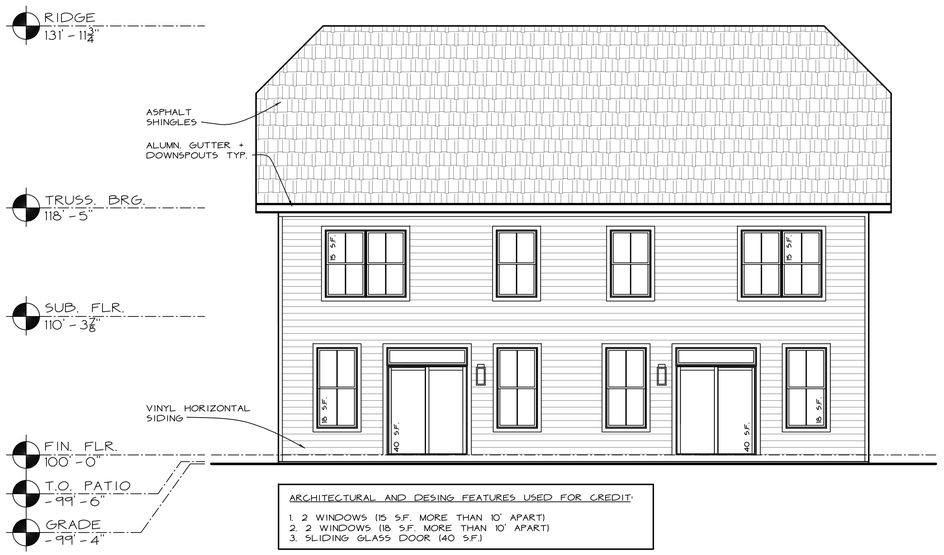
ARCHITECTURAL AND DESING FEATURES USED FOR CREDIT:

1. 2 WINDOWS (15 S.F. MORE THAN 10' APART)
2. WINDOW (18 S.F.)
3. COVERED PORCH
4. GABLE END VENT (4.5 S.F.)

BUILDING B - SIDE ELEVATION

3/16"=1'-0"

DESIGN FEATURES: OVERHANG, PORCH, GABLE VENT, WINDOWS



ARCHITECTURAL AND DESING FEATURES USED FOR CREDIT:

1. 2 WINDOWS (15 S.F. MORE THAN 10' APART)
2. 2 WINDOWS (18 S.F. MORE THAN 10' APART)
3. SLIDING GLASS DOOR (40 S.F.)

BUILDING B - REAR ELEVATION

3/16"=1'-0"

DESIGN FEATURES: OVERHANG, PORCH, GABLE VENT, WINDOWS



ARCHITECTURAL AND DESING FEATURES USED FOR CREDIT:

1. 2 WINDOWS (15 S.F. MORE THAN 10' APART)
2. WINDOW (18 S.F.)
3. COVERED PORCH
4. GABLE END VENT (4.5 S.F.)

BUILDING B - SIDE ELEVATION

3/16"=1'-0"

DESIGN FEATURES: OVERHANG, PORCH, GABLE VENT, WINDOWS

REVISIONS

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____
7. _____

MAPLE MEADOWS

NEW TOWNHOME DEVELOPMENT
MILFORD AVENUE
MARYSVILLE, OH

DSA ARCHITECTS
72 MILL ST. - GAHANNA, OH 43230 T. 614.840.0986
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DWG. TYPE	SHEET NO.
A	2.5
COMM. NO.	DATE
25111	4/1/25

BUILDING B - EXTERIOR ELEVATIONS

Conceptual Renderings - Architectural Elevations



BUILDING B - FRONT ELEVATION 3/16"=1'-0"

DESIGN FEATURES: OVERHANG, PORCH, GABLE VENT, WINDOWS



BUILDING B - SIDE ELEVATION 3/16"=1'-0"

DESIGN FEATURES: OVERHANG, PORCH, GABLE VENT, WINDOWS



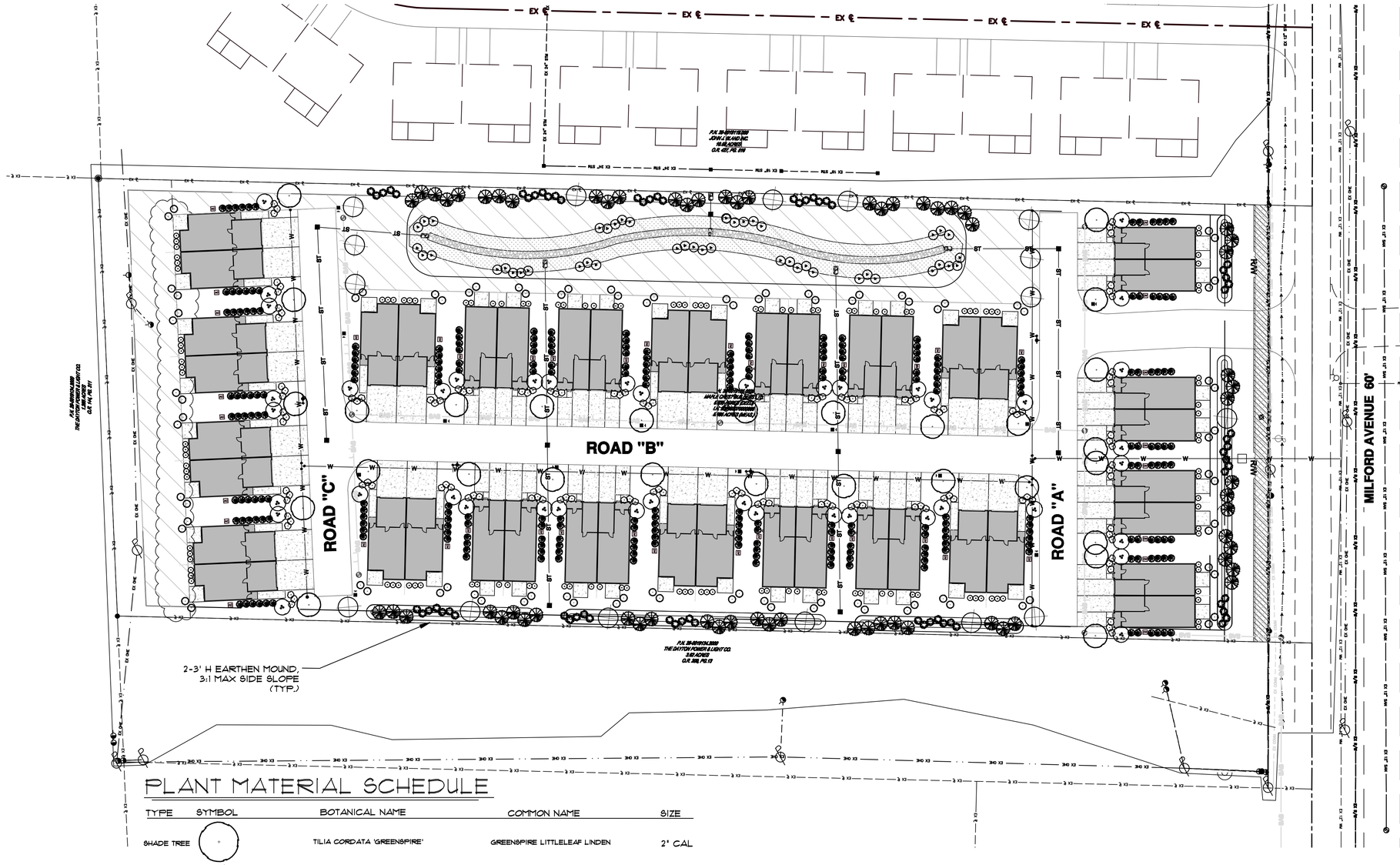
BUILDING B - REAR ELEVATION 3/16"=1'-0"

DESIGN FEATURES: OVERHANG, PORCH, GABLE VENT, WINDOWS



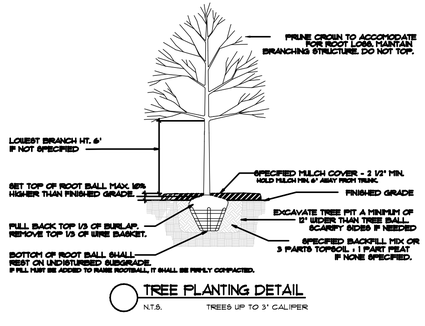
BUILDING B - SIDE ELEVATION 3/16"=1'-0"

DESIGN FEATURES: OVERHANG, PORCH, GABLE VENT, WINDOWS

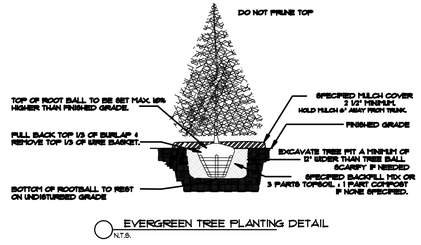


PLANT MATERIAL SCHEDULE

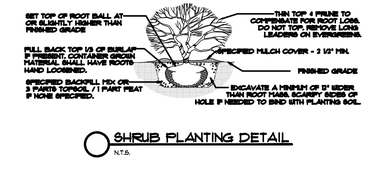
TYPE	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
SHADE TREE		TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	2" CAL
		ACER SACCHARUM 'LEGACY'	LEGACY SUGAR MAPLE	2" CAL
ORNAMENTAL TREE		AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	8-10'H
EVERGREEN TREE		PICEA OMORIKA	SERBIAN SPRUCE	6-7'H
		THUJA PLICATA 'GREEN GIANT'	GREEN GIANT ARBORVITAE	5-6'H
EVERGREEN SHRUB		JUNIPERUS VIRGINIANA 'GREY OWL'	GREY OWL JUNIPER	18-24" BB
DECIDUOUS SHRUB		CLETHRA ALNIFOLIA 'RUBY SPICE'	RUBY SPICE SUMMERSWEET	#5
		ARONIA MELANOCARPA 'AUTUMN MAGIC'	AUTUMN MAGIC CHOKEBERRY	#5
		HYDRANGEA PANICULATA 'BOBO'	BOBO HYDRANGEA	#5
		ROSA 'KNOCKOUT'	KNOCKOUT ROSE	#3



TREE PLANTING DETAIL
N.T.S. TREES UP TO 3" CALIPER



EVERGREEN TREE PLANTING DETAIL
N.T.S.



SHRUB PLANTING DETAIL
N.T.S.

BIOSWALE SEED MIX

ERNMX -180
RAIN GARDEN MIX
FROM ERNST SEEDS
ERNSTSEED.COM

GRAPHIC SCALE 1" = 40'-0"
40 20 0 40 120

NORTH

LANDSCAPE PLAN

LANDSCAPE REQUIREMENTS

1. FOUNDATION: 40% OF FOUNDATION LENGTH, EVENLY SPACED
2. RESIDENTIAL PERIMETER SCREENING:
   6'H, 80% OPACITY AT 4 YEARS, MAY INCL FENCES OR MOUNDS
   MATURE HT OF GREEN GIANT ARBORVITAE: 10-12'H
   MATURE HT OF SERBIAN SPRUCE: 25-35'H

NOTE: INTERIOR LANDSCAPING FOR VEHICULAR USE AREAS WAIVED FOR (2) UNIT SINGLE FAMILY ATTACHED HOMES.
- Section 1129.06(d)

TREE REQUIREMENTS (SHADE TREES MIN 1.5" CAL)

3. STREET TREES: MIN 2" CAL AT INSTALLATION
   (1) SMALL TREE PER 30 LF OF RD FRONTAGE
   (1) MED TREE PER 40LF OF RD FRONTAGE
   (1) LRG TREE PER 50 LF OF RD FRONTAGE

SRD: DISTRICT REQUIREMENTS

4. • 10% OF TOTAL DEVELOPMENT DEDICATED TO OPEN SPACE
   • MIN 20' BETWEEN STRUCTURES

GENERAL NOTES

The Landscape Contractor shall cause notice to be given to the Ohio Utilities Protection Service (Telephone 800-362-2764). Notice shall be given at least 2 working days prior to start of construction.

The Landscape Contractor shall review with the job superintendent the locations of all on-site underground utilities and mark them for future reference.

Planting beds shall be raised 4-6" by adding 4-6" of composted organic material. Compost shall be incorporated into beds by tilling to a depth of 8-10".

Mulch shall be applied to all beds at a minimum depth of 2", and shall extend from a minimum of 18" from center of plant to edge of bed or face of structure.

Plants to conform to ANLA standards for grading & digging.

All areas disturbed by construction, to the limits of property line or street curb, shall be seeded or hydro-seeded per owner's discretion. For those areas that are hydroseeded, seed site with mix as specified below, at a rate of 8lbs/1000 sq. ft.

- 40% PERENNIAL RYEGRASS
- 20% ANNUAL RYEGRASS
- 20% KENTUCKY BLUEGRASS
- 20% PENNLAWN RED FESCUE

GW GUIDER WINKLE PARTNERS
19550 DELAWARE COUNTY LINE ROAD
MARYSVILLE, OH 43040
WWW.GUIDERWINKLE.COM
P: (740) 666-5902

THE WORKING GARDEN STUDIO

750 Tim Tam Ave Columbus, OH 43230 TEL 614/208-9690 EMAIL jim.schneller@gmail.com

MAPLE MEADOWS
MILFORD RD.
MARYSVILLE, OH

DRAWING INFORMATION
ISSUE DATE: 06/03/2025
REVISION DATE:
REVISION DATE:
REVISION DATE:
REVISION DATE:
REVISION DATE:
REVISION DATE:

SHEET
L1
#2502

Aaron J. Rea
1329 Milford Ave
Marysville, OH 43040

Chad E. Cowgill, Trustee
1347 Milford Ave.
Marysville, OH 43040

Jeffery M & Debroah Lee
Callison Groat
1371 Milford Ave
Marysville, OH 43040

State of Ohio Women's
Reformatory
1479 Collins Ave
Marysville, OH 43040

Barbara Mershon
976 Catalpa Ct
Marysville, OH 43040

Rosalyn DeGood Mershon
970 Catalpa Ct
Marysville, OH 43040

Sonya J. Shuler
962 Catalpa Ct
Marysville, OH 43040

Delma H. Tong
950 Hickory Dr
Marysville, OH 43040

Stephen M. & Debroah Y Streng
936 Catalpa Ct
Marysville, OH 43040

Crista A. Miller
971 Catalpa Ct
Marysville, OH 43040

Stephen M. & Debroah Y Streng
975 Catalpa Ct
Marysville, OH 43040

Timothy Joesph Chciuk
1501 Claudia Lane
Marysville, OH 43040

Nathan & Lakesha Stierhoff
999 Lora Lee
Marysville, OH 43040

Jesse A & Amy Wilder
991 Lora Lee
Marysville, OH 43040

Elaine L. Nicol
981 Lora Lee
Marysville, OH 43040

Cody M & Morgan Sobas
971 Lora Lee
Marysville, OH 43040

Lias A Grossman
961 Lora Lee
Marysville, OH 43040

Michael L. & Wabda G. Nobles
951 Lora Lee
Marysville, OH 43040

Robert D. & Nancy Clevenger
780 Timbers Edge
Marysville, OH 43040

James Allen & Sherry Lee Snyder
831 Timbers Edge
Marysville, OH 43040

JH
897 Hickory Dill Dr
Marysville, OH 43040

Valerie L. & Tad Wallace
790 Timbers Edge
Marysville, OH 43040

Peggy Kathleen & Jennifer Leigh Henman
821 Timbers Edge
Marysville, OH 43040

Brenda D Kerber, Trustee
895 Hickory Hill Dr.
Marysville, OH 43040

Jane Grose
800 Timbers Edge
Marysville, OH 43040

Lucille E. Eger
811 Timbers Edge
Marysville, OH 43040

Brenda D Kerber, Trustee
895 Hickory Hill Dr.
Marysville, OH 43040

Ernest & Shirley Daum
820 Timbers Edge
Marysville, OH 43040

Richard C. & Lucinda H. Jones
801 Timbers Edge
Marysville, OH 43040

Todd Palermo & Trudy Ashworth
887 Hickory Hill Dr.
Marysville, OH 43040

Donald Lee & Pamela S. Snyder
830 Timbers Edge
Marysville, OH 43040

Sally & Billy Ray McNeese
791 Timbers Edge
Marysville, OH 43040

Cinthia Decerce
885 Hickory Hill Dr.
Marysville, OH 43040

John D. Bland
840 Timbers Edge
Marysville, OH 43040

Emma-Jean & Dale Work
781 Timbers Edge
Marysville, OH 43040

Barbra Delauter
883 Hickory Hill Dr.
Marysville, OH 43040

James Allen & Sherry Lee Snyder
831 Timbers Edge
Marysville, OH 43040

John J. Bland Inc.
P.O. Box 199
Marysville, OH 43040

Charles M Woodburn III
877 Hickory Hill Dr.
Marysville, OH 43040

Jerry L Segner
880 Autumn Chase Lane
Marysville, OH 43040

Abhimav Ulhas & Paridhi Gokhale Gaikwad
891 Autumn Chase Lane
Marysville, OH 43040

Larry E. & Darlene A Jackson
875 Hickory Hill Dr.
Marysville, OH 43040

Connie M Sabina
890 Autumn Chase Lane
Marysville, OH 43040

Dennis Lee & Neeta Kay Strycker
899 Autumn Chase Lane
Marysville, OH 43040

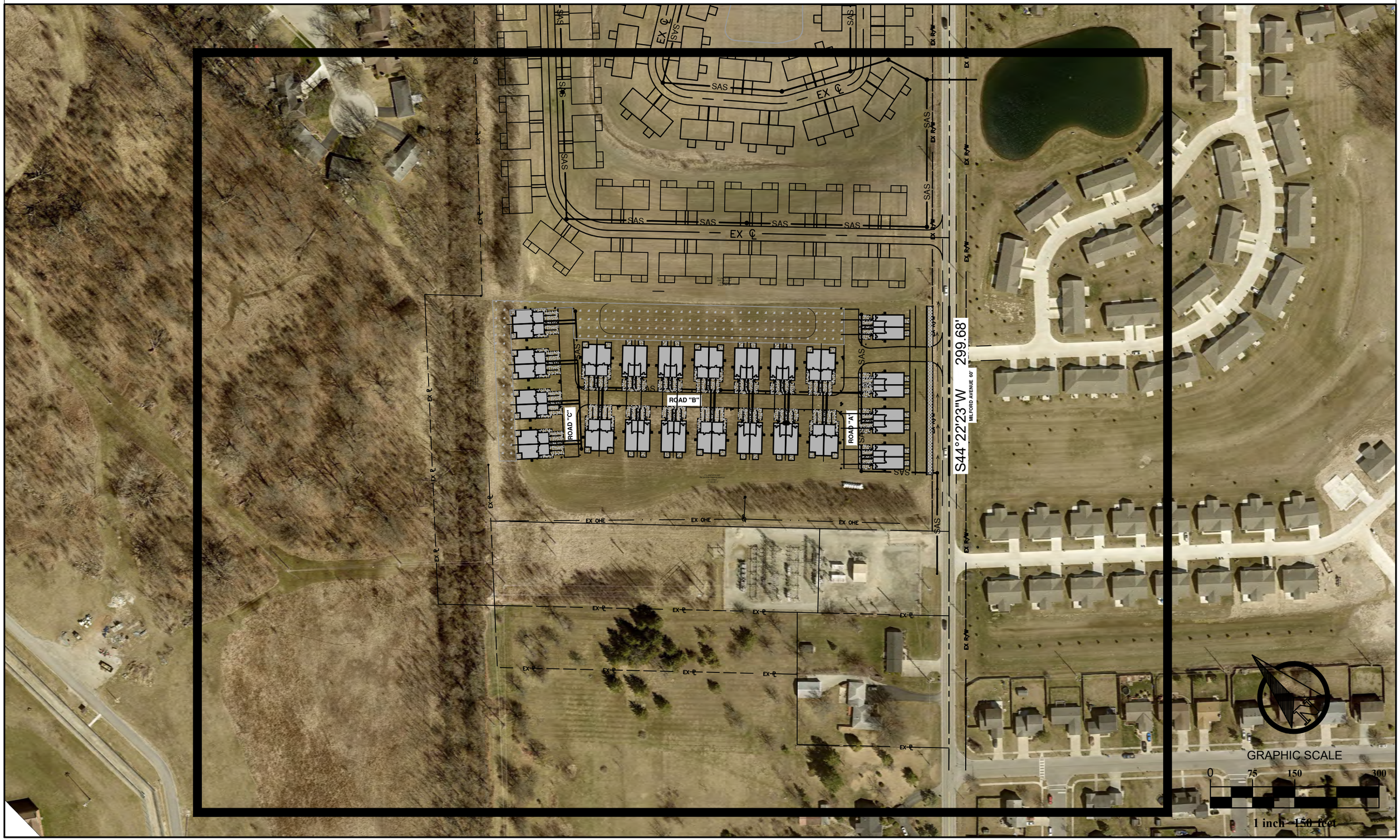
Julie Feltovich
873 Hickory Hill Dr.
Marysville, OH 43040

Dayton Power & Light
Courthouse Plaza SW
P.O. Box 1247
Dayton, OH 45401

The Dotson Keystone Preservation Trust
876 Hickory Hill Dr.
Marysville, OH 43040

Amy M. Sammona
874 Hickory Hill Dr.
Marysville, OH 43040

SUPPLEMENTAL MAP



Application 6

Amrine Meadows

Section 2 Phase 3A

Final Plat

Submitted: 06/03/2025

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

July 1, 2025

To: City of Marysville
Planning Commission Members

From: Jeff Beard
Planning and Development Manager

RE: Final Plat Review – Amrine Meadows Section 2 Phase 3A

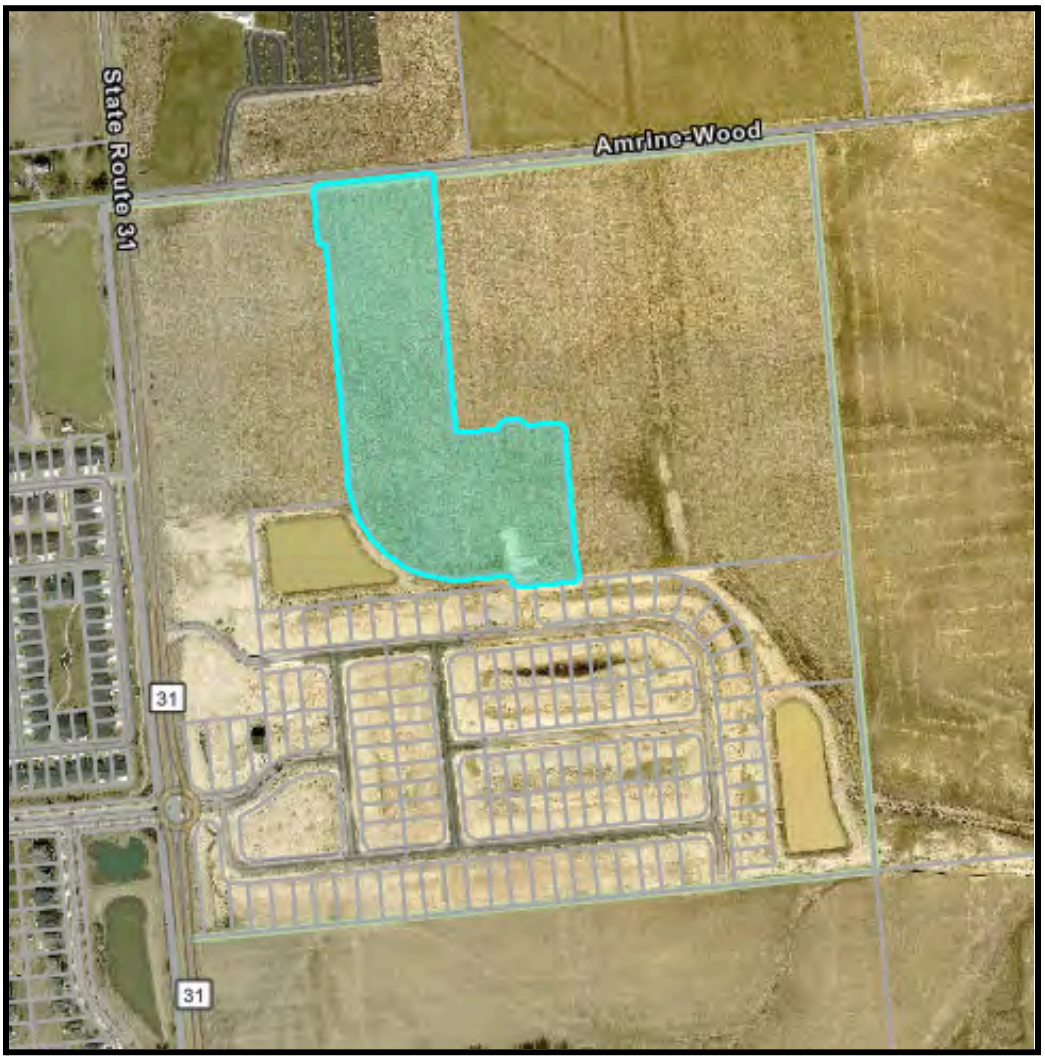
APPLICATION: To hear an application for a Final Plat for Amrine Meadows Section 2, Part 3A located along State Route 31 and Amrine Woods Road and Zoned as Suburban Residential District (SRD).

Applicant: Pulte Homes of Ohio LLC
Nicki Martin
475 Metro Pl S, Suite 200
Dublin, OH 43017

Owner: Pulte Homes of Ohio LLC
475 Metro Pl S, Suite 200
Dublin, OH 43017

LOCATION: The Southeast corner of State Route 31& Amrine-Wood Road.

AERIAL (LOCATION IS IN BLUE):



Following are the comments received for the Final Plat Review of the development known as Amrine Meadow Section 2 Phase 3A located along State Route 31 & Amrine-Wood Road.

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

Engineering Staff Analysis:

1. Utility Easements in the Civil Plans show a 20-ft Utility Easement and 20-ft Drainage Easement along the roadways. The Plat is showing a 15-ft easement for both. The plat shall show 20-ft easement width for all Drainage and Utility Easements.
2. The standard Utility Easement Language is correct.
3. Per the approved Development Plan, please dedicate the Amrine-Wood Rd right-of-way along the entire Amrine Meadows frontage along Amrine-Wood Rd to the City of Marysville as part of this Final Plat. The total width from the centerline to the edge of the right-of-way shall be forty (40) feet.

Planning and Zoning Analysis:

1. The applicant shall address the discrepancy of acreage of Lot 197 from 0.15 to 0.18 acres.

2. The applicant shall address multiple reserves being labeled as Reserve F. Reserve F along Amrine-Wood Road shall be labeled with a different letter and the appropriate acreage. Staff calculations approximate the Reserve to be 0.138 acres
3. The applicant shall confirm the open space (Reserve) areas will be designed per the approved preliminary plat. i.e. Reserve F shall have landscaping per the preliminary plat.

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

Received (stamp):

RECEIVED
JUN 03 2025
CITY OF MARYSVILLE

CITY OF marysville
where the grass is greener

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

PLANNING COMMISSION APPLICATION FOR MAJOR SUBDIVISION APPROVAL (FINAL PLAT)

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

- **Required – Submission of a complete application, including all of the items listed in the application checklist.**
- **Digital Only Submittals Preferred**
- **Applications and applicable fees shall be submitted by no later than 5:00 p.m. on the application deadline date.**
- **Submitted applications, all checklist items, and all required applicable submittal items found in Chapter 1105 of the Planning and Zoning Code shall be reviewed by the Division of Engineering for completeness. Submittals found to be incomplete will be rejected and the application will not be placed on the Commission agenda. If an application is found to be incomplete, the applicant may submit the missing materials by the application deadline date to complete the application.**
- **No late submittals or additional information will be accepted after the application deadline.**
- **Any construction and/or occupancy of the site for which the subdivision approval is being requested for shall not commence until all appropriate approved permits are obtained by the City and the County Building Department.**

Project Site Information *(Please print clearly)*

Address of land or Subdivision name: Amrine Meadows Section 2, Phase 3A
Present Zoning District: SRD, Suburban Res. Dist. Present Use of the Land: SF lots
Proposed Zoning District: no change Proposed Use of the Land: no change
Owner of Property: Pulte Homes of Ohio LLC
Owner's Address (Street): 475 metro Pl S, Suite 200, Dublin, OH 43017
City, State and Zip Code: See Above
Owner's Telephone Number: 614-376-1023

Applicant Information *(Please print clearly)*

Applicant: Nicki Martin ☒ Owner ☐ Agent ☐ Representative ☐ Other
Company: Pulte Homes of Ohio LLC
Address (Street): 475 metro Pl S, suite 200, Dublin, OH 43017
City, State and Zip Code: See Above
Telephone Number: 614-376-1023
E-mail Address: nicki.martin@pultegroup.com

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

Signature of Applicant: Michelle Mo Date: 6/2/25

Signature of Owner: Michelle Mo Date: 6/2/25

PAID **FOR CITY USE ONLY**

Paid (stamp): JUN 03 2025
CITY OF
MARYSVILLE

Fees Due: Base fee of $200 plus $50.00 per **lot** = $2100
38

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

Jeff Beard 6/3/2025
City Staff Date

DECISION OF THE PLANNING COMMISSION

☐ Approved

☐ Disapproved

☐ Approved with conditions

_____

_____

_____

_____ _____
Chairperson, Planning Commission Date

AMRINE MEADOWS
SECTION 2, PHASE 3A
VIRGINIA MILITARY SURVEY NO. 5392, CITY OF MARYSVILLE, PARIS TOWNSHIP, UNION COUNTY, OHIO

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

SITUATED IN VIRGINIA MILITARY SURVEY NO. 5392, CITY OF MARYSVILLE, PARIS TOWNSHIP, UNION COUNTY, OHIO CONTAINING 11.268 ACRES OF LAND, MORE OR LESS, BEING OUT ALL OF THAT 11.462 ACRE TRACT OF LAND CONVEYED TO PULTE HOMES OF OHIO, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NUMBER 202502270001530.

THE UNDERSIGNED, PULTE HOMES OF OHIO, LLC, BY MATTHEW J. CALLAHAN, DIVISION VICE PRESIDENT LAND ACQUISITION , BEING OWNER OF THE LANDS PLATTED HEREIN, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS, "AMRINE MEADOWS, SECTION 2, PHASE 3A", A SUBDIVISION CONTAINING LOTS NUMBERED 142-150, 175-182, 190-205, 251-255 AND RESERVES "F","G", "H" & "I" AND DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATED TO PUBLIC USE, AS SUCH, ALL OR PARTS OF RED WINTER AVENUE, HUBBARD ROAD, KABOCHA STREET, ZEPHYR LANE AND COUSA LANE.

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

DRAINAGE EASEMENTS ARE HEREBY RESERVED IN, OVER AND UNDER AREAS DESIGNATED ON THIS PLAT AS "DRAINAGE EASEMENT". WITHIN THOSE AREAS DESIGNATED AS "DRAINAGE EASEMENT" ON THIS PLAT, AN EASEMENT IS HEREBY RESERVED FOR THE PURPOSE OF CONSTRUCTING, OPERATING AND MAINTAINING MAJOR STORM WATER DRAINAGE SWALES AND/OR OTHER STORM WATER DRAINAGE FACILITIES. NO ABOVE GRADE STRUCTURES, DAMS OR OTHER OBSTRUCTIONS TO THE FLOW OF STORM WATER RUNOFF ARE PERMITTED WITHIN DRAINAGE EASEMENT AREAS AS DELINEATED ON THIS PLAT UNLESS APPROVED BY THE UNION COUNTY ENGINEER. NO BUILDING SHALL BE CONSTRUCTED IN ANY AREA OVER WHICH DRAINAGE EASEMENTS ARE HEREBY RESERVED.

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

THE EASEMENTS SHOWN HEREON OUTSIDE OF THE PLATTED AREA AND WITHIN SAID 11.462 ACRE TRACT OF LAND OWNED BY PULTE HOMES OF OHIO, LLC, A MICHIGAN LIMITED LIABILITY COMPANY AND A 70.178 ACRE TRACT OF LAND, AS CONVEYED TO MGM COMMUNITY SERVICES LLC OF RECORD IN INSTRUMENT NUMBER 202207140006814 ARE RESERVED FOR THE PURPOSES STATED IN THE FOREGOING "EASEMENTS" PARAGRAPH.

DEDICATION:

KNOWN ALL MEN BY THESE PRESENTS THAT MATTHEW J. CALLAHAN, DIVISION VICE PRESIDENT LAND ACQUISITIONS AND PULTE HOMES OF OHIO, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, OWNER OF THE LAND INDICATED ON THE ACCOMPANYING PLAT, HAVE AUTHORIZED THE PLATTING THEREOF AND DO HEREBY DEDICATE THE (STREETS, ROADS, LANES, EASEMENTS, ETC.) TO THE PUBLIC USE FOREVER.

THIS _____ DAY OF _____, _____.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF: .

PULTE HOMES OF OHIO, LLC
A MICHIGAN LIMITED LIABILITY COMPANY

BY: _____

_____
MATTHEW J. CALLAHAN
DIVISION VICE PRESIDENT LAND ACQUISITION

_____

STATE OF OHIO
COUNTY OF: _____

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED MATTHEW J. CALLAHAN, DIVISION VICE PRESIDENT LAND ACQUISITION OF SAID PULTE HOMES OF OHIO, LLC, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF AMRINE MEADOWS, SECTION 2, PHASE 3A, FOR ITS USES AND PURPOSES EXPRESSED THEREIN.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS

_____ DAY OF _____, _____

MY COMMISSION EXPIRES _____ _____

KNOWN ALL MEN BY THESE PRESENTS THAT SANKAR MANGAPURAM, MANAGING PARTNER AND MGM COMMUNITY SERVICES LLC, OWNER OF THE LAND INDICATED ON THE ACCOMPANYING PLAT, HAVE AUTHORIZED THE PLATTING THEREOF AND DO HEREBY DEDICATE THE (STREETS, ROADS, LANES, EASEMENTS, ETC.) TO THE PUBLIC USE FOREVER.

THIS _____ DAY OF _____, _____.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

MGM COMMUNITY SERVICES LLC
AN OHIO LIMITED LIABILITY COMPANY

BY: _____

_____
SANKAR MANGAPURAM
MANAGING PARTNER

_____

STATE OF OHIO
COUNTY OF: _____

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED SANKAR MANGAPURAM, MANAGING PARTNER OF SAID MGM COMMUNITY SERVICES LLC, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF AMRINE MEADOWS, SECTION 1, PHASE 1B, FOR ITS USES AND PURPOSES EXPRESSED THEREIN.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS

_____ DAY OF _____, _____

MY COMMISSION EXPIRES _____ _____

THE RIGHT OF WAY WITHIN RED WINTER AVENUE, HUBBARD ROAD, KABOCHA STREET, ZEPHYR LANE AND COUSA LANE IS HEREBY APPROVED AND ACCEPTED FOR PUBLIC MAINTENANCE BY ORDINANCE (RESOLUTION) NUMBER _____ RECORDED IN CITY COUNCIL'S RECORD BOOK _____ (UNION COUNTY COMMISSIONER'S JOURNAL) _____ ON THIS THE _____ DAY OF _____, 20_____.

_____
PRESIDENT OF COUNCIL

ATTEST: _____
CLERK

APPROVED THIS _____ DAY OF _____, 20_____

_____
MARYSVILLE CITY ENGINEER

APPROVED THIS _____ DAY OF _____, 20_____

_____
MARYSVILLE CITY MANAGER

APPROVED THIS _____ DAY OF _____, 20_____

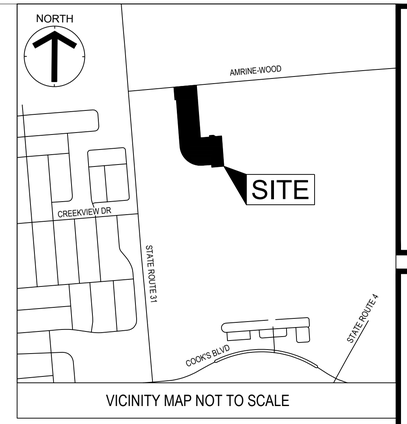
_____
CHAIRMAN, CITY PLANNING COMMISSION

TRANSFERRED THIS _____ DAY OF _____, 20_____

_____
UNION COUNTY AUDITOR

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

_____
UNION COUNTY RECORDER



VICINITY MAP NOT TO SCALE

ZONING

"AMRINE MEADOWS, SECTION 2, PHASE 3A" IS ZONED AS SRD (SUBURBAN RESIDENTIAL DISTRICT) AND SHALL BE IN ACCORDANCE TO THE ADOPTED DEVELOPMENT TEXT PER THE CITY PLANNING AND ZONING CODE.

SETBACKS

MIN. FRONT SETBACK:	30'
MIN. REAR SETBACK:	20'
MIN. SIDE SETBACK:	7.5'

BASIS OF BEARING

BASIS OF BEARINGS ARE DERIVED FROM THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83 (2011), WITH THE CENTERLINE OF AMRINE WOOD ROAD HAVING A RELATIVE BEARING OF NORTH 84°53'10" EAST.

SOURCE OF DATA

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

IRON PINS

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

PERMANENT MARKERS

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

CERTIFICATION

THE ACCOMPANYING PLAT REPRESENTS A SUBDIVISION OF LAND IN V.M.S. NO. 5392, UNION COUNTY, OHIO. THE TRACT HAS AN AREA OF 3.126 ACRES IN RIGHT-OF-WAYS, 1.747 ACRES IN RESERVES AND 6.395 ACRES IN LOTS MAKING A TOTAL OF 11.268 ACRES.

I HEREBY CERTIFY THAT THE ACCOMPANYING PLAT IS A CORRECT REPRESENTATION OF AMRINE MEADOWS, SECTION 2, PHASE 3a, AS SURVEYED DECEMBER 2024.

_____ DATE:
MATTHEW J. ACKROYD, P.S.
OHIO P.S. NO. 8887
2800 CORPORATE EXCHANGE DRIVE, SUITE 400
COLUMBUS, OHIO 43231

CESO IRON PIN LEGEND

- ◎ 5/8" IRON PIN FOUND W/ "CESO INC" CAP UNLESS OTHERWISE NOTED
- ◉ IRON PIN TO BE SET (5/8"x30" REBAR W/ "CESO INC." CAP)
- ◬ MAG NAIL SET UNLESS OTHERWISE NOTED
- ● PERMANENT MARKER SET (1"X30" REBAR W/ ALUMINUM "CESO INC." CAP)

ACREAGE BREAKDOWN

PARCEL NUMBERS:	MAP NUMBERS:	ACREAGE:
29-0009005.3000	079-00-00-020.003	11.268 ACRES

DEVELOPER:
PULTE HOMES OF OHIO, LLC
475 METRO PLACE SOUTH
DUBLIN, OH 43017
PHONE: (614) 376-1018
CONTACT: MATT CALLAHAN

SURVEYOR:
CESO, INC.
2800 CORPORATE EXCHANGE DRIVE
SUITE 400
COLUMBUS, OH 43231
PHONE: (614) 619-0515
CONTACT: MATT ACKROYD
DATED: 08/10/2021

APPLICANT/ENGINEER:
KIMLEY-HORN
7965 N. HIGH STREET
SUITE 200
COLUMBUS, OH 43235
PHONE: (614) 472-8963

CESO
WWW.CESOINC.COM

THE INFORMATION ON THIS DOCUMENT IS PRELIMINARY OR INCOMPLETE, NOT FOR CONSTRUCTION, RECORDING PURPOSES, OR IMPLEMENTATION.

AMRINE MEADOWS SECTION 2, PHASE 3A
Virginia Military Survey No. 5392
City of Marysville, Township of Paris, County of Union, State of Ohio

Revisions / Submissions

ID	Description	Date

Project Number:	762000
Scale:	N/A
Drawn By:	ATW
Checked By:	SM/ALB
Date:	May 29, 2025
Issue:	

Drawing Title:

NOTE "A": NO VEHICULAR ACCESS TO BE IN EFFECT UNTIL SUCH TIME AS THE PUBLIC STREET RIGHT-OF-WAY IS EXTENDED BY PLAT, DEED, OR EASEMENT.

NOTE "B": CITY OF MARYSVILLE ZONING CODE FOR AMRINE MEADOWS, SECTION 2, PHASE 3A, IN EFFECT AT THE TIME OF PLATTING OF AMRINE MEADOWS, SECTION 2, PHASE 3A, SPECIFIES THE FOLLOWING SETBACK REQUIREMENTS:

SINGLE FAMILY (LOTS 142-150, 175-182, 190-205, 251-255, RESERVE "C", "E", "F" & "H" AND BASIN 3A)

LOT DESIGNATION SRD:	SUBURBAN RESIDENTIAL DISTRICT
MIN. LOT SIZE:	5,500 SF
MIN. WIDTH:	55'
MIN. FRONT SETBACK:	30'
MIN. REAR SETBACK:	20'
MIN. SIDE SETBACK:	7.5'

NOTE "C": ACREAGE BREAKDOWN

TOTAL ACREAGE:	11.268
ACREAGE IN LOTS 142-150, 175-182, 190-205, 251-255:	6.395
ACREAGE IN RESERVES:	1.747
TOTAL ACREAGE IN RIGHT-OF-WAYS	3.126

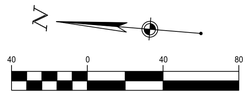
NOTE "D": AT THE TIME OF PLATTING, ALL OF THE LAND HEREBY BEING PLATTED AMRINE MEADOWS, SECTION 2, PHASE 3A, IS IN THE FLOOD HAZARD ZONE "X" (OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN) AS DESIGNATED AND DELINEATED ON THE FEMA FLOOD INSURANCE MAP FOR UNION COUNTY, OHIO, AND INCORPORATED AREAS, MAP NUMBER 39159C0263D WITH AN EFFECTIVE DATES OF DECEMBER 16, 2008.

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

NOTE "F": RESERVES "C", "E", "F" & "H" ARE TO BE OWNED, MAINTAINED, MANAGED AND GOVERNED BY AMRINE MEADOWS HOMEOWNER'S ASSOCIATION, INC. (HOA) AN ASSOCIATION COMPRISED OF THE FEE SIMPLE LOTS WITHIN "AMRINE MEADOWS" FOR THE PURPOSE OF OPEN SPACE AND STORMWATER CONTROL AND MAINTENANCE.

CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
C5	89° 34' 47"	50.00'	78.17'	S40° 05' 46"W, 70.45'
C12	90° 00' 00"	30.00'	47.12'	N49° 41' 37"W, 42.43'
C13	90° 00' 00"	30.00'	47.12'	N40° 18' 23"E, 42.43'
C14	87° 08' 15"	30.00'	45.63'	N51° 07' 29"W, 41.35'
C15	90° 00' 00"	30.00'	47.12'	N40° 18' 23"E, 42.43'
C16	65° 34' 36"	50.00'	57.23'	N62° 19' 32"W, 54.15'
C17	65° 34' 36"	50.00'	57.23'	S62° 19' 32"E, 54.15'
C18	24° 50' 37"	50.00'	21.68'	S17° 06' 56"E, 21.51'
C33	4° 35' 55"	190.00'	15.25'	S6° 59' 34"E, 15.25'
C34	4° 35' 55"	310.00'	24.88'	N6° 59' 34"W, 24.87'

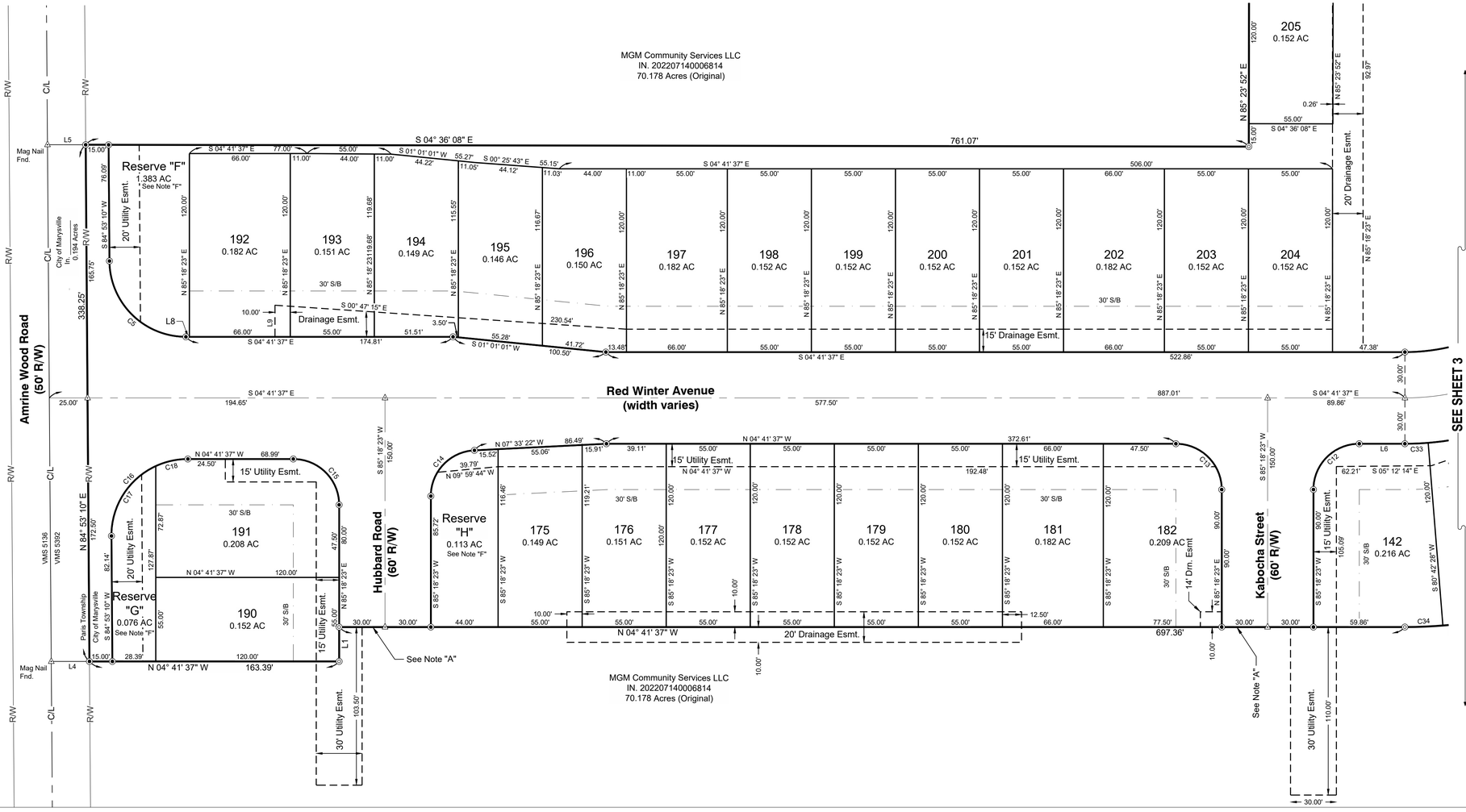
LINE TABLE		
Line #	Direction	Length
L1	S85° 18' 23"W	22.50'
L4	N04° 41' 37"W	25.00'
L5	S04° 36' 08"E	25.00'
L6	N04° 41' 37"W	29.86'
L8	N04° 41' 37"W	2.30'



GRAPHIC SCALE (IN FEET)

CESO IRON PIN LEGEND

- ◎ 5/8" IRON PIN FOUND W/ "CESO INC" CAP UNLESS OTHERWISE NOTED
- ◉ IRON PIN TO BE SET (5/8"x30" REBAR W/ "CESO INC." CAP)
- ◬ MAG NAIL SET UNLESS OTHERWISE NOTED
- ● PERMANENT MARKER SET (1"X30" REBAR W/ ALUMINUM "CESO INC." CAP)



AMRINE MEADOWS SECTION 2, PHASE 3A

Virginia Military Survey No. 5392
City of Marysville, Township of Paris, County of Union, State of Ohio

Revisions / Submissions

ID	Description	Date

Project Number:	762000
Scale:	1"=40'
Drawn By:	ATW
Checked By:	SM/ALB
Date:	May 29, 2025
Issue:	

Drawing Title:

CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
C1	69° 30' 46"	30.00'	36.40'	S59° 50' 45"E, 34.21'
C2	78° 43' 20"	310.00'	425.93'	N55° 14' 28"W, 393.21'
C3	11° 11' 12"	310.00'	60.52'	N10° 17' 13"W, 60.43'
C4	89° 54' 31"	160.00'	251.07'	N49° 38' 53"W, 226.09'
C6	89° 54' 31"	130.00'	204.00'	S49° 38' 53"E, 183.70'
C7	90° 00' 00"	30.00'	47.12'	N40° 23' 52"E, 42.43'
C8	90° 00' 00"	30.00'	47.12'	S40° 23' 52"W, 42.43'
C10	90° 00' 00"	30.00'	47.12'	N49° 36' 08"W, 42.43'
C11	14° 21' 41"	190.00'	47.62'	N45° 11' 45"W, 47.50'
C12	90° 00' 00"	30.00'	47.12'	N49° 41' 37"W, 42.43'
C13	90° 00' 00"	30.00'	47.12'	N40° 18' 23"E, 42.43'
C20	13° 30' 09"	310.00'	73.06'	N87° 51' 04"W, 72.89'
C21	13° 30' 09"	190.00'	44.78'	S87° 51' 04"E, 44.67'
C22	14° 21' 41"	310.00'	77.70'	N73° 55' 08"W, 77.50'
C23	14° 21' 41"	190.00'	47.62'	S73° 55' 08"E, 47.50'
C24	14° 21' 41"	310.00'	77.70'	N59° 33' 27"W, 77.50'

CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
C25	14° 21' 41"	190.00'	47.62'	S59° 33' 27"E, 47.50'
C26	14° 21' 41"	310.00'	77.70'	N45° 11' 45"W, 77.50'
C27	14° 21' 41"	190.00'	47.62'	S45° 11' 45"E, 47.50'
C28	14° 21' 41"	310.00'	77.70'	N30° 50' 04"W, 77.50'
C29	14° 21' 41"	190.00'	47.62'	S30° 50' 04"E, 47.50'
C30	6° 35' 17"	310.00'	35.64'	N12° 35' 10"W, 35.63'
C31	14° 21' 41"	190.00'	47.62'	S16° 28' 22"E, 47.50'
C32	7° 46' 24"	310.00'	42.06'	N19° 46' 01"W, 42.03'
C33	4° 35' 55"	190.00'	15.25'	S6° 59' 34"E, 15.25'
C34	4° 35' 55"	310.00'	24.88'	N6° 59' 34"W, 24.87'
C35	70° 35' 26"	49.95'	61.53'	N59° 48' 31"W, 57.72'
C36	15° 31' 42"	30.00'	8.13'	N3° 09' 43"E, 8.11'
C37	89° 29' 55"	50.00'	78.10'	S49° 51' 11"E, 70.40'
C38	36° 44' 16"	50.00'	32.06'	S23° 28' 21"E, 31.51'
C39	97° 10' 52"	40.00'	67.85'	S6° 44' 57"W, 60.00'

LINE TABLE		
Line #	Direction	Length
L2	N04° 36' 08"W	22.80'
L3	N04° 36' 08"W	39.71'
L6	N04° 41' 37"W	29.86'

CESO IRON PIN LEGEND

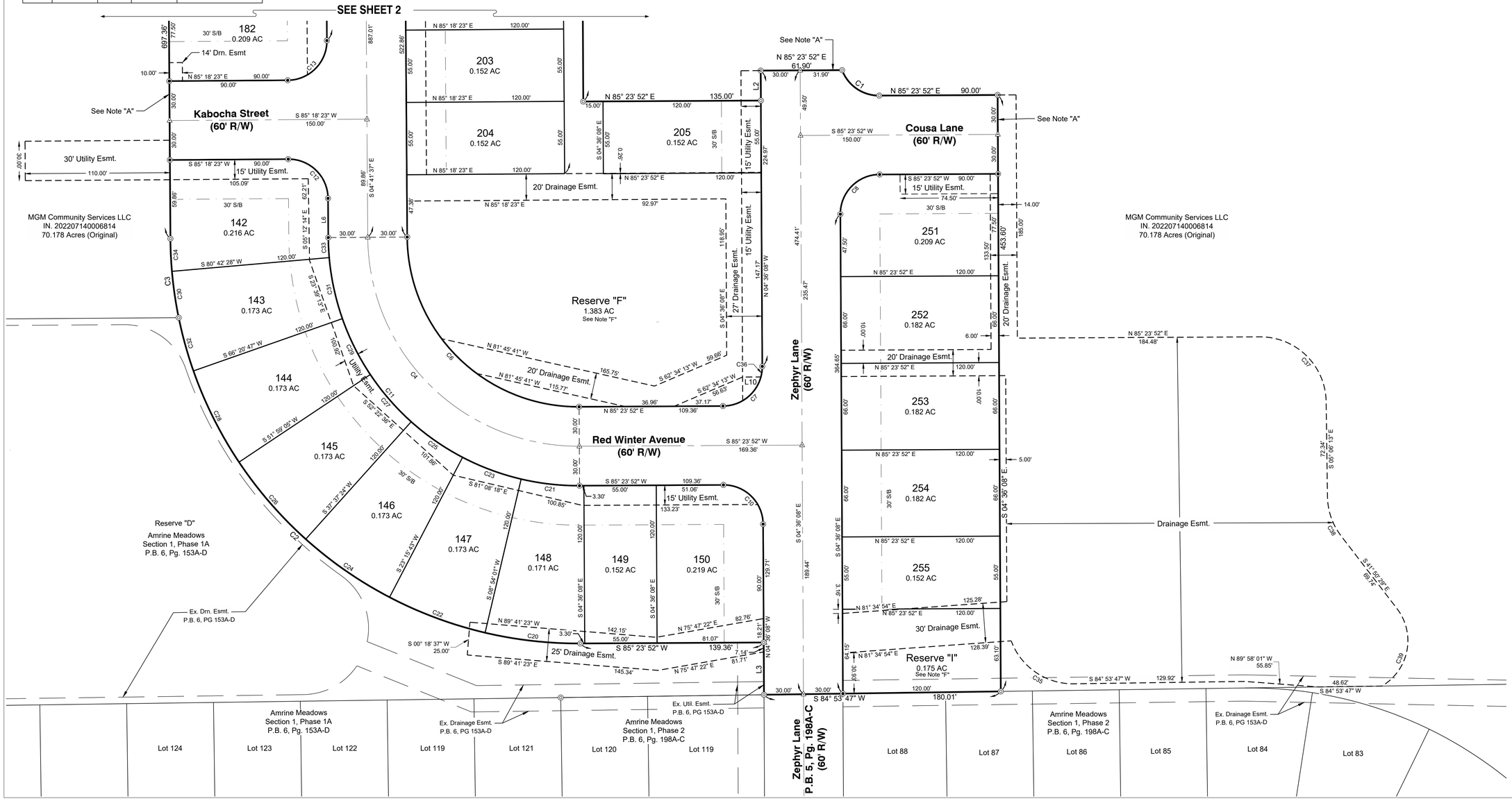
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- ● PERMANENT MARKER SET (1"X30" REBAR W/ ALUMINUM "CESO INC." CAP)

N

40 0 40 80

GRAPHIC SCALE (IN FEET)

SEE SHEET 2



CESO
WWW.CESOINC.COM

AMRINE MEADOWS SECTION 2, PHASE 3A

Virginia Military Survey No. 5392
City of Marysville, Township of Paris, County of Union, State of Ohio

Revisions / Submissions

ID	Description	Date

Project Number:	762000
Scale:	1"=40'
Drawn By:	ATW
Checked By:	SM/ALB
Date:	May 29, 2025
Issue:	

Drawing Title:

Application 7

Beloved United Methodist Church

Conditional use

Submitted: 06/03/2025

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

July 1, 2025

To: City of Marysville
Planning Commission Members

From: Jeff Beard
Planning and Development Manager

RE: Conditional Use Permit - 0, 111, and 151 Morey Drive

Application: To hear an application for a Conditional Use request to permit a Religious Place of Worship in the Hospital Mixed Use (HMD) zoning district at 0, 111, and 151 Morey Drive with Parcel ID numbers (2900021572000, 2900021570010, 2900021574000).

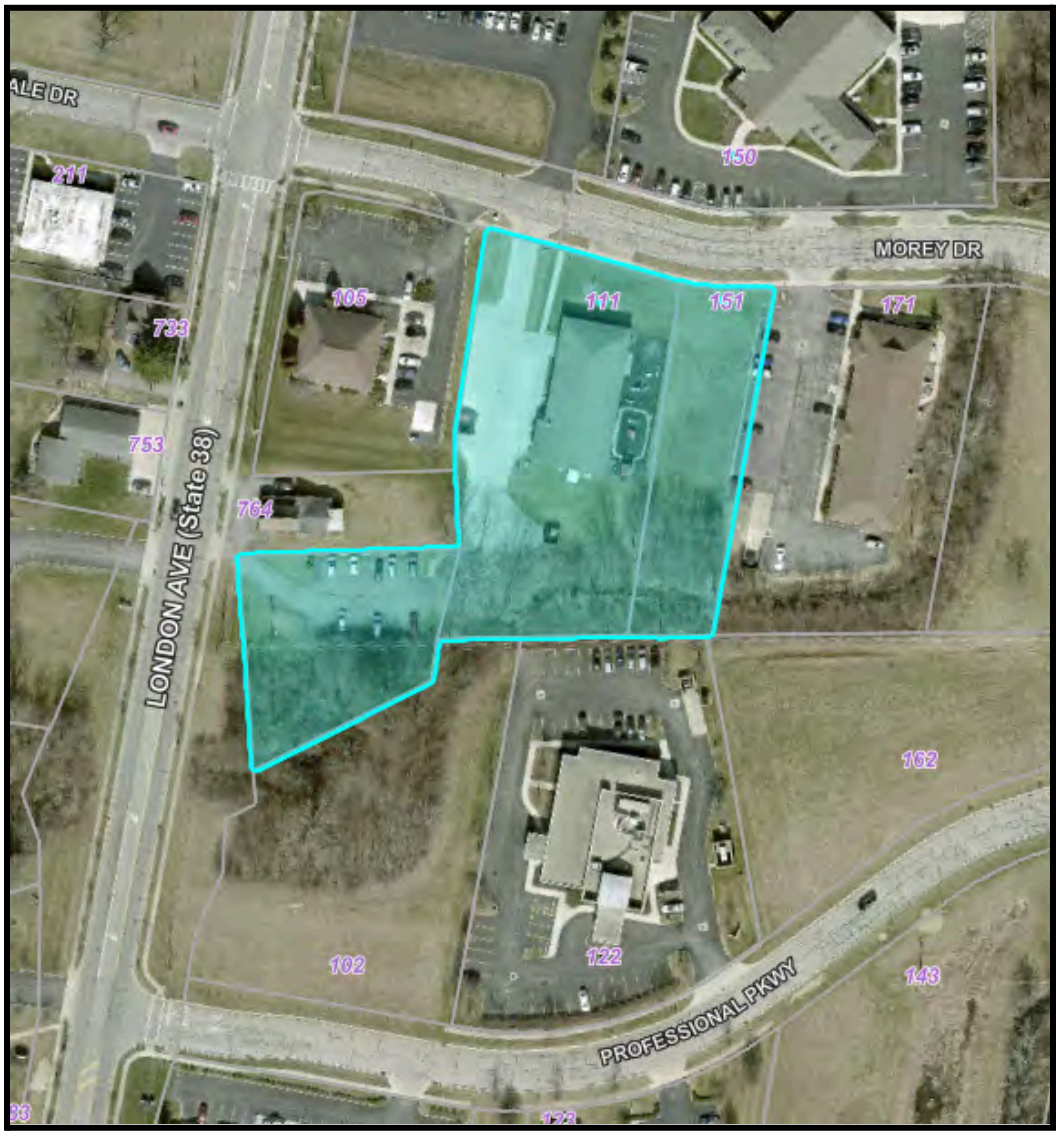
Applicant: Civil Solutions Associates, Inc.
Bob Bailey
7450 Industrial Parkway, Unit B
Plain City, OH 43064

Owner: Marysville Limited Liability
32 Miller Ave.
Asheville, OH 43103

Location: Parcels: 2900021572000, 2900021570010, 2900021574000 located on Morey Drive, North of Professional Parkway. Existing property surrounding the subject property are as follows:

- North: Hospital Mixed Use (HMD)
- East: Hospital Mixed Use (HMD)
- South: Hospital Mixed Use (HMD)
- West: Hospital Mixed Use (HMD)

Aerial (location is shown in blue):



Uses in the Hospital Mixed Use District are as follows:

Permitted Uses.

- Club
- Community Garden
- Congregate Care Facility, Assisted Living
- Congregate Care Facility, Nursing Home
- Emergency Care Facility
- Hospital
- Institutional/Government Offices
- Laboratory Research facility
- Medical and Dental Office/Clinic
- Meeting Facility
- Multi-Family (2-4) Units
- Park, Playground
- Professional Office
- Public Safety Facility

- Residential Care Facility, 1-5 unrelated Persons
- Residential Care Facility, 6-8 unrelated Persons
- Restaurant (Sit down)
- Retail, Sales, and Service
- Single-Family Home (attached)

Conditional Uses (Permitted upon approval of a Conditional Use Permit by the Planning Commission)

- Bed and Breakfast
- Child-Care Day Care Center
- Financial Institution
- Hotel or Motel
- Multi-Family (5+ units)
- **Religious Places of Worship**
- School, College or University, Vocational or Technical; Trade or Business
- Senior Living, Independent Living
- Single-Family (detached)

Conditional Use General Standards

Statements by the applicant as required by Section 1141.24 include the following:

(a) Is in face a conditional use as established under the provisions of Chapter 1121 and appears in Chapter 1121 for the applicable zoning district or overlay

Applicant Response: The site is currently zoned Hospital Mixed Use and Section 1121.12 lists “Religious Places of Worship” as a conditional use

(b) The use will be harmonious with the City’s Comprehensive Plan & Planning and Zoning Code because:

Applicant Response: The church intends to continue to lease the building to the Leads head Start organization currently in the building. In addition, the church will provide support services to Memorial Hospital to cater toward the spiritual needs of the employees, patients, and their families.

Staff Response:

Per the City Comprehensive Plan, future development in the Hospital Mixed Use District (referred to as the Medical District in the Plan) should continue to support and strengthen medical businesses. Residential development could include assisted living facilities and other medically-related residential options. It may also include some denser single-family and multi-family housing options to create a mixed-use district. Neighborhood retail options should cater toward hospital employees, patients, and their families

Suggested Uses per the Comprehensive Plan: Medical Office, Institutional, Neighborhood Retail, Single-Family, and Multi-Family.

(c) Will be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.

Applicant Response: The church intends to remodel the existing building interior and add a new sanctuary space attached by a breezeway to the current building. Although still in the early conceptual phase, the church intends to have a building designed such that it is harmonious with the surrounding community and attractive to guests and community members.

(d) Will not be hazardous or disturbing to existing or future neighboring uses.

Applicant Response: Beloved United Methodist Church will not be hazardous or disturbing to existing or future neighboring uses.

The property is currently surrounded by medical care facilities and residential uses.

The applicant shall comply with Section 1121.12 Office Typology, and the new building shall be reviewed by the Design Review Board.

(e) Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately and such services.

Applicant Response: It is anticipated that sanitary and water will remain through the existing building services and any remodeling will accommodate the future building addition. Parking will be accessed through the current parking lots and access drives. The church anticipates working with adjacent building owners and occupants to provide additional parking through access agreements with the adjacent owners. Other City provided services are anticipated to remain unaffected by the Conditional Use.

(f) Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.

Applicant Response: Additional requirements for public facilities and services are not anticipated at this time, so there should be no negative affects to the economic welfare of the community.

(g) Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes or odors.

Applicant Response: Such uses, activities, process, materials, equipment and operational conditions are not anticipated.

(h) Will have vehicular approaches to the property which shall be so designated as not to create an interference with traffic on surrounding public thoroughfare.

Applicant Response: Existing driveways are expected to be used or improved. Peak use of the church will be on Sunday mornings which is not a peak use time for most of the surrounding businesses.

Staff Comments:

1. The applicant shall comply with Section 1121.12 Office Typology, and the new building shall be reviewed by the Design Review Board.
2. The applicant shall work with staff for the lot combination process if the conditional use is approved.

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

Received (stamp):

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

PLANNING COMMISSION
REQUEST FOR CONDITIONAL USE

***** 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.**
- **A conditional use permit shall be deemed to authorize only one particular conditional use and such permit shall automatically expire if, for any reason, the conditional use shall cease for more than two (2) years.**
- **Any construction and/or occupancy of the site for which the conditional use is being requested for shall not commence until approval is granted by the Planning Commission and all appropriate approved permits are obtained by the Division of Engineering and the Union County Building Department.**

Project Site Information *(Please print clearly)*

Project Street Address: 0, 111, & 151 Morey Dr, Marysville Property Zoning District: HMD (Hospital Medical)

Company / Business Name: Beloved United Methodist Church

Explanation of the request for Conditional Use (please describe in detail; attach a separate sheet if necessary):

Beloved United Methodist Church is considering purchasing parcels 2900021572000, 2900021570010 and 2900021574000. The organization intends to remodel the existing 5,167 sq ft building and add a new building approximately 5,500 sq ft and a breezeway to connect the two buildings. Beloved United Methodist Church plans to use the property for worship, office and meeting space, community outreach and continue to lease the building to the daycare.

Owner of Property: Marysville Limited Liability

Owner's Address (Street): 32 Miller Ave

City, State and Zip Code: Ashville, Ohio 43103

Owner's Telephone Number: (614) 989-8409

Applicant Information *(Please print clearly)*

Applicant: Bob Bailey ☐ Owner ☒ Agent ☐ Representative ☐ Other

Company: Civil Solutions Associates, Inc

Address (Street): 7450 Industrial Parkway, Unit B

City, State and Zip Code: Plain City, OH 43064

Telephone Number: (513) 538-0271

E-mail Address: rbailey@civilsolutions.net

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

Signature of Applicant: Robert W. Bailey Date: June 3, 2025

Signature of Owner: [redacted] Date: 06/03/2025

FOR CITY USE ONLY

Paid (stamp):

Fees Due: $250 $_____

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

Jeff Beard 6/4/2025

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. This application should include a copy of the written statement answering the facts and circumstances listed in *Section 1141.24 - General Standards Application to all Conditional Uses* of the Planning and Zoning Code (facts and circumstances are attached to this application below).

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

1141.23 - APPLICATION FOR CONDITIONAL USE

(a) Shall be filed in accordance with the procedures in this *Chapter 1141*;

(b) Shall be filed with the City on forms provided by the City;

(c) Shall include all required supplemental information;

(d) Shall be submitted by the application deadline as established by the City;

(e) Shall be signed by the applicant and owner attesting to the truth and exactness of all information supplied on the application.

1141.24 - GENERAL STANDARDS APPLICATION TO ALL CONDITIONAL USES

(a) Is in fact a conditional use as established under the provisions of *Chapter 1121* and appears in *Chapter 1121* for the applicable zoning district or overlay;

(b) Will be harmonious with and in accordance with the general objectives, or with any specific objective of the City's Comprehensive Plan and/or the Planning and Zoning Ordinance;

(c) Will be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area;

(d) Will not be hazardous or disturbing to existing or future neighboring uses;

(e) Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services;

(f) Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community;

(g) Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes or odors;

(h) Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.

CIVIL SOLUTIONS
ENGINEERING THE EARTH®

June 3, 2025

City of Marysville
Planning Commission
209 South Main Street
Marysville, OH 43040

Re: Beloved UMC Conditional Use
111 Morey Drive, Marysville OH

Dear Members of the Planning Commission:

Please find the attached Request for Conditional Use Application and Location Map exhibit. This application includes a reference to Zoning Code Section 1141.24. The facts and circumstances are as follows:

(a) Is in fact a conditional use as established under the provisions of *Chapter 1121* and appears in *Chapter 1121* for the applicable zoning district or overlay;

The site is currently zoned Hospital Medical District (HMD) and section 1121.12 lists "Religious Places of Worship" as a conditional use.

(b) Will be harmonious with and in accordance with the general objectives, or with any specific objective of the City's Comprehensive Plan and/or the Planning and Zoning Ordinance;

The church intends to continue to lease the building to the Leads Head Start organization currently in the building. In addition, the church will provide support services to Memorial Hospital to cater toward the spiritual needs of the employees, patients, and their families.

(c) Will be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area;

The church intends to remodel the existing building interior and add a new sanctuary space attached by a breezeway to the current building. Although, still in the early conceptual phase, the church intends to have a building designed such that it is harmonious with the surrounding community and attractive to guests and community members.

(d) Will not be hazardous or disturbing to existing or future neighboring uses;

Beloved United Methodist Church will not be hazardous or disturbing to existing or future neighboring uses.

Civil Solutions Associate, Inc., 7450 Industrial Parkway, Unit B, Plain City, OH 43064
P [513] 538-0253 ■ F [513] 752-9501

(e) Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services;

It is anticipated that sanitary and water will remain through the existing building services and any remodeling will accommodate the future building addition. Parking will be accessed through the current parking lots and access drives. The church anticipates working with adjacent building owners and occupants to provide additional parking through access agreements with the adjacent owners. Other City provided services are anticipated to remain unaffected by the Conditional Use.

(f) Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community;

Additional requirements for public facilities and services are not anticipated at this time, so there should be no negative affects to the economic welfare of the community.

(g) Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes or odors;

Such uses, activities, process, materials, equipment and operational conditions are not anticipated.

(h) Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.

Existing driveways are expected to be used or improved. Peak use of the church will be on Sunday mornings which is not a peak use time for most of the surrounding businesses.

Please circulate and review the attached application and exhibit and place the project on the next Planning Commission meeting. Please also forward to us a link to the online payment portal for us to pay the submittal fee of $250.00. If you have any questions or need any additional information, please let us know.

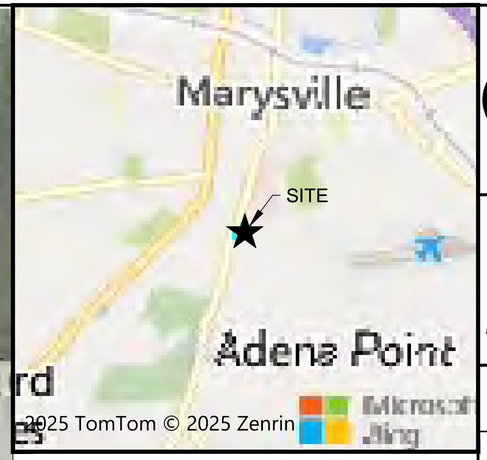
Sincerely,
Civil Solutions Associates, Inc.

Robert W. Bailey

Robert W. Bailey, P.E., LEED AP BD+C
VP of Civil Engineering – Eastern Region

Attachment: Request for Conditional Use Application
Conditional Use Exhibit Location Map





VICINITY MAP
NOT TO SCALE

PROJECT DESCRIPTION:

PURCHASE OF PROPERTY FOR CONDITIONAL USE TO USE AS A WORSHIP SPACE. CURRENT LEADS HEAD START TENANT TO REMAIN. EXISTING BUILDING TO BE REMODELED FOR MEETING SPACE WITH FUTURE BUILDING ADDITION FOR WORSHIP SPACE.

SITE ADDRESS

111 MOREY DRIVE
MARYSVILLE, OHIO 43040

ZONING: HMD (HOSPITAL MEDICAL)

FLOOD ZONE: X (NOT MAPPED)

DEVELOPER

BELOVED UMC
P.O. BOX 933
MARYSVILLE, OHIO 43040
PHONE: (614) 206-9629

PROPERTY OWNER

MARYSVILLE LIMITED LIABILITY
32 MILLER AVE
ASHVILLE, OHIO 43103
PHONE: (614) 989-8409

CIVIL ENGINEER

CIVIL SOLUTIONS ASSOCIATES, INC.
7450 INDUSTRIAL PARKWAY, UNIT B
PLAIN CITY, OHIO 43064
PHONE: (513) 538-0253

SCALE: 1" = 30'
0 30 60

STATE OF OHIO
ROBERT W. BAILEY
E-62836
REGISTERED PROFESSIONAL ENGINEER
June 03, 2025

NO	REVISION	DATE
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PLAIN CITY, OHIO 43064
(513) 538-0253
WWW.CIVILSOLUTIONS.NET

BELOVED UMC
111 MOREY DRIVE
MARYSVILLE, OHIO 43040
UNION COUNTY

CONDITIONAL USE PLAN

FILE: 25-3006 SD.dwg
ISSUED: JUNE 3, 2025

C1

PLOTTED: Jun 03, 2025 - 10:45am PLOTTED BY: rbailey
DRAWING: S:\25-3006 Beloved UMC\PLANNING\Dwg\25-3006 SD.dwg: C01 CONDITIONAL BELOVED