Planning Commission

Meeting Date

12/02/2025

Location:
City Hall
209 S. Main Street

Time:
6:30 PM

Meeting Packet
Date: 11/19/2025

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LEGAL NOTICE

AGENDA

MEETING MINUTES
Meeting: 11/04/2025

APPLICATION 1: Cooks Pointe PUD Amendments

LEGAL NOTICE

Notice of Public Hearing for Planning Commission in the City of Marysville. The Public Hearing will be held on December 2, 2025 at 6:30 p.m., in the Council Chambers on the second floor located at 209 S. Main Street, Marysville, Ohio 43040.

NEW BUSINESS:

1. To hear an application for multiple Amendments to a Planned Unit Development (PUD) Development Plan for a development known as Cooks Pointe PUD.

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.

PLANNING COMMISSION BOARD AGENDA
Tuesday, December 2, 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:

November 4, 2025 Regular Meeting Minutes

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

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

REPORT OF ADMINISTRATION:

NEW BUSINESS:

1. To hear an application for multiple Amendments to a Planned Unit Development (PUD) Development Plan for a development known as Cooks Pointe PUD.

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

11/04/2025

PLANNING COMMISSION MEETING MINUTES
November 4, 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, Matthew Fisher, Chad Wolniewicz, Bret Ingle and Lesley Verbus. Paige Laub excused.

CITY ADMINISTRATION PRESENT: *Planning Officer* Jeff Beard.

ADDITIONAL PERSONS PRESENT: Kathy Young, Justin Wollenberg, Lee Simpson, Tracy Simpson, Caine Dixon, Jacki Howell, Andrew Shepherd, Dave Martin and Sandy Martin.

APPROVAL OF MINUTES: Commissioner Wolniewicz moved to approve the October 7, 2025 Planning Commission Meeting Minutes; 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:

1. **To hear an application for a Conditional Use application to permit a Vehicular Service and Repair Facility located at 396 E 9th Street in the Neighborhood Commercial zoning district:** Caine Dixon spoke to application as provided in the meeting packet.

   Commissioner Comments: Chairman Nickoson asked if the doors will be closed when work is being completed. Mr. Dixon said it depends on the season, we don't have air conditioning. Most tools used are electric so that cuts down on the noise. Chairman Nickoson asked that he is considerate of the residential homes across the street if this application is approved. There was general discussion regarding the layout of the parking lot, what areas are asphalt and what areas are gravel. Mr. Dixon explained that vehicles will for the most part not be there for more than 24 hours, they complete pretty straight forward repairs.

   Citizen Comments: None.

Commissioner Stillion moved to approve the Conditional Use application, and the question put, stood:

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

Vote 6-0; Motion carried.

Next step: Certificate of Use from the Planning and Zoning Department

2. **To hear an Application for a Preliminary Plat for a +/- 100.179 acres residential development, Hickory Woods, on the property located at Parcel Numbers 2900300410000 and 4400010030000 off of Boerger Road:** Justin Wollenberg of Terrain Evolution reviewed the application as it was provided in the meeting packet.

3. *Commissioner Comments:* There was general discussion regarding comments from City Staff as they were listed in the meeting packet. The applicant had agreed to comply with all comments of City Staff. Commissioner Verbus questioned the location of green space and general dialogue followed. However, no changes were made. Planning Officer Beard said there was a suggestion for a hedge row between the path and the homes along Boerger Road. Mr. Wollenberg said the roadway improvements on Boerger Road are still being finalized. Depending on what they are, the path and intern, the hedge, may be pushed back too far. As a part of the conversation, a split row fence was also discussed. Mr. Wollenberg said they are willing to look at both options, but cannot confirm plans yet, because the roadway improvements aren't finalized.

   Citizen Comments: None.

   Commissioner Stillion moved to approve the Preliminary Plat, and the question put, stood:

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

   Vote 6-0; Motion carried.

   Next step: To present the Final Plat (by phase) to Planning Commission.

DISCUSSION ITEMS: Planning Officer Beard reviewed the Planning Commission Meeting calendar for 2026. Chairman Nickoson said it would be nice to not have our meetings on election day. There was general discussion and it was decided that the May and November Planning Commission Meetings in 2026 will be moved to the first Wednesday of the month. Additionally, Planning Officer Beard said interviews will be conducted soon for the openings on the Planning Commission, Design Review Board and Board of Zoning Appeals.

DESIGN REVIEW BOARD LIAISON REPORT: Planning Officer Beard said most items from the October 15th Design Review Board meeting were tabled.

COMMENTS OF INDIVIDUAL COMMISSION MEMBERS: Commissioner Verbus said in the event that we do not have a meeting in December, she said she has appreciated her time on the Planning Commission. Chairman Nickoson said it has been good working with Commissioner Verbus.

ADJOURN: There being no further business to bring before the Commission, Commissioner Stillion moved to adjourn the meeting. Voice vote in favor was unanimous. The meeting adjourned at 6:53 p.m.

Application 1

Cooks Pointe PUD

Amendments

December 2, 2025

To: City of Marysville
Planning Commission Members

From: Jeff Beard
Planning Officer

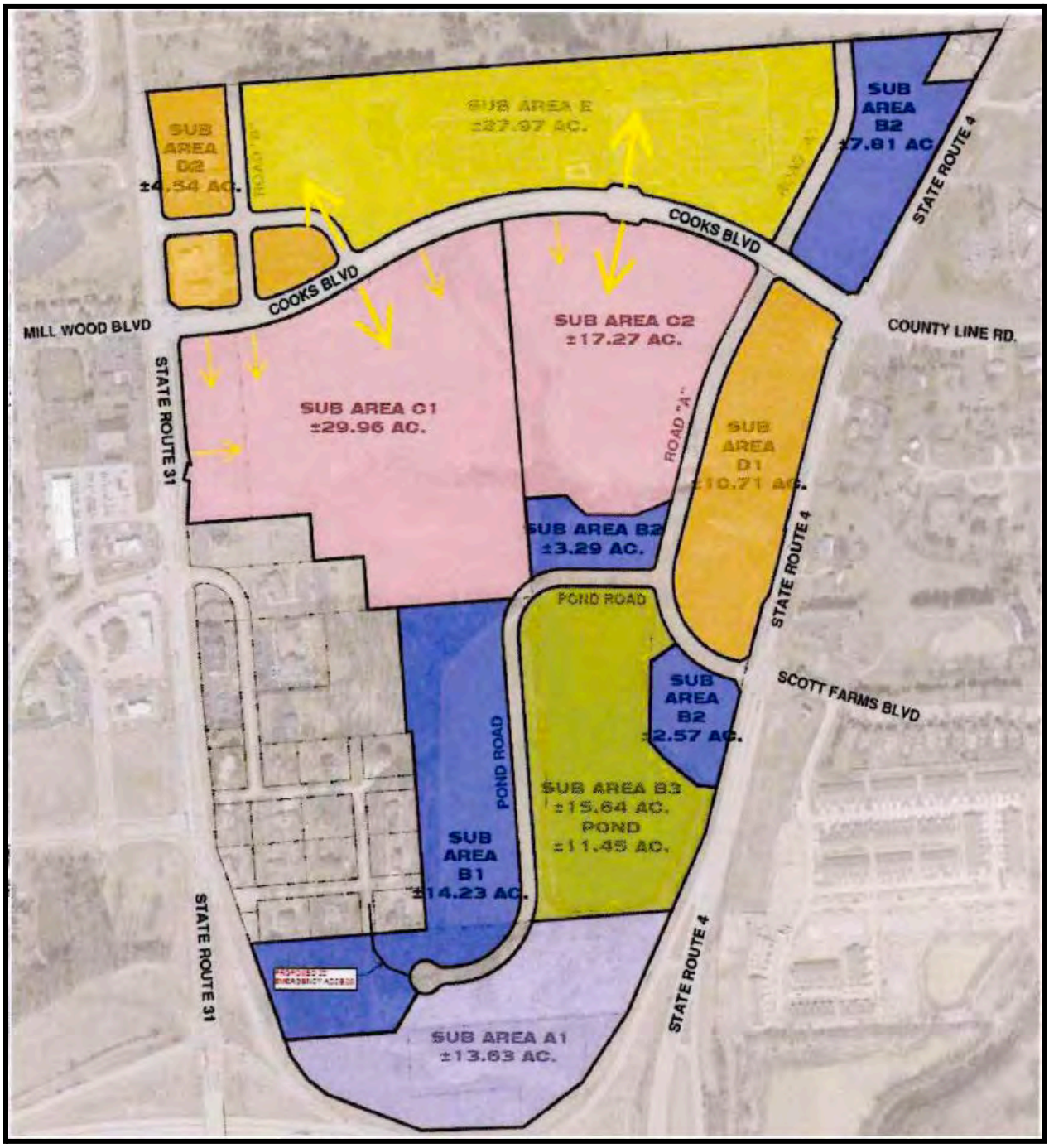
RE: Cooks Pointe Planned Unit Development Text Amendment

Application: To hear an application for an Amendment to a Planned Unit Development (PUD) Development Plan for a development known as Cooks Pointe PUD.

Applicant: Schulze Cox & Will Law Office
Faye D. Cox
110 S Main Street
Marysville, OH 43040

Owners: Three D Properties, LLC
Dean Cook
125 W. 5th Street
Marysville, OH 43040

Location:


SUB AREA E
±27.97 AC.
SUB AREA D2
±4.54 AC.
SUB AREA B2
±7.81 AC
STATE ROUTE 4
COOKS BLVD
COOKS BLVD
MILL WOOD BLVD
COUNTY LINE RD.
SUB AREA C2
±17.27 AC.
SUB AREA C1
±29.96 AC.
STATE ROUTE 31
ROAD "A"
SUB AREA D1
±10.71 AC.
SUB AREA B2
±3.29 AC.
POND ROAD
STATE ROUTE 4
SUB AREA B2
±2.57 AC.
SCOTT FARMS BLVD
POND ROAD
SUB AREA B3
±15.64 AC.
POND
±11.45 AC.
SUB AREA B1
±14.23 AC.
STATE ROUTE 31
STATE ROUTE 4
SUB AREA A1
±13.63 AC.

Project History:.
The initial Planned Unit Development known as Cooks Pointe was approved on October 23, 2008. The Planned Unit Development had an Amendment to Sub-Area E that was approved at the March 2, 2020 Planning Commission meeting, and an Amendment to Sub-Area D2 that was approved at the December 2, 2024 Planning Commission meeting.

Due to the changes in the market there has been a shift from office space so the applicant is proposing to reflect these changes with amendments to the Cooks Pointe PUD. They are proposing to align the text with the updated Zoning Code to allow uses that are permitted in Suburban Residential District (SRD), Suburban Commercial District (SCD), Neighborhood Commercial District (NCD), and the Regional Mixed-Used District (RMU) in addition to some other uses they feel that are appropriate within each subarea.

Proposed Text Amendments:
The applicant is proposing to amend all uses in all Subareas to more align with the City's Zoning Code.

The proposed amended text is shown as dark green text, staff comments that the applicant shall address are *italicized in the light green text* and some text that is proposed to be removed from the original PUD text is shown as ~~strikethrough~~ text.

SUB AREA A - ~~FREEWAY ORIENTED OFFICE & COMMERCIAL~~
The applicant is revising the PUD text to update it from the former B-1 zoning district and Traffic Oriented Commercial uses to the current City's Zoning Code. This subarea is proposed to align with the SCD and RMU zoning districts.

Location: SubArea A is Outlined in Red



A1.01 USES

The applicant has combined the permitted and some conditional uses from SCD and RMU all into permitted uses for subarea A at Cooks Pointe. In addition, there are other uses that the applicant is requesting to be included for this district.

a. PERMITTED USES: *Staff has prepared an exhibit for the board to reference to understand the complete list of all requested permitted uses. Reference Exhibit A for the list.*

Highlighted below are the requested Permitted uses that are listed as Conditional in the City's zoning code:

= Currently listed as Conditional Uses in the City's Zoning Code for SCD
= Currently listed as Conditional Uses in the City's Zoning Code for RMU
= Currently listed as Conditional Uses in the City's Zoning Code for both SCD and RMU

In addition to those uses permitted with SCD and RMU, the following shall also be permitted:

- Child Care Day Care Center
- Commercial and Industrial Equipment and Material Sales, Rental
- Commercial Printing, Printing and Publishing
- Computer Services
- Community Center
- Congregate Care Facility, Assisted Living
- Congregate Care Facility, Nursing Home
- Emergency Care Facility
- General Retail - no employee restriction
- Health and Fitness Studio
- Hospital
- Laboratories and Research
- Multi-Family
- Neighborhood Market
- Nursery
- Restaurant (Sit-Down)
- School (K-12)
- Small Box Discount Retail Store
- Specialty Food and/or Beverage Facility
- Vehicle, Sales, Rental and Lease Excluding Body Work
- Vehicle Wash Facility
- Warehousing, Personal Storage/Mini

The applicant is requesting to remove all conditional uses and prohibited uses previously outlined in the PUD text.

~~**b. CONDITIONAL USES:**~~

~~**c. PROHIBITED USES:**~~

Staff recommends the Applicant to utilize conditional uses within the proposed subarea. This will ensure the uses proposed are complementary to the existing land uses in the area, or the proposed future development, and should require additional review prior to an approval.

A1.02 ~~DEVELOPMENT STANDARDS~~ SUPPLEMENTAL DEVELOPMENT STANDARDS SPECIFIC TO SUB AREA

The applicant has removed the following development standards from the original PUD text or relocated to a new section it within the proposed document:

- minimum lot size
- minimum lot width
- maximum lot coverage
- maximum height of buildings
- minimum setbacks for principal buildings
- minimum setbacks for accessory buildings
- minimum off-street parking: Applicant has relocated these standards to the General Development Standards
- signage: Applicant has relocated these standards to the General Development Standards
- architectural standards: Applicant has relocated these standards to the General Development Standards
- lighting: Applicant has relocated these standards to the General Development Standards

The applicant shall confirm standards that are proposed to be removed from the original PUD text shall follow the City's zoning code standards.

The applicant has added the following text as amendments to the original development standards:

Unless in conflict with the PUD Development Standards, or specifically set forth below, the City of Marysville Development Standards as set forth in in the Zoning Code shall apply:

b.) **Density:** 8 units per gross acreage

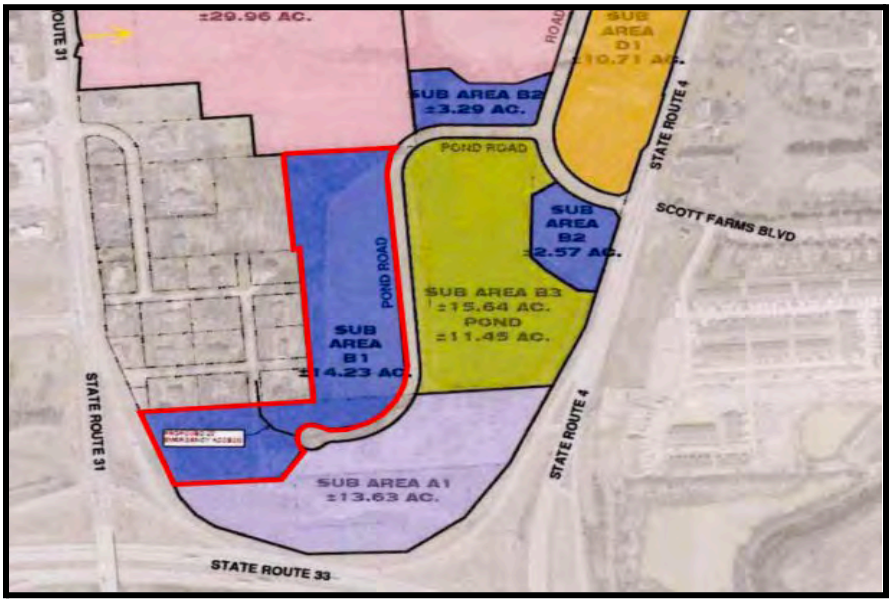
c.) **Special Setbacks:** The following setback is a new setback from the original PUD to include the Clarks addition. The Pond Drive and U.S. 33 setbacks remain the same as stated in the original PUD text.

1. **Clarks Addition**. All building and pavement setbacks shall be 50 feet from the shared property line between Sub Area AI and properties in Clarks Addition.

SUB AREA B1 - ~~SUBURBAN OFFICE~~

The applicant is revising the PUD text to update it from the former O-R zoning district to the current City's Zoning Code. This subarea is proposed to align with the SCD zoning district.

Location: SubArea B1 is Outlined in Red



B1.01 USES

The applicant has combined the permitted and some conditional uses from SCD all into permitted uses for subarea B1 at Cooks Pointe. In addition, there are other uses that the applicant is requesting to be included for this district.

a. PERMITTED USES: *Staff has prepared an exhibit for the board to reference to understand the complete list of all requested permitted uses. Reference Exhibit B for the list.*

Highlighted below are the requested Permitted uses that are listed as Conditional in the City's zoning code:

= Currently listed as Conditional Uses in the City's Zoning Code for SCD

In addition to those uses permitted with SCD, the following shall also be permitted:

- Child Care Day Care Center
- Commercial and Industrial Equipment and Material Sales, Rental
- Commercial Printing, Printing and Publishing
- Computer Services
- Community Center
- Congregate Care Facility, Assisted Living
- Congregate Care Facility, Nursing Home
- Essential Public Services and Utilities
- Emergency Care Facility
- General Retail - no employee restriction
- Health and Fitness Studio
- Hospital
- Laboratories and Research.
- Multi-Family
- Neighborhood Market
- Nursery
- Restaurant (Sit-Down)
- School (K-12)
- Senior Living, Independent Living
- Small Box Discount Retail Store
- Specialty Food and/or Beverage Facility
- Vehicle Fuel Sales
- Vehicle Fuel Sales when Accessory to Permitted Use
- Vehicle, Sales, Rental and Lease Excluding Body Work
- Vehicle Service and Repair Facility
- Vehicle Wash Facility
- Warehousing, Personal Storage/Mini

Staff recommends the following uses are removed from the proposed subarea due to the existing surrounding land uses:

- *Commercial and Industrial Equipment and Material Sales, Rental*
- *Vehicle Fuel Sales*
- *Vehicle Fuel Sales when Accessory to Permitted Use*

Applicant shall confirm, Nursery, is intended to be a garden / landscape nursery.

The applicant is requesting to remove all conditional uses and prohibited uses previously outlined in the PUD text.

~~b. CONDITIONAL USES:~~

~~c. PROHIBITED USES:~~

Staff recommends the Applicant to utilize conditional uses within the proposed subarea. This will ensure the uses proposed are complementary to the existing land uses in the area, or the proposed future development, and should require additional review prior to an approval.

B1.02 ~~DEVELOPMENT STANDARDS~~ SUPPLEMENTAL DEVELOPMENT STANDARDS

The applicant has kept the following development standards the same from the original PUD text:

- minimum lot size
- minimum lot width
- minimum floor area

The applicant has removed the following development standards from the original PUD text or relocated to a new section it within the proposed document:

- maximum lot coverage
- maximum height of buildings
- minimum setbacks for principal and accessory buildings
- minimum off-street parking: Applicant has relocated these standards to the General Development Standards
- signage: Applicant has relocated these standards to the General Development Standards
- architectural standards: Applicant has relocated these standards to the General Development Standards
- lighting: Applicant has relocated these standards to the General Development Standards

The applicant shall confirm standards that are proposed to be removed from the original PUD text shall follow the City's zoning code standards.

Unless in conflict with the PUD Development Standards, or specifically set forth below, the City of Marysville Development Standards as set forth in in the Zoning Code shall apply:

d.) **Special Setbacks:** The following setback is a new setback from the original PUD to include Pond Drive. The trash/dumpster and Clarks Addition setbacks remain the same as stated in the original PUD text.

1. **Pond Drive:** Principal and accessory buildings shall be set back a minimum of 25 feet and pavement shall be set back a minimum of 15 feet from the Pond Drive right-of-way.

The applicant has moved the special fencing and buffering requirements from each subarea to a subsection of the General Development Standards as shown below.

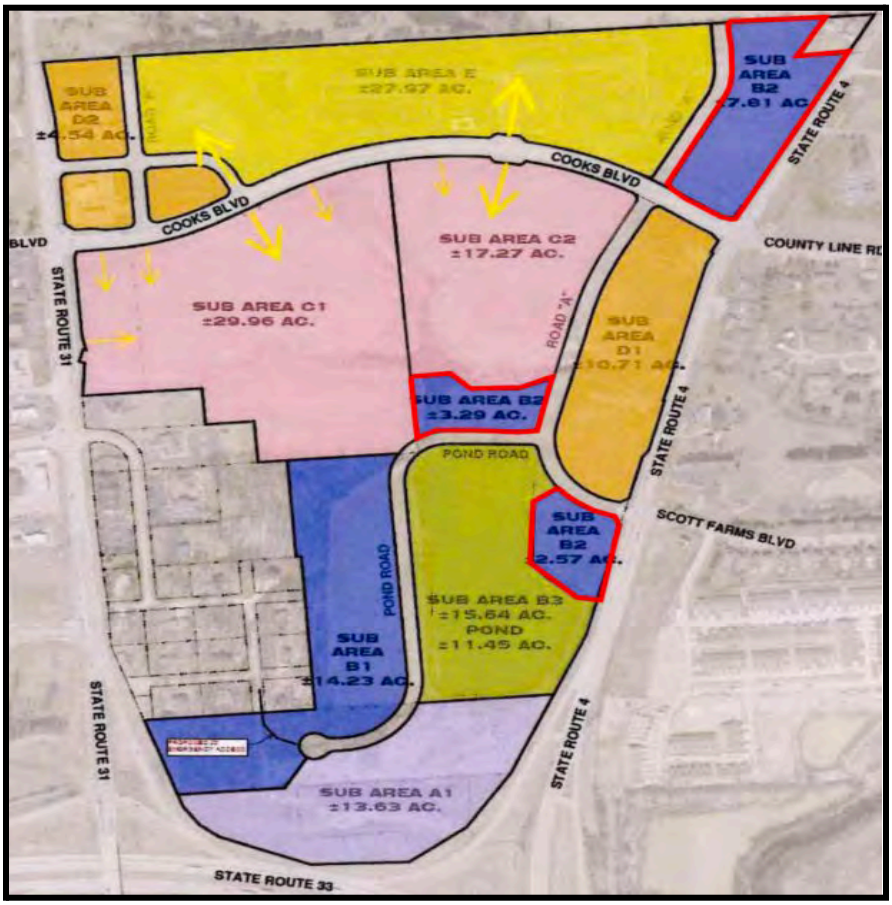
e.) **Special Fencing Requirements:** See GDS 1.02(f)(1) for special fencing requirements

f.) **Special Buffering Requirements:** See GDS 1.02(h) including S.R. 4 Landscape Buffer, Buffer Type E and Buffer Type F for special buffering requirements within this Subsection.

SUB AREA B2 - ~~SUBURBAN OFFICE/LIMITED COMMERCIAL~~

The applicant is revising the PUD text to update it from the former B-R zoning district to the current City's Zoning Code. This subarea is proposed to align with the SCD and NCD zoning districts.

Location: SubArea B2 is Outlined in Red



B2.01 USES

The applicant has combined the permitted and some conditional uses from SCD and NCD all into permitted uses for Subarea B2 at Cooks Pointe. In addition, there are other uses that the applicant is requesting to be included for this district.

a. PERMITTED USES: *Staff has prepared an exhibit for the board to reference to understand the complete list of all requested permitted uses. Reference Exhibit C for the list.*

Highlighted below are the requested Permitted uses that are listed as Conditional in the City's zoning code::

= Currently listed as Conditional Uses in the City's Zoning Code for SCD
= Currently listed as Conditional Uses in the City's Zoning Code for NCD
= Currently listed as Conditional Uses in the City's Zoning Code for SCD and NCD

In addition to those uses permitted with SCD and NCD, the following shall also be permitted:

- Child Care Day Care Center
- Commercial and Industrial Equipment and Material Sales, Rental
- Commercial Printing, Printing and Publishing
- Computer Services
- Community Center
- Congregate Care Facility, Assisted Living
- Congregate Care Facility, Nursing Home
- Emergency Care Facility
- Essential Public Services and Utilities
- General Retail - no employee restriction
- Health and Fitness Studio
- Hospital
- Laboratories and Research
- Multi-Family
- Neighborhood Market
- Nursery
- Restaurant (Sit-Down)
- School (K-12)
- Senior Living, Independent Living
- Small Box Discount Retail Store
- Specialty Food and/or Beverage Facility
- Vehicle Fuel Sales
- Vehicle Fuel Sales when Accessory to Permitted Use
- Vehicle, Sales, Rental and Lease Excluding Body Work
- Vehicle Service and Repair Facility
- Vehicle Wash Facility
- Warehousing, Personal Storage/Mini

Staff recommends the following uses are removed from the proposed subarea due to the existing surrounding land uses:

- *Commercial and Industrial Equipment and Material Sales, Rental*
- *Community Center (Already listed as a permitted use in NCD)*
- *Neighborhood Market (Already listed as a permitted use in NCD)*

- *Restaurant (Sit-Down) (Already listed as a permitted use in NCD)*
- *School (K-12) (Already listed as a permitted use in NCD)*
- *Specialty Food and/or Beverage Facility (Already listed as a permitted use in NCD)*

b. CONDITIONAL USES:
In addition to those uses conditionally permitted with SCD and NCD, the following shall also be conditionally permitted:

- Commercial Recreation, excluding Adult Entertainment
- Hotels
- Photofinishing Laboratories

The applicant shall provide a definition or an associated SIC number for photofinishing laboratories.

The applicant is requesting to remove all prohibited uses previously outlined in the PUD text.
~~**c. PROHIBITED USES:**~~

Staff recommends the Applicant to utilize conditional uses within the proposed subarea. This will ensure the uses proposed are complementary to the existing land uses in the area, or the proposed future development, and should require additional review prior to an approval.

B2.02 ~~DEVELOPMENT STANDARDS~~ SUPPLEMENTAL DEVELOPMENT STANDARDS

The applicant has kept the following development standards the same from the original PUD text:

- minimum lot size
- minimum lot width
- minimum floor area

The applicant has removed the following development standards from the original PUD text or relocated to a new section it within the proposed document:

- maximum lot coverage
- maximum height of buildings
- minimum setbacks for principal buildings
- minimum setbacks for accessory buildings
- minimum off-street parking: Applicant has relocated these standards to the General Development Standards

- signage: Applicant has relocated these standards to the General Development Standards
- architectural standards: Applicant has relocated these standards to the General Development Standards
- lighting: Applicant has relocated these standards to the General Development Standards

The applicant shall confirm standards that are proposed to be removed from the original pud text shall follow the zoning code standards.

Unless in conflict with the PUD Development Standards, or specifically set forth below, the City of Marysville Development Standards as set forth in in the Zoning Code shall apply:

d.) **Special Setbacks:** The following setback is proposed to be removed from the original PUD. The Pond Drive, S.R. 4 and Proposed Road A setbacks remain the same as stated in the original PUD text.

1. ~~**Northeast Corner Adjacent to Single Family Residence:** principal buildings, accessory buildings and pavement shall be setback a minimum of 30 feet from the common property line of Sub Area B2 and the existing single family residence at the northeastern most corner adjacent to Cooks Pointe PUD and Sub Area B2 abutting S.R. 4 (Ambrose property).~~

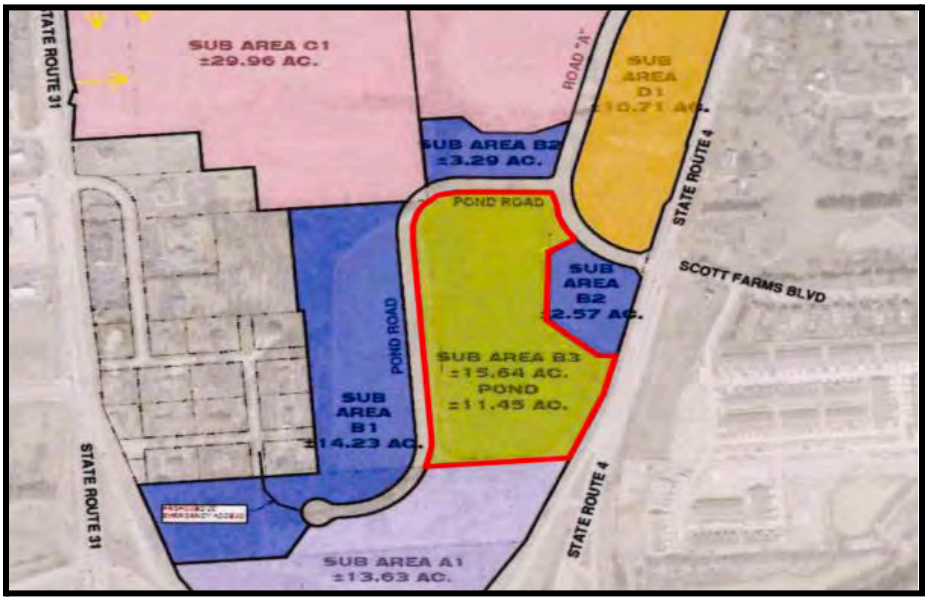
The applicant has moved the special buffering requirements from each subarea to a subsection of the General Development Standards as shown below.

e.) **Special Buffering Requirements:** See GDS 1.02(h) including Northeast Corner Adjacent to Single Family Residence, Stream Buffer, S.R. 4 Landscape Buffer, and Cooks Pointe Drive Landscape Buffer for special buffering requirements within this Subsection.

SUB AREA B3 - ~~OPEN SPACE~~

The applicant is revising the PUD text to update it from the former zoning code and the standard industrial classification code to the current Zoning Code. This subarea is proposed to align with the Open Space zoning district.

Location: SubArea B3 is Outlined in Red



B3.01 USES

The proposed text will replace the existing uses with uses as outlined in the Open Space District of the Zoning Code.

B3.02 ~~DEVELOPMENT STANDARDS~~ SUPPLEMENTAL DEVELOPMENT STANDARDS

The applicant has kept the following development standards the same from the original PUD text:

- maximum building height
- access and parking
- development of open space
- miscellaneous and/or environmental.

The applicant has proposed to remove the following standards from Subarea B3 from the original PUD text:

~~**Graphics and Signage.** Except as otherwise provided, the Marysville Sign Code and the standards for 0-R zoning district shall apply in Sub Area B-3.~~

~~(a). Signs shall be permitted to support the open space and its passive use and activities, as approved by the City of Marysville.~~

The applicant shall confirm that these standards will comply with the zoning code standards.

Unless in conflict with the PUD Development Standards, or specifically set forth below, the City of Marysville Development Standards as set forth in in the Zoning Code shall apply:

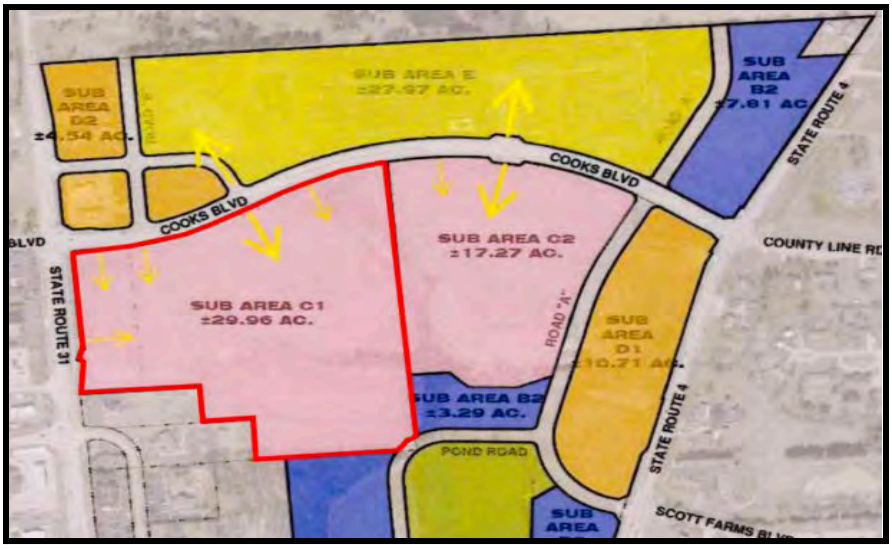
b.) **Minimum setbacks for accessory structures:** The following setback is a new setback from the original PUD to Clarks Addition. The Pond Drive and S.R.4 setbacks remain the same as stated in the original PUD text.

1. **Clarks Addition**: All building and pavement setbacks shall be 502 feet from the shared property line between Sub Area CI and properties in Clarks Addition.

SUB AREA C1 - ~~COMMERCIAL BUSINESS/RETAIL~~

The applicant is revising the PUD text to update it from the former B-1 zoning district and Traffic Oriented Commercial uses to the current City's Zoning Code. This subarea is proposed to align with the SCD and RMU zoning districts.

Location: SubArea C1 is Outlined in Red



C1.01 USES

The applicant has combined the permitted and some conditional uses from SCD and RMU all into permitted uses for subarea C1 at Cooks Pointe. In addition, there are other uses that the applicant is requesting to be included for this district.

Staff recommends eliminating the uses for the RMU district or evaluating which uses would be appropriate in the C1 subarea of Cooks Pointe as some of the uses would not be complementary to the existing land uses in the area, or proposed future development.

a. PERMITTED USES: *Staff has prepared an exhibit for the board to reference to understand the complete list of all requested permitted uses. Reference Exhibit D for the list.*

Highlighted below are the requested Permitted uses that are listed as Conditional in the City's zoning code:

= Currently listed as Conditional Uses in the City's Zoning Code for SCD
= Currently listed as Conditional Uses in the City's Zoning Code for RMU
= Currently listed as Conditional Uses in the City's Zoning Code for SCD and RMU

- Child Care Day Care Center
- Commercial and Industrial Equipment and Material Sales, Rental
- Commercial Printing, Printing and Publishing
- Computer Services
- Community Center
- Congregate Care Facility, Assisted Living
- Congregate Care Facility, Nursing Home
- Emergency Care Facility
- Essential Public Services and Utilities
- General Retail - no employee restriction
- Health and Fitness Studio
- Hospital
- Laboratories and Research
- Multi-Family
- Neighborhood Market
- Nursery
- Restaurant (Sit-Down)
- School (K-12)
- Small Box Discount Retail Store
- Specialty Food and/or Beverage Facility
- Vehicle Fuel Sales
- Vehicle Fuel Sales when Accessory to Permitted Use
- Vehicle, Sales, Rental and Lease Excluding Body Work
- Vehicle Service and Repair Facility
- Vehicle Wash Facility
- Warehousing, Personal Storage/Mini

Staff recommends the following uses are removed from the proposed subarea C1 due to the existing surrounding land uses:

- *Commercial and Industrial Equipment and Material Sales, Rental*

The applicant is requesting to remove all conditional uses and prohibited uses previously outlined in the PUD text.

~~**b. CONDITIONAL USES:**~~

~~**c. PROHIBITED USES:**~~

Staff recommends the Applicant to utilize conditional uses within the proposed subarea. This will ensure the uses proposed are complementary to the existing land uses in the area, or the proposed future development, and should require additional review prior to an approval.

C1.02 ~~DEVELOPMENT STANDARDS~~ SUPPLEMENTAL DEVELOPMENT STANDARDS

The applicant has kept the following development standards the same from the original PUD text:

- minimum lot size
- minimum lot width
- minimum floor area

The applicant has removed the following development standards from the original PUD text or relocated to a new section it within the proposed document:

- maximum lot coverage
- maximum height of buildings
- minimum setbacks for principal buildings
- minimum setbacks for accessory buildings
- special setbacks
- minimum off-street parking: Applicant has relocated these standards to the General Development Standards
- signage: Applicant has relocated these standards to the General Development Standards
- architectural standards: Applicant has relocated these standards to the General Development Standards
- outdoor display areas and exterior uses: Applicant has relocated these standards to the General Development Standards

The applicant shall confirm standards that are proposed to be removed from the original pud text shall follow the zoning code standards.

Unless in conflict with the PUD Development Standards, or specifically set forth below, the City of Marysville Development Standards as set forth in in the Zoning Code shall apply:

d.) **The maximum height of buildings:**

1. Principal buildings: 4 stories or 50 maximum
2. Sub area buildings: 2 stories or 35 feet maximum
3. Accessory buildings: 25 feet maximum

The applicant shall explain what would be considered sub area buildings.

The applicant has moved the special buffering requirements from each subarea to a subsection of the General Development Standards as shown below..

f.) **Special Buffering Requirements:** See GDS I .02(h), including S.R. 31 Landscape Buffer, and Cooks Pointe Drive Landscape Buffer for special buffering requirements within this Subsection.

SUB AREA C2 - ~~SERVICE BUSINESS/RETAIL~~

The applicant is revising the PUD text to update it from the former B-1 zoning district and Traffic Oriented Commercial uses to the current City's Zoning Code. This subarea is proposed to align with the SCD and RMU zoning districts.

Location: SubArea C2 is Outlined in Red



C2.01 USES

The applicant has combined the permitted and some conditional uses from SCD and RMU all into permitted uses for subarea C2 at Cooks Pointe. In addition, there are other uses that the applicant is requesting to be included for this district.

Staff recommends eliminating the uses for the RMU district or evaluating which uses would be appropriate in the C2 subarea of Cooks Pointe as some of the uses would not be complementary to the existing land uses in the area, or proposed future development.

a. PERMITTED USES: *Staff has prepared an exhibit for the board to reference to understand the complete list of all requested permitted uses. Reference Exhibit D for the list.*

Highlighted below are the requested Permitted uses that are listed as Conditional in the City's zoning code:

= Currently listed as Conditional Uses in the City's Zoning Code for SCD

= Currently listed as Conditional Uses in the City's Zoning Code for RMU

= Currently listed as Conditional Uses in the City's Zoning Code for SCD and RMU

- Child Care Day Care Center
- Commercial and Industrial Equipment and Material Sales, Rental
- Commercial Printing, Printing and Publishing
- Computer Services
- Community Center
- Congregate Care Facility, Assisted Living
- Congregate Care Facility, Nursing Home
- Emergency Care Facility
- Essential Public Services and Utilities
- General Retail - no employee restriction
- Health and Fitness Studio
- Hospital
- Laboratories and Research
- Multi-Family
- Neighborhood Market
- Nursery
- Restaurant (Sit-Down)
- School (K-12)
- Small Box Discount Retail Store
- Specialty Food and/or Beverage Facility
- Vehicle Fuel Sales
- Vehicle Fuel Sales when Accessory to Permitted Use
- Vehicle, Sales, Rental and Lease Excluding Body Work
- Vehicle Service and Repair Facility
- Vehicle Wash Facility
- Warehousing, Personal Storage/Mini

Staff recommends the following uses are removed from the proposed subarea due to the existing surrounding land uses:

- *Commercial and Industrial Equipment and Material Sales, Rental*

The applicant is requesting to remove all conditional uses and prohibited uses previously outlined in the PUD text.

~~**b. CONDITIONAL USES:**~~

~~**c. PROHIBITED USES:**~~

Staff recommends the Applicant to utilize conditional uses within the proposed subarea. This will ensure the uses proposed are complementary to the existing land uses in the area, or the proposed future development, and should require additional review prior to an approval.

C1.02 ~~DEVELOPMENT STANDARDS~~ SUPPLEMENTAL DEVELOPMENT STANDARDS

The applicant has kept the following development standards the same from the original PUD text:

- minimum lot size
- minimum lot width
- minimum floor area
- maximum height of buildings
- special setbacks

The applicant has removed the following development standards from the original PUD text or relocated to a new section it within the proposed document:

- maximum lot coverage
- minimum setbacks for principal buildings
- minimum setbacks for accessory buildings
- special setbacks
- minimum off-street parking: Applicant has relocated these standards to the General Development Standards
- signage: Applicant has relocated these standards to the General Development Standards
- architectural standards: Applicant has relocated these standards to the General Development Standards
- outdoor display areas and exterior uses: Applicant has relocated these standards to the General Development Standards

The applicant shall confirm standards that are proposed to be removed from the original pud text shall follow the zoning code standards.

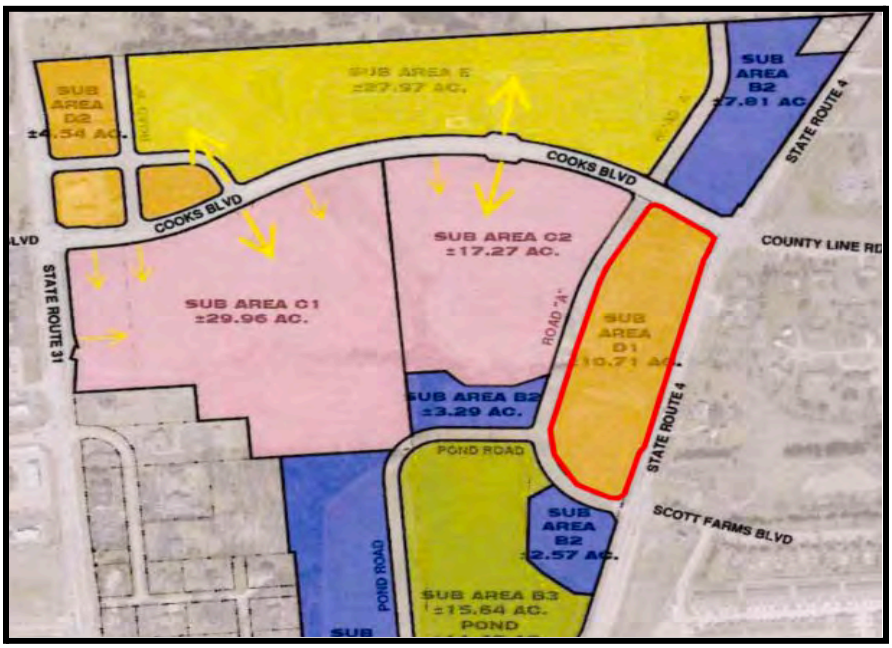
The applicant has moved the special buffering requirements from each subarea to a subsection of the General Development Standards as shown below.

f.) **Special Buffering Requirements:** See GDS 1.02(h), including Stream Buffer, and Cooks Pointe Drive Landscape Buffer for special buffering requirements within this Subsection.

SUB AREA D1 - ~~OFFICE/SERVICE BUSINESS~~

The applicant is revising the PUD text to update it from the former B-1 zoning district and Traffic Oriented Commercial uses to the current City's Zoning Code. This subarea is proposed to align with the SCD and RMU zoning districts.

Location: SubArea D1 is Outlined in Red



D1.01 USES

The applicant has combined the permitted and some conditional uses from SCD and RMU all into permitted uses for subarea D1 at Cooks Pointe. In addition, there are other uses that the applicant is requesting to be included for this district.

Staff recommends eliminating the uses for the RMU district or evaluating which uses would be appropriate in the D1 subarea of Cooks Pointe as some of the uses would not be complementary to the existing land uses in the area, or proposed future development.

a. PERMITTED USES: *Staff has prepared an exhibit for the board to reference to understand the complete list of all requested permitted uses. Reference Exhibit E for the list.*

Highlighted below are the requested Permitted uses that are listed as Conditional in the City's zoning code:

= Currently listed as Conditional Uses in the City's Zoning Code for SCD

= Currently listed as Conditional Uses in the City's Zoning Code for RMU

= Currently listed as Conditional Uses in the City's Zoning Code for SCD and RMU

- Child Care Day Care Center
- Commercial and Industrial Equipment and Material Sales, Rental
- Commercial Printing, Printing and Publishing
- Computer Services
- Community Center
- Congregate Care Facility, Assisted Living
- Congregate Care Facility, Nursing Home
- Emergency Care Facility
- Essential Public Services and Utilities
- General Retail - no employee restriction
- Health and Fitness Studio
- Hospital
- Laboratories and Research
- Multi-Family
- Neighborhood Market
- Nursery
- Restaurant (Sit-Down)
- School (K-12)
- Senior Living, Independent Living
- Small Box Discount Retail Store
- Specialty Food and/or Beverage Facility
- Vehicle Fuel Sales
- Vehicle Fuel Sales when Accessory to Permitted Use
- Vehicle, Sales, Rental and Lease Excluding Body Work
- Vehicle Service and Repair Facility
- Vehicle Wash Facility
- Warehousing, Personal Storage/Mini

Staff recommends the following uses are removed from the proposed subarea due to the existing surrounding land uses:

- *Commercial and Industrial Equipment and Material Sales, Rental*
- *Warehousing, Personal Storage/Mini*

The applicant is requesting to remove all conditional uses and prohibited uses previously outlined in the PUD text.

~~b. CONDITIONAL USES:~~

~~c. PROHIBITED USES:~~

Staff recommends the Applicant to utilize conditional uses within the proposed subarea. This will ensure the uses proposed are complementary to the existing land uses in the area, or the proposed future development, and should require additional review prior to an approval.

D1.02 ~~DEVELOPMENT STANDARDS~~ SUPPLEMENTAL DEVELOPMENT STANDARDS

The applicant has kept the following development standards the same from the original PUD text:

- minimum lot size
- minimum lot width
- minimum floor area
- maximum height of buildings
- special setbacks

The applicant has removed the following development standards from the original PUD text or relocated to a new section it within the proposed document:

- maximum lot coverage
- minimum setbacks for principal buildings
- minimum setbacks for accessory buildings
- special setbacks
- minimum off-street parking: Applicant has relocated these standards to the General Development Standards
- signage: Applicant has relocated these standards to the General Development Standards
- architectural standards: Applicant has relocated these standards to the General Development Standards
- outdoor display areas and exterior uses: Applicant has relocated these standards to the General Development Standards.

The applicant shall confirm standards that are proposed to be removed from the original pud text shall follow the zoning code standards.

The applicant has moved the special buffering requirements from each subarea to a subsection of the General Development Standards as shown below.

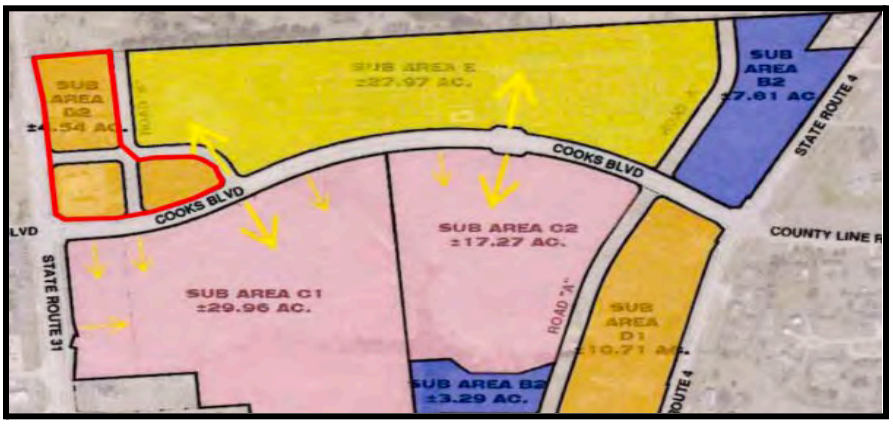
f.) **Special Buffering Requirements:** See GDS 1.02(h), including Stream Buffer, S.R. 4 Landscape Buffer, and Cooks Pointe Drive Landscape Buffer for special buffering requirements within this Subsection.

SUB AREA D2 ~~- SERVICE BUSINESS/RETAIL~~

The applicant is revising the PUD text to update it from the former B-1 zoning district and Traffic Oriented Commercial uses to the current City's Zoning Code. This subarea is proposed to align with the SCD and RMU zoning districts.

The applicant shall update the Acreage for Subarea D2 to incorporate the adjustment from the addition of Rose Road creating an additional parcel in D2 and reflect this on Exhibit C.

Location: SubArea D2 is Outlined in Red



D2.01 USES

The applicant has combined the permitted and some conditional uses from SCD and RMU all into permitted uses for subarea D1 at Cooks Pointe. In addition, there are other uses that the applicant is requesting to be included for this district.

Staff recommends eliminating the uses for the RMU district or evaluating which uses would be appropriate in the D2 subarea of Cooks Pointe as some of the uses would not be complementary to the existing land uses in the area, or proposed future development.

a. PERMITTED USES: *Staff has prepared an exhibit for the board to reference to understand the complete list of all requested permitted uses. Reference Exhibit E for the list.*

Highlighted below are the requested Permitted uses that are listed as Conditional in the City's zoning code:

= Currently listed as Conditional Uses in the City's Zoning Code for SCD
= Currently listed as Conditional Uses in the City's Zoning Code for RMU
= Currently listed as Conditional Uses in the City's Zoning Code for SCD and RMU

- Child Care Day Care Center
- Commercial and Industrial Equipment and Material Sales, Rental
- Commercial Printing, Printing and Publishing
- Computer Services
- Community Center

- Congregate Care Facility, Assisted Living
- Congregate Care Facility, Nursing Home
- Emergency Care Facility
- Essential Public Services and Utilities
- General Retail - no employee restriction
- Health and Fitness Studio
- Hospital
- Laboratories and Research
- Multi-Family
- Neighborhood Market
- Nursery
- Restaurant (Sit-Down)
- School (K-12)
- Senior Living, Independent Living
- Small Box Discount Retail Store
- Specialty Food and/or Beverage Facility
- Vehicle Fuel Sales
- Vehicle Fuel Sales when Accessory to Permitted Use
- Vehicle Sales, Rental and Lease Excluding Body Work
- Vehicle Service and Repair Facility
- Vehicle Wash Facility
- Warehousing, Personal Storage/Mini

Staff recommends the following uses are removed from the proposed subarea due to the existing surrounding land uses:

- *Commercial and Industrial Equipment and Material Sales, Rental*
- *Warehousing, Personal Storage/Mini*

The applicant is requesting to remove all conditional uses and prohibited uses previously outlined in the PUD text.

~~**b. CONDITIONAL USES:**~~

~~**c. PROHIBITED USES:**~~

Staff recommends the Applicant to utilize conditional uses within the proposed subarea. This will ensure the uses proposed are complementary to the existing land uses in the area, or the proposed future development, and should require additional review prior to an approval.

D2.02 ~~DEVELOPMENT STANDARDS~~ SUPPLEMENTAL DEVELOPMENT STANDARDS

The applicant has kept the following development standards the same from the original PUD text:

- minimum lot size
- minimum lot width
- minimum floor area
- maximum height of buildings

The applicant has removed the following development standards from the original PUD text or relocated to a new section it within the proposed document:

- maximum lot coverage
- minimum setbacks for principal buildings
- minimum setbacks for accessory buildings
- special setbacks
- minimum off-street parking: Applicant has relocated these standards to the General Development Standards
- signage: Applicant has relocated these standards to the General Development Standards
- architectural standards: Applicant has relocated these standards to the General Development Standards
- outdoor display areas and exterior uses: Applicant has relocated these standards to the General Development Standards.

The applicant shall confirm standards that are proposed to be removed from the original pud text shall follow the zoning code standards.

Unless in conflict with the PUD Development Standards, or specifically set forth below, the City of Marysville Development Standards as set forth in in the Zoning Code shall apply:

e.) **Special Setbacks:**The following setback is proposed to be removed from the original PUD. The Pond Drive, S.R. 4 and Proposed Road A setbacks remain the same as stated in the original PUD text.

1. ~~**North Property Line:** principal buildings, and accessory buildings and pavement shall be setback a minimum of 30 feet from the common property line of Sub Area D2 and the adjacent property north of Cooks Pointe PUD.~~

The applicant has moved the special buffering requirements from each subarea to a subsection of the General Development Standards as shown below.

f.) **Special Buffering Requirements:** See GDS 1.02(h), including S.R. 31 Landscape Buffer, North Property Line Buffer, and Cooks Pointe Drive Landscape Buffer for special buffering requirements within this Subsection.

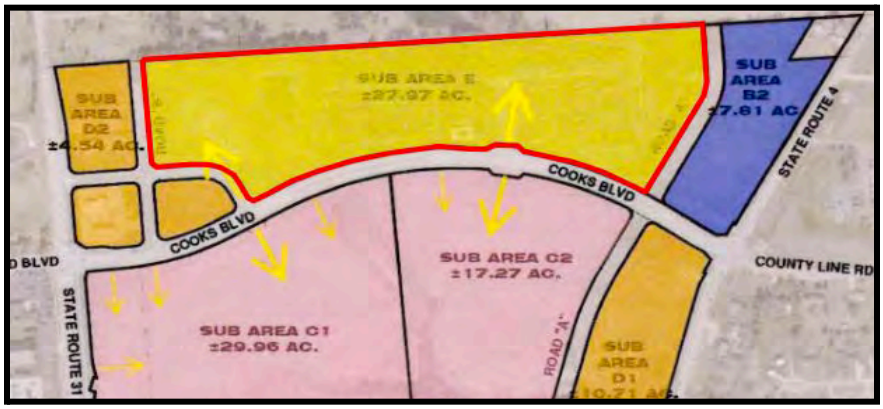
SUB AREA E ~~- ATTACHED RESIDENTIAL~~

The applicant is revising the PUD text to update it from the former R-5 zoning district to the current Zoning Code. This subarea is proposed to align with the SRD zoning district.

The applicant shall update the Acreage for subarea E to incorporate the adjustment from the addition of Rose Road creating an additional parcel in D2 and reflect this on Exhibit C as well.

Staff recommends that subarea E remains the same as the original PUD as this subarea is already built out and at its maximum capacity for multi-family and would allow for the existing use to still be in compliance.

Location: SubArea E is Outlined in Red



E1.01 USES

References and definitions of uses are those in the Marysville Zoning Code. All permitted uses as identified in the SRD District shall apply with the following amendments:

a. PERMITTED USES:

- Congregate Care Facility - Assisted Living/Nursing Home
- Multi-family Housing
- Single Family Home (attached)

Staff recommends that the only permitted use for this subarea E is multi-family given this subarea is already at their maximum limit for multi-family. This would allow for the existing use to be in compliance with the PUD text.

Limitation on Multi-Family Housing. No more than 14 acres of the land in this Sub Area shall be used for apartments and their associated facilities. Apartments mean multifamily housing

consisting of residential units intended or designed to be rented and occupied by individuals, groups of individuals or families living independently of each other and with cooking facilities for the exclusive use of those who occupy the premises.

The applicant is requesting to remove all conditional uses and prohibited uses previously outlined in the PUD text.

~~**b. CONDITIONAL USES:**~~

~~**c. PROHIBITED USES:**~~

E1.02 ~~DEVELOPMENT STANDARDS~~ SUPPLEMENTAL DEVELOPMENT STANDARDS

The applicant has kept the following development standards the same from the original PUD text:

- minimum lot size
- minimum lot width
- maximum lot coverage
- maximum height of buildings
- special setbacks

The applicant has removed the following development standards from the original PUD text or relocated to a new section it within the proposed document:

- minimum floor area

The applicant has moved the special buffering requirements from each subarea to a subsection of the General Development Standards as shown below.

f.) **Special Buffering Requirements:** See GDS I.02(h), including North Property Line Buffer, Landscape Buffer Type B, Landscape Buffer Type C, Landscape Buffer Type D, and Cooks Pointe Drive Landscape Buffer for special buffering requirements within this Subsection.

GENERAL DEVELOPMENT STANDARDS

GDS 1.01 GENERAL INTENT

The language for this section will remain the same from the original PUD text except for two subsections. Below are the two subsections requested to be removed from the original PUD text.

~~c) This development pennits office and corporate office uses in all sub areas with the~~

~~exception of Sub Area E (Attached Residential) and Sub Area 83 (Open Space). Low-rise (two story maximum) office buildings will be promoted adjacent to Clarks Addition and the pond and mid-rise (three to four story), signature office buildings and hospitality businesses will be promoted along freeway frontage. General commercial and retail uses will also be permitted to the north and along adjacent highways and arterial roads (U.S. 33, S.R. 31 and S.R. 4). Multi-family residential with enhanced site and design standards shall also be permitted north of the new road connecting S.R. 4 and S.R. 31.~~

~~d) While it is anticipated that many of the smaller parcels fronting S.R. 31 and S.R. 4 will be more valuable and marketable as general commercial or retail sites, these will also be promoted as low rise office sites in an effort to gain a more balanced commercial buildout.~~

GDS 1.02 LANDSCAPING

The applicant is revising the PUD text to create a standalone section for general landscaping that will also include the following subsections:

- fencing requirements
- special landscape buffers
- common open space & landscape easements
- outdoor display areas and exterior uses

Below is language that is being requested to be amended from the original PUD text:

f) **Fencing**

1. **State Route 31 and State Route 4 Fencing:** Decorative white vinyl fence in the style shown in Exhibit E may be installed along State Route 31 and State Route 4.
2. **Cooks Boulevard Fencing:** Decorative black wood fencing on either side of Cooks Boulevard in the style shown on Exhibit E may be installed from the intersection of Cooks Boulevard with State Route 4 to the Intersection with State Route 31.
3. **Pond Drive Fencing:** Pond Drive shall have fencing along the first 400 linear feet on both sides of the road in a style shown on Exhibit E.
4. **Interior Road Fencing:** Fencing along all other interior roadways may be of a style approved by the Developer, the Association, and the City of Marysville.
5. **Spacing:** A continuous line fence is not required, and it is recognized that additional limitations on the use of a fence (and other landscaping) may apply within and adjacent to the Ohio Department of Transportation limited-access right-of-way that defines the southern portion of the development. Fencing may be installed along thoroughfares in sections of no less than 24 feet to create rhythm and allow for visibility of signage and views within the development.

6. **Special Privacy Fencing:** A six (6) privacy fence may be installed on the common property line of Sub Area B 1 and Clark Addition as an alternative to Buffer Type E and/or Buffer Type F, subject to restrictions that may be imposed by the overhead utility lines/easement. If a fence is installed in lieu of landscaping, it shall be installed on the common property line of the entire buffer type, though a fence in lieu of landscaping in Buffer Type E would not also require a fence in lieu of landscaping in Buffer Type F, and vice versa.

g) The use of native or adapted plant materials is strongly encouraged for water and energy conservation. 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. Plant material shall be installed with a minimum size requirement at installation as follows:

1. Deciduous trees - 2-inch caliper
2. Evergreen trees - 5 feet to 6 feet in height
3. Ornamental trees -1 ¾" caliper
4. Deciduous and Evergreen shrubs used for screening- minimum 24 inches in height.
5. Perennials and ornamental grasses - 1 gallon minimum.

h) **Special Landscape Buffers:** The buffer language is the same as it was presented in the original PUD text for each special buffer.

i) **Common Open Space & Landscape Easements:** The applicant has created a subsection under the Landscaping section to include this text instead of listing it as a separate section as it was done in the original PUD text. The language is the same as it was written in the original PUD text.

j) **Outdoor Display Areas and Exterior Uses:** The applicant has created a subsection under the Landscaping section to include text relating to the outdoor display areas and exterior uses instead of listing these within each subarea as it was done in the original PUD text. The language is the same as it was presented in the original PUD text in each subarea.

GDS 1.03 STORM WATER MANAGEMENT

The applicant is revising the PUD text to create a standalone section for Storm water management as it was part of the landscaping section in the original text. The language for this section is the same from the original PUD text.

GDS 1.04 ACCESS, LOADING, PARKING, AND TRAFFIC RELATED COMMENTS

The applicant has adjusted the section number for access, loading, parking, and traffic related comments due to the creation of the storm water management section. The majority of the language for this section is the same from the original PUD text.

Below is language that is being requested to be amended.

e) There shall be an ~~eight (8)~~ ten (10) foot bike path (within the right of way) on the north side of Cook Pointe Drive, on the east side of Proposed Road A from Cooks Pointe Drive to Pond Drive, and around the existing pond as shown on Exhibit H.

f) Either a ~~four (4)~~ five (5) foot wide concrete sidewalk or eight (8) foot asphalt bike path shall be provided along both sides of all public streets constructed within the development as shown on Exhibit H. The sidewalk or bike path shall be installed within the right-of-way with roadway improvements. No sidewalks are proposed along S.R. 4 and S.R. 31 . Sidewalks will be installed at these locations if required during the platting process. (See Benefits of Cooks Pointe General Development Standards Divergences from General Zoning Standards.)
The applicant shall update letter f) to provide a ten (10) foot path instead of eight (8) foot.

The applicant shall remove the "No sidewalks are proposed along S.R. 4 and S.R. 31" and include that a ten foot asphalt path will be required along S.R 4 and S.R. 31.

The applicant shall update Exhibit H with updated size of sidewalks and bike path.

GDS 1.05 GENERAL DEVELOPMENT AND STANDARD BUSINESS IDENTIFICATION SIGNAGE

The applicant is revising the PUD text to create a standalone section for architecture standards that were previously stated within each subarea in the original PUD text. The text proposed is the same text as the original PUD text.

Staff appreciates the applicant's effort of moving all of the signage standards to the General Development Standards but does not support the current proposed text as it still appears to be hard to understand and interpret specific requirements. Staff recommends that the applicant review the City's Sign Code Section 1129 as it has been recently updated to provide more flexibility for permitted signage.

If there are certain types of signage or specific divergences from the City's code that the applicant believes is needed then please make sure the type of signage is described and all standards are easily understood.

GDS 1.06 TRASH ENCLOSURE STANDARDS

The applicant has not made any amendments to this subsection as the text for this section is the same from the original PUD text.

GDS 1.07 LIGHTING

The applicant has only adjusted the section number, whereas the text for this section is the same from the original PUD text.

Below is language that is being requested to be added to the text:

g) For parking areas within 100 feet (as measured from lot lines) from existing residential homes, or within residential areas, street and parking lighting may not exceed 18 feet in height from finished grade.

h) At final development, the developer must supply a lighting plan that demonstrates no light from parking areas will spill over onto the single-family residential lots.

GDS 1.08 UTILITIES

The applicant has only adjusted the section number, whereas the text for this section is the same from the original PUD text.

GDS 1.09 ARCHITECTURE STANDARDS

The applicant is revising the PUD text to create a standalone section for architecture standards that were previously stated within each subarea in the original PUD text. The text proposed is the same text as the original PUD text.

This section will include the following subsections with specific standards:

- general color palette
- materials
- roofs
- residential architectural standards

Staff Comments

1. The applicant shall update Exhibit C to reflect the appropriate labeling of Subarea A (the exhibit shows A1 and the text references A).
2. The applicant shall update Exhibit C and the PUD text for Subareas D2 and E with the updated acreage due to the adjustment to Rose Rd.
3. Staff recommends the Applicant to utilize conditional uses within Subarea A, B1, B2, C1, C2, D1 and D2. This will ensure the uses proposed are complementary to the existing land uses in the area, or the proposed future development, and should require additional review prior to an approval.
4. The applicant shall confirm standards that are proposed to be removed from the original PUD text shall follow the City's zoning code standards for all subareas.
5. Staff recommends the following uses are removed from the proposed subarea B1 due to the existing surrounding land uses:
    - Commercial and Industrial Equipment and Material Sales, Rental
    - Vehicle Fuel Sales
    - Vehicle Fuel Sales when Accessory to Permitted Use
6. Applicant shall confirm, Nursery, is intended to be a garden / landscape nursery.
7. Staff recommends the following uses are removed from the proposed subarea due to the existing surrounding land uses:
    - Commercial and Industrial Equipment and Material Sales, Rental
    - Community Center (Already listed as a permitted use in NCD)
    - Neighborhood Market (Already listed as a permitted use in NCD)
    - Restaurant (Sit-Down) (Already listed as a permitted use in NCD)
    - School (K-12) (Already listed as a permitted use in NCD)
    - Specialty Food and/or Beverage Facility (Already listed as a permitted use in NCD)
8. The applicant shall provide a definition or an associated SIC number for photofinishing laboratories.
9. Staff recommends eliminating the uses for the RMU district or evaluating which uses would be appropriate in the C1, C2, D1, and D2 subareas of Cooks Pointe as some of the uses would not be complementary to the existing land uses in the area, or proposed future development.
10. Staff recommends the following uses are removed from the proposed subareas C1, and C2 due to the existing surrounding land uses:
    - Commercial and Industrial Equipment and Material Sales, Rental
11. The applicant shall explain what would be considered sub area buildings to enforce the maximum height standards in C1.
12. Staff recommends the following uses are removed from the proposed subareas D1 and D2 due to the existing surrounding land uses:

- Commercial and Industrial Equipment and Material Sales, Rental
- Warehousing, Personal Storage/Mini

13. The applicant shall update the Acreage for Subarea D2 to incorporate the adjustment from the addition of Rose Road creating an additional parcel in D2 and reflect this on Exhibit C as well.
14. The applicant shall update the Acreage for Subarea E to incorporate the adjustment from the addition of Rose Road creating an additional parcel in D2 and reflect this on Exhibit C as well.
15. Staff recommends that subarea E remains the same as the original PUD as this subarea is already built out and at its maximum capacity for multi-family and would allow for the existing use to still be in compliance.
16. Staff recommends that the only permitted use for this subarea E is multi-family given this subarea is already at their maximum limit for multi-family. This would allow for the existing use to be in compliance with the PUD text.
17. The applicant shall update letter f) to provide a ten (10) foot path instead of eight (8) foot.
18. The applicant shall remove the “No sidewalks are proposed along S.R. 4 and S.R. 31” and include that a ten foot asphalt path will be required along S.R 4 and S.R. 31.
19. The applicant shall update Exhibit H with updated size of sidewalks and bike path.
20. Staff appreciates the applicant’s effort of moving all of the signage standards to the General Development Standards but does not support the current proposed text as it still appears to be hard to understand and interpret specific requirements. Staff recommends that the applicant review the City’s Sign Code Section 1129 as it has been recently updated to provide more flexibility for permitted signage.
21. If there are certain types of signage or specific divergences from the City’s code that the applicant believes is needed then please make sure the type of signage is described and all standards are easily understood.

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.

Exhibit A - Subarea A Proposed Uses

Permitted Uses from the SCD and RMU Districts:

- Artisan Studio
- Bank of Financial Institution (w/ drive-thru, see supplemental regulations Chapter 1123.28)
- Building Materials and Hardware Sales
- Club
- Commercial recreation, Indoor, excluding Adult Entertainment
- Cultural Institution
- Data Processing/Call Center
- Extended Stay Hotel
- Funeral Home
- General Retail (50+ Employees)
- Grocery Store or Supermarket
- Hotel or Motel
- Institutional/Government Offices
- Medical or Dental Office or Clinic
- Meeting Facility
- Personal Services
- Professional Offices
- Public Safety Facility
- Religious Places of Worship
- Residential Care Facility, Assisted Living
- Residential Care Facility, 6-16 Unrelated Persons
- Restaurant (w/ drive-thru - see supplemental regulations Chapter 1123.28)
- Retail, Sales & Service
- Senior Living, Independent Living
- Single-Family Home (attached)
- Vehicle Body Shop
- Vehicle Sales
- Vehicle Service and Repair Facility
- Veterinarian Animal Hospital and/or Animal Clinic (no outside kennels)
- Wireless Communication Tower

Highlighted below are the requested Permitted uses that are listed as Conditional in the City's zoning code:

= Currently listed as Conditional Uses in the City's Zoning Code for SCD

= Currently listed as Conditional Uses in the City's Zoning Code for RMU

= Currently listed as Conditional Uses in the City's Zoning Code for both SCD and RMU

In addition to those uses permitted with SCD and RMU, the following shall also be permitted:

- Child Care Day Care Center
- Commercial and Industrial Equipment and Material Sales, Rental
- Commercial Printing, Printing and Publishing
- Computer Services
- Community Center
- Congregate Care Facility, Assisted Living
- Congregate Care Facility, Nursing Home
- Emergency Care Facility
- General Retail - no employee restriction
- Health and Fitness Studio
- Hospital
- Laboratories and Research
- Multi-Family
- Neighborhood Market
- Nursery
- Restaurant (Sit-Down)
- School (K-12)
- Small Box Discount Retail Store
- Specialty Food and/or Beverage Facility
- Vehicle, Sales, Rental and Lease Excluding Body Work
- Vehicle Wash Facility
- Warehousing, Personal Storage/Mini

Exhibit B - Subarea B1 Proposed Uses

- Artisan Studio
- Bank of Financial Institution (w/ drive-thru, see supplemental regulations Chapter 1123.28)
- Club
- Commercial recreation, Indoor, excluding Adult Entertainment
- Cultural Institution
- Funeral Home
- Grocery Store or Supermarket
- Institutional/Government Offices
- Medical or Dental Office or Clinic
- Meeting Facility
- Personal Services
- Professional Offices
- Religious Places of Worship
- Residential Care Facility, Assisted Living
- Restaurant (w/ drive-thru - see supplemental regulations Chapter 1123.28)
- Retail, Sales & Service
- Single-Family Home (attached)
- Veterinarian Animal Hospital and/or Animal Clinic (no outside kennels)

Highlighted below are the requested Permitted uses that are listed as Conditional in the City's zoning code: = Currently listed as Conditional Uses in the City's Zoning Code for SCD

In addition to those uses permitted with SCD, the following shall also be permitted:

- Child Care Day Care Center
- Commercial and Industrial Equipment and Material Sales, Rental
- Commercial Printing, Printing and Publishing
- Computer Services
- Community Center
- Congregate Care Facility, Assisted Living
- Congregate Care Facility, Nursing Home
- Essential Public Services and Utilities
- Emergency Care Facility
- General Retail - no employee restriction
- Health and Fitness Studio
- Hospital
- Laboratories and Research.
- Multi-Family
- Neighborhood Market
- Nursery
- Restaurant (Sit-Down)
- School (K-12)
- Senior Living, Independent Living
- Small Box Discount Retail Store
- Specialty Food and/or Beverage Facility
- Vehicle Fuel Sales
- Vehicle Fuel Sales when Accessory to Permitted Use
- Vehicle, Sales, Rental and Lease Excluding Body Work
- Vehicle Service and Repair Facility
- Vehicle Wash Facility
- Warehousing, Personal Storage/Mini

Exhibit C - Subarea B2 Proposed Uses

Permitted Uses from the SCD and NCD Districts:

- Artisan Studio
- Bank of Financial Institution (w/ drive-thru, see supplemental regulations Chapter 1123.28)
- Club
- Commercial recreation, Indoor, excluding Adult Entertainment
- Community Center
- Cultural Institution
- Funeral Home
- Grocery Store or Supermarket
- Institutional/Government Offices
- Medical or Dental Office or Clinic
- Meeting Facility
- Neighborhood Market
- Personal Services
- Professional Offices
- Public Safety Facility
- Religious Places of Worship
- Residential Care Facility, Assisted Living
- Restaurant (w/ drive-thru - see supplemental regulations Chapter 1123.28)
- Restaurant (Sit-Down)
- Retail, Sales & Service
- School (K-12)
- Single-Family Home (attached)
- Specialty Food and/or Beverage Facility
- Veterinarian Animal Hospital and/or Animal Clinic (no outside kennels)

Highlighted below are the requested Permitted uses that are listed as Conditional in the City's zoning code:

= Currently listed as Conditional Uses in the City's Zoning Code for SCD

= Currently listed as Conditional Uses in the City's Zoning Code for NCD

= Currently listed as Conditional Uses in the City's Zoning Code for SCD and NCD

In addition to those uses permitted with SCD and NCD, the following shall also be permitted:

- Child Care Day Care Center
- Commercial and Industrial Equipment and Material Sales, Rental
- Commercial Printing, Printing and Publishing
- Computer Services
- Community Center
- Congregate Care Facility, Assisted Living
- Congregate Care Facility, Nursing Home
- Emergency Care Facility

- Essential Public Services and Utilities
- General Retail - no employee restriction
- Health and Fitness Studio
- Hospital
- Laboratories and Research
- Multi-Family
- Neighborhood Market
- Nursery
- Restaurant (Sit-Down)
- School (K-12)
- Senior Living, Independent Living
- Small Box Discount Retail Store
- Specialty Food and/or Beverage Facility
- Vehicle Fuel Sales
- Vehicle Fuel Sales when Accessory to Permitted Use
- Vehicle, Sales, Rental and Lease Excluding Body Work
- Vehicle Service and Repair Facility
- Vehicle Wash Facility
- Warehousing, Personal Storage/Mini

Exhibit D - Subareas C1 and C2 Proposed Uses

Permitted Uses from the SCD and RMU Districts:

- Artisan Studio
- Bank of Financial Institution (w/ drive-thru, see supplemental regulations Chapter 1123.28)
- Building Materials and Hardware Sales
- Club
- Commercial recreation, Indoor, excluding Adult Entertainment
- Cultural Institution
- Data Processing/Call Center
- Extended Stay Hotel
- Funeral Home
- General Retail (50+ Employees)
- Grocery Store or Supermarket
- Hotel or Motel
- Institutional/Government Offices
- Medical or Dental Office or Clinic
- Meeting Facility
- Personal Services
- Professional Offices
- Public Safety Facility
- Religious Places of Worship
- Residential Care Facility, Assisted Living
- Residential Care Facility, 6-16 Unrelated Persons
- Restaurant (w/ drive-thru - see supplemental regulations Chapter 1123.28)
- Retail, Sales & Service
- Senior Living, Independent Living
- Single-Family Home (attached)
- Vehicle Body Shop
- Vehicle Sales
- Vehicle Service and Repair Facility
- Veterinarian Animal Hospital and/or Animal Clinic (no outside kennels)
- Wireless Communication Tower

Highlighted below are the requested Permitted uses that are listed as Conditional in the City's zoning code:

= Currently listed as Conditional Uses in the City's Zoning Code for SCD

= Currently listed as Conditional Uses in the City's Zoning Code for RMU

= Currently listed as Conditional Uses in the City's Zoning Code for SCD and RMU

- Child Care Day Care Center
- Commercial and Industrial Equipment and Material Sales, Rental
- Commercial Printing, Printing and Publishing
- Computer Services
- Community Center
- Congregate Care Facility, Assisted Living
- Congregate Care Facility, Nursing Home
- Emergency Care Facility
- Essential Public Services and Utilities
- General Retail - no employee restriction
- Health and Fitness Studio
- Hospital
- Laboratories and Research
- Multi-Family
- Neighborhood Market
- Nursery
- Restaurant (Sit-Down)
- School (K-12)
- Small Box Discount Retail Store
- Specialty Food and/or Beverage Facility
- Vehicle Fuel Sales
- Vehicle Fuel Sales when Accessory to Permitted Use
- Vehicle, Sales, Rental and Lease Excluding Body Work
- Vehicle Service and Repair Facility
- Vehicle Wash Facility
- Warehousing, Personal Storage/Mini

Exhibit E - Subareas D1 and D2 Proposed Uses

Permitted Uses from the SCD and RMU Districts:

- Artisan Studio
- Bank of Financial Institution (w/ drive-thru, see supplemental regulations Chapter 1123.28)
- Building Materials and Hardware Sales
- Club
- Commercial recreation, Indoor, excluding Adult Entertainment
- Cultural Institution
- Data Processing/Call Center
- Extended Stay Hotel
- Funeral Home
- General Retail (50+ Employees)
- Grocery Store or Supermarket
- Hotel or Motel
- Institutional/Government Offices
- Medical or Dental Office or Clinic
- Meeting Facility
- Personal Services
- Professional Offices
- Public Safety Facility
- Religious Places of Worship
- Residential Care Facility, Assisted Living
- Residential Care Facility, 6-16 Unrelated Persons
- Restaurant (w/ drive-thru - see supplemental regulations Chapter 1123.28)
- Retail, Sales & Service
- Senior Living, Independent Living
- Single-Family Home (attached)
- Vehicle Body Shop
- Vehicle Sales
- Vehicle Service and Repair Facility
- Veterinarian Animal Hospital and/or Animal Clinic (no outside kennels)
- Wireless Communication Tower

Highlighted below are the requested Permitted uses that are listed as Conditional in the City's zoning code:

= Currently listed as Conditional Uses in the City's Zoning Code for SCD

= Currently listed as Conditional Uses in the City's Zoning Code for RMU

= Currently listed as Conditional Uses in the City's Zoning Code for SCD and RMU

- Child Care Day Care Center
- Commercial and Industrial Equipment and Material Sales, Rental
- Commercial Printing, Printing and Publishing
- Computer Services
- Community Center
- Congregate Care Facility, Assisted Living
- Congregate Care Facility, Nursing Home
- Emergency Care Facility
- Essential Public Services and Utilities
- General Retail - no employee restriction
- Health and Fitness Studio
- Hospital
- Laboratories and Research
- Multi-Family
- Neighborhood Market
- Nursery
- Restaurant (Sit-Down)
- School (K-12)
- Senior Living, Independent Living
- Small Box Discount Retail Store
- Specialty Food and/or Beverage Facility
- Vehicle Fuel Sales
- Vehicle Fuel Sales when Accessory to Permitted Use
- Vehicle Sales, Rental and Lease Excluding Body Work
- Vehicle Service and Repair Facility
- Vehicle Wash Facility
- Warehousing, Personal Storage/Mini

Cooks Pointe
Planned Unit Development Amendment

October 1, 2025

Introduction

In 2008, the 165.564± acre Cook property was determined to be uniquely situated and suitable for PUD zoning. Since its approval, there has been a substantial shift away from office space, and as such, changes are needed to reflect the community's current needs. Moreover, the City of Marysville has adjusted the appropriate uses within the Suburban Commercial District (SCD), Neighborhood Commercial District (NCD), and Regional Mixed-use District (RMU), which most closely align with the uses appropriate within the PUD. As such, Cooks Pointe presents the following Amendment to the existing PUD pursuant to Chapter 1135.02 of the Planning and Zoning Ordinance of the City of Marysville, to adjust the permitted uses within the PUD and otherwise amend the PUD as set forth herein.

Except for the additional text provided herein, all previously submitted documentation for the PUD shall be considered submitted with this PUD Amendment.

Submitted By:

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SUB AREA A -

Sub Area A is located north of U.S. 33, west of S.R. 4, east of S.R. 31 and south of Pond Drive. The site is ±13.63 acres.

This sub area is designed for uses compatible within the Suburban Commercial District (SCD Section 1121.08 of the Code) and the Regional Mixed Use District (RMU Section 1121.15 of the Code) .

A 1.01 Uses

References and definitions of uses are those in the Marysville Zoning Code. All Permitted Uses as identified in the SRD and RMU Districts shall apply with the following amendments:

Permitted Uses
In addition to those uses permitted with SCD and RMU, the following shall also be permitted:

Child Care Day Care Center
Commercial and Industrial Equipment and Material Sales, Rental
Commercial Printing, Printing and Publishing
Computer Services
Community Center
Congregate Care Facility, Assisted Living
Congregate Care Facility, Nursing Home
Emergency Care Facility
General Retail – no employee restriction
Health and Fitness Studio
Hospital
Laboratories and Research.
Multi-Family
Neighborhood Market
Nursery
Restaurant (Sit-Down)
School (K-12)
Small Box Discount Retail Store
Specialty Food and/or Beverage Facility
Vehicle, Sales, Rental and Lease Excluding Body Work
Vehicle Wash Facility
Warehousing, Personal Storage/Mini

A 1.02 Supplemental Development Standards Specific to Sub Area

Unless in conflict with the PUD Development Standards, or specifically set forth below, the City of Marysville Development Standards as set forth in in the Zoning Code shall apply:

(a). **The minimum floor area:** 900 square feet.

(b). **Density:** 8 units per gross acreage

(c). **Special Setbacks.**

(1). **Pond Drive:** principal and accessory buildings shall be set back a minimum of 25 feet and pavement shall be set back a minimum of 15 feet from the Pond Drive right-of-way.

(2). **U.S. 33:** principal and accessory building and pavement shall be set back a minimum of 50 feet from the right-of-way.

(3). **Clarks Addition**. All building and pavement setbacks shall be 50 feet from the shared property line between Sub Area A1 and properties in Clarks Addition.

SUB AREA B1 –

Sub Area B1 is located west of Pond Drive, east of Clark Addition across from the existing pond, and north of the Sub Area A. The site is ±14.23 acres.

This sub area is designed for uses compatible within the Suburban Commercial District (SCD Section 1121.08 of the Code).

B1.01 **Uses**

References and definitions of uses are those in the Marysville Zoning Code. All Permitted Uses as identified in the SCD District shall apply with the following amendments:

(a). **Permitted Uses**
In addition to those uses permitted with SCD, the following shall also be permitted:

Child Care Day Care Center
Commercial and Industrial Equipment and Material Sales, Rental
Commercial Printing, Printing and Publishing
Computer Services
Community Center
Congregate Care Facility, Assisted Living
Congregate Care Facility, Nursing Home
Essential Public Services and Utilities
Emergency Care Facility
General Retail – no employee restriction
Health and Fitness Studio
Hospital
Laboratories and Research.
Multi-Family
Neighborhood Market
Nursery
Restaurant (Sit-Down)
School (K-12)
Senior Living, Independent Living
Small Box Discount Retail Store
Specialty Food and/or Beverage Facility
Vehicle Fuel Sales
Vehicle Fuel Sales when Accessory to Permitted Use
Vehicle, Sales, Rental and Lease Excluding Body Work
Vehicle Service and Repair Facility
Vehicle Wash Facility
Warehousing, Personal Storage/Mini

B1.02 **Supplemental Development Standards**

Unless in conflict with the PUD Development Standards, or specifically set forth below, the City of Marysville Development Standards as set forth in in the Zoning Code shall apply:

(a). **Minimum lot size:** 6,000 square feet.

(b). **Minimum lot width:** 100 feet.

(c). **The minimum floor area:** 900 square feet.

(d). **Special Setbacks**

i. **Trash/Dumpster:** No trash/dumpster locations shall be located within 75 feet from the Clarks Addition property line. Dumpster locations will be determined at final development and shall be subject to city approval.

ii. **Pond Drive:** Principal and accessory buildings shall be set back a minimum of 25 feet and pavement shall be set back a minimum of 15 feet from the Pond Drive right-of-way.

iii. **Clarks Addition**. All building and pavement setbacks shall be 50 feet from the shared property line between Sub Area B1 and properties in Clarks Addition.

(e) **Special Fencing Requirements:** See GDS 1.02(f)(1) for special fencing requirements.

(f) **Special Buffering Requirements**: See GDS 1.02(h) including S.R.4 Landscape Buffer, Buffer Type E and Buffer Type F for special buffering requirements within this Subsection.

SUB AREA B2 –

Sub Area B2 comprises three disconnected areas within the Cooks Pointe Development. The first B2 area is ±2.57 acres at the corner of Pond Drive and S.R. 4, adjacent to the existing pond. The second B2 area is ±3.29 acres at the corner of Pond Drive and Proposed Road A. The third B2 area is ±7.81 acres bound by S.R. 4, Cooks Pointe Drive and Proposed Road A. Total sub area is ±13.67 acres.

This area is designed for uses compatible within the Suburban Commercial District (SCD Section 1121.08 of the Code), and the Neighborhood Commercial District (NCD Section 1121.11 of the Code).

B2.01 Uses

References and definitions of uses are those in the Marysville Zoning Code. All Permitted Uses as identified in the SCD and NCD District shall apply with the following amendments:

(a). **Permitted Uses**

In addition to those uses permitted within the SCD and NCD, the following shall also be permitted:

Child Care Day Care Center
Commercial and Industrial Equipment and Material Sales, Rental
Commercial Printing, Printing and Publishing
Computer Services
Community Center
Congregate Care Facility, Assisted Living
Congregate Care Facility, Nursing Home
Emergency Care Facility
Essential Public Services and Utilities
General Retail – no employee restriction
Health and Fitness Studio
Hospital
Laboratories and Research.
Multi-Family
Neighborhood Market
Nursery
Restaurant (Sit-Down)
School (K-12)
Senior Living, Independent Living
Small Box Discount Retail Store
Specialty Food and/or Beverage Facility
Vehicle Fuel Sales
Vehicle Fuel Sales when Accessory to Permitted Use
Vehicle, Sales, Rental and Lease Excluding Body Work
Vehicle Service and Repair Facility
Vehicle Wash Facility
Warehousing, Personal Storage/Mini

(b). **Conditionally Permitted Uses**
In addition to those uses conditionally permitted with SCD and NCD, the following shall be conditionally permitted:

Commercial Recreation, excluding Adult Entertainment
Hotels
Photofinishing Laboratories

B2.02 Supplemental Development Standards

Unless in conflict with the PUD Development Standards, or specifically set forth below, the City of Marysville Development Standards as set forth in in the Zoning Code shall apply:

(a) **Minimum lot size:** 6,000 square feet per business unit.

(b) **Minimum lot width:** 100 feet.

(c) **The minimum floor area:** 900 square feet.

(d) **Special Setbacks.**

(i) **Pond Drive and Cooks Pointe Drive:** pavement shall be set back a minimum of 15 feet from the right-of-way.

(ii) **S.R. 4:** principal and accessory buildings shall be set back a minimum of 50 feet and pavement shall be set back a minimum 25 feet from the SR 4 right-of-way.

(iii) **Proposed Road A:** principal and accessory buildings be set back a minimum of 20 feet and pavement shall be set back a minimum of 10 feet from the right-of-way.

(e) **Special Buffering:** See GDS 1.02(h), including Northeast Corner Adjacent to Single Family Residence, Stream Buffer, S.R. 4 Landscape Buffer, and Cooks Pointe Drive Landscape Buffer for special buffering requirements within this Subsection.

SUB AREA B3

Sub Area B3 is located adjacent to Sub Area A, B1, and B2, west of S.R. 4 and east of Pond Drive. The site is ±15.64 acres with an existing ±11.45 pond, as shown on Exhibit C.

This subarea shall be used as passive open space, comprising primarily an existing pond, grass, and a bike path around the pond.

B3.01 **Uses**

References and definitions of uses are those in the Marysville Zoning Code. All Permitted Uses as identified in the Open Space District (OSD Section 1121.17) shall apply.

B3.02 **Supplemental Development Standards**

Unless in conflict with the PUD Development Standards, or specifically set forth below, the City of Marysville Development Standards as set forth in in the Zoning Code shall apply:

(a) **The maximum height of structures:** 15 feet.

(b) **Minimum setbacks for accessory structures:**

(i) **Pond Drive**: minimum setback for all structures is 25 feet, and the minimum pavement setback is 15 feet from the Pond Drive right-of-way.

(ii) **S. R. 4:** minimum setback for all structures (excluding parking area) is 50 feet and minimum pavement setback is 25 feet from S.R. 4.

(iii) **Clarks Addition**. All building and pavement setbacks shall be 502 feet from the shared property line between Sub Area C1 and properties in Clarks Addition.

B3.03 **Access and Parking.**

(a). There shall be no vehicular access to this sub area except as may be provided to a small parking area.

(b). An eight (8) foot bike path shall be provided around the existing pond.

(c). Timing of installation. The bike path will be installed after construction of Pond Drive is completed to the southern boundary of Sub Area B3.

(d). A potential future parking lot (10 to 20 cars) may be constructed by developer if needed to support visitors to the park. Any future parking area shall be subject to approval by the City.

B3.04 **Development of Open Space.**

(a). The bike path shall be installed around the existing pond and the open space seeded with grass as necessary for a passive park use when Pond Drive is constructed to the south westernmost portion of the subarea.

(b). No lighting is anticipated in this passive open space other than the street lights within the development along the public roads.

B3.05 **Miscellaneous and/or Environmental**

(a). The pond may be used for storm water management as approved by the city engineer.

(b). Sub Area B3 shall be privately owned and maintained by a Property/Business Owners Association or other individual owner.

SUB AREA C1

Sub Area C1 is located south of Cooks Pointe Drive, west of Sub Area C2, north of Sub Area B1 and east of S.R. 31. The site is ±29.96 acres.

Uses anticipated for this sub area are similar to Suburban Commercial District (SCD Section 1121.08) and Regional Mixed Use District (RMU Section 1121.15 of the Code)

C1.01 Uses

References and definitions of uses are those in the Marysville Zoning Code. All Permitted Uses as identified in the SCD and RMU shall apply with the following amendments:

Permitted Uses:

Child Care Day Care Center
Commercial and Industrial Equipment and Material Sales, Rental
Commercial Printing, Printing and Publishing
Computer Services
Community Center
Congregate Care Facility, Assisted Living
Congregate Care Facility, Nursing Home
Emergency Care Facility
Essential Public Services and Utilities
General Retail – no employee restriction
Health and Fitness Studio
Hospital
Laboratories and Research.
Multi-Family
Neighborhood Market
Nursery
Restaurant (Site-Down)
School (K-12)
Small Box Discount Retail Store
Specialty Food and/or Beverage Facility
Vehicle Fuel Sales
Vehicle Fuel Sales when Accessory to Permitted Use
Vehicle, Sales, Rental and Lease Excluding Body Work
Vehicle Service and Repair Facility
Vehicle Wash Facility
Warehousing, Personal Storage/Mini

C1.02 Supplemental Development Standards

Unless in conflict with the PUD Development Standards, or specifically set forth below, the City of Marysville Development Standards as set forth in in the Zoning Code shall apply:

(a). **Minimum lot size:** 30,000 square feet per business unit.

(b). **Minimum lot width:** 150 feet.

(c). **The minimum floor area:** 900 square feet.

(d). **The maximum height of buildings:**

(1). Principal buildings: 4 stories or 50 feet maximum.

(2). Sub Area buildings: 2 stories or 35 feet maximum.

(3). Accessory buildings: 25 feet maximum.

(e) **Special Setbacks.**

(1). **Pond Drive:** principal and accessory buildings shall be setback a minimum of 25 feet and pavement shall be setback a minimum of 15 feet from the Pond Drive right-of-way.

(2). **S.R. 31:** principal and accessory buildings shall be set back a minimum of 50 feet and pavement shall be set back a minimum of 15 feet from the S.R. 31 right-of-way.

(3). **Cooks Pointe Drive**: principal and accessory buildings shall be set back a minimum of 25 feet and pavement shall be set back a minimum of 15 feet from the Cooks Pointe Drive right-of-way.

(f) **Special Buffering:** See GDS 1.02(h), including S.R. 31 Landscape Buffer, and Cooks Pointe Drive Landscape Buffer for special buffering requirements within this Subsection.

(f)

SUB AREA C2 –

Sub Area C2 is located south of Cooks Pointe Drive, east of Sub Area C1, north of Pond Drive and west of Sub Area D1. The site is ±17.27 acres.

Uses anticipated for this sub area are similar to Suburban Commercial District (SCD Section 1121.08) and Regional Mixed Use District (RMU Section 1121.15 of the Code).

C2.01 Uses

References and definitions of uses are those in the Marysville Zoning Code. All Permitted Uses as identified in the SCD and RMU shall apply with the following amendments:

(a). **Permitted Uses**

Child Care Day Care Center
Commercial and Industrial Equipment and Material Sales, Rental
Commercial Printing, Printing and Publishing
Computer Services
Community Center
Congregate Care Facility, Assisted Living
Congregate Care Facility, Nursing Home
Emergency Care Facility
Essential Public Services and Utilities
General Retail – no employee restriction
Health and Fitness Studio
Hospital
Laboratories and Research.
Multi-Family
Neighborhood Market
Nursery
Restaurant (Site-Down)
School (K-12)
Small Box Discount Retail Store
Specialty Food and/or Beverage Facility
Vehicle Fuel Sales
Vehicle Fuel Sales when Accessory to Permitted Use
Vehicle, Sales, Rental and Lease Excluding Body Work
Vehicle Service and Repair Facility
Vehicle Wash Facility
Warehousing, Personal Storage/Mini

C2.02 Supplemental Development Standards

Unless in conflict with the PUD Development Standards, or specifically set forth below, the City of Marysville Development Standards as set forth in in the Zoning Code shall apply:

(a). **Minimum lot size:** 30,000 square feet per business unit.

(b). **Minimum lot width:** 150 feet.

(c). **The minimum floor area:** 900 square feet.

(d). **The maximum height of buildings:**

(1). Principal buildings: 4 stories or 50 feet maximum.

(2). Sub Area buildings: 2 stories or 35 feet maximum.

(3). Accessory buildings: 25 feet maximum.

(e) **Special Setbacks.**

(1) **Pond Drive and Proposed Road A:** principal and accessory buildings shall be setback a minimum of 25 feet and pavement shall be set back a minimum of 15 feet from the right-of-way.

(2) **Cooks Pointe Drive**. principal and accessory buildings shall be setback a minimum of 25 feet and pavement shall be set back a minimum of 15 feet from the Cooks Pointe Drive right-of-way.

(f) **Special Buffering:** See GDS 1.02(h), including Stream Buffer, , and Cooks Pointe Drive Landscape Buffer for special buffering requirements within this Subsection.

SUB AREA D1 –

Sub Area D1 is located west of S.R. 4 and east of Proposed Public Road A. The sub area is ±10.87 acres.

Uses anticipated for this sub area are similar to Suburban Commercial District (SCD Section 1121.08) and Regional Mixed Use District (RMU Section 1121.15)

D1-0.1 Uses

References and definitions of uses are those in the Marysville Zoning Code. All Permitted Uses as identified in the SCD and RCD shall apply with the following amendments:

(a). **Permitted Uses**

Child Care Day Care Center
Commercial and Industrial Equipment and Material Sales, Rental
Commercial Printing, Printing and Publishing
Computer Services
Community Center
Congregate Care Facility, Assisted Living
Congregate Care Facility, Nursing Home
Emergency Care Facility
Essential Public Services and Utilities
General Retail – no employee restriction
Health and Fitness Studio
Hospital
Laboratories and Research.
Multi-Family
Neighborhood Market
Nursery
Restaurant (Sit-Down)
School (K-12)
Senior Living, Independent Living
Small Box Discount Retail Store
Specialty Food and/or Beverage Facility
Vehicle Fuel Sales
Vehicle Fuel Sales when Accessory to Permitted Use
Vehicle, Sales, Rental and Lease Excluding Body Work
Vehicle Service and Repair Facility
Vehicle Wash Facility
Warehousing, Personal Storage/Mini

D1.02 Supplemental Development Standards

Unless in conflict with the PUD Development Standards, or specifically set forth below, the City of Marysville Development Standards as set forth in in the Zoning Code shall apply:

(a). **Minimum lot size:** 10,000 square feet per business unit.

(b). **Minimum lot width:** 100 feet

(c). **The minimum floor area:** 900 square feet.

(d). **The maximum height of buildings:**

(1). Principal buildings: 2 stories not to exceed 35 feet.

(2). Accessory buildings: 20 feet.

(e). **Special Setbacks:**

(1) **S.R. 4:** principal and accessory buildings be setback a minimum of 50 feet and pavement shall be setback a minimum of 25 feet from the S.R. 4 right-of-way.

(2) **Cooks Pointe Drive**. principal and accessory buildings shall be setback a minimum of 25 feet and pavement shall be setback a minimum of 15 feet from the Cook Pointe Drive right-of-way.

(3) **Proposed Public Road A:** principal and accessory buildings be set back a minimum of 20 feet and pavement shall be setback a minimum of 10 feet from the right-of-way.

(f) **Special Buffering:** See GDS 1.02(h), including Stream Buffer, S.R. 4 Landscape Buffer, and Cooks Pointe Drive Landscape Buffer for special buffering requirements within this Subsection.

SUB AREA D2

Sub Area D2 is located east of S.R. 31 and west of Sub Area E. The sub area is ±4.54 acres.

Uses anticipated for this sub area are similar to Suburban Commercial District (SCD Section 1121.08) and Regional Mixed Use District (RMU Section 1121.15 of the Code).

D2.01 Uses

References and definitions of uses are those in the Marysville Zoning Code. All Permitted Uses as identified in the SCD and RMU shall apply with the following amendments:

(a). **Permitted Uses**

Child Care Day Care Center
Commercial and Industrial Equipment and Material Sales, Rental
Commercial Printing, Printing and Publishing
Computer Services
Community Center
Congregate Care Facility, Assisted Living
Congregate Care Facility, Nursing Home
Emergency Care Facility
Essential Public Services and Utilities
General Retail – no employee restriction
Health and Fitness Studio
Hospital
Laboratories and Research.
Multi-Family
Neighborhood Market
Nursery
Restaurant (Sit-Down)
School (K-12)
Senior Living, Independent Living
Small Box Discount Retail Store
Specialty Food and/or Beverage Facility
Vehicle Fuel Sales
Vehicle Fuel Sales when Accessory to Permitted Use
Vehicle, Sales, Rental and Lease Excluding Body Work
Vehicle Service and Repair Facility
Vehicle Wash Facility
Warehousing, Personal Storage/Mini

D2.02 Supplemental Development Standards

Unless in conflict with the PUD Development Standards, or specifically set forth below, the City of Marysville Development Standards as set forth in in the Zoning Code shall apply:

(a). **Minimum lot size:** 10,000 square feet per business unit.

(b). **Minimum lot width:** 100 feet.

(c). **The minimum floor area:** 900 square feet.

(d). **The maximum height of buildings:**

(1). Principal buildings: 2 stories not to exceed 35 feet.

(2). Accessory buildings: 20 feet.

(e) **Special Setbacks.**

(1) **S.R. 31:** principal and accessory buildings be setback a minimum of 50 feet and pavement shall be setback a minimum of 25 feet from the S.R. 31 right-of-way.

(2) **Cooks Pointe Drive**: principal and accessory buildings shall be setback a minimum of 25 feet and pavement shall be set back a minimum of 15 feet from Cooks Pointe Drive right-of-way.

(3) **Proposed Public Road B:** principal and accessory buildings be setback a minimum of 20 feet and pavement shall be setback a minimum of 10 feet from the right-of-way.

(f) **Special Buffering:** See GDS 1.02(h), including S.R. 31 Landscape Buffer, North Property Line Buffer, and Cooks Pointe Drive Landscape Buffer for special buffering requirements within this Subsection.

SUB AREA E

Sub Area E is located west of Sub Area B2, north of Cooks Pointe Drive, and east of Sub Area D2, see Exhibit B. The Sub Area E is ±27.97 acres. This sub area can be subdivided to allow for separate condominium and/or multi-family residential communities, providing each community adheres to the development standards for Sub Area E.

Uses anticipated for this sub area are similar to the Suburban Residential District (SRD - Marysville City Code Chapter 1121.07).

E1.01 Uses

References and definitions of uses are those in the Marysville Zoning Code. All Permitted Uses as identified in the SRD shall apply with the following amendments:

(a). **Permitted Uses**

Congregate Care Facility – Assisted Living/Nursing Home
Multi-family Housing
Single Family Home (attached)

Limitation on Multi-Family Housing. No more than 14 acres of the land in this Sub Area shall be used for apartments and their associated facilities. Apartments mean multi-family housing consisting of residential units intended or designed to be rented and occupied by individuals, groups of individuals or families living independently of each other and with cooking facilities for the exclusive use of those who occupy the premises.

E1.02 Supplemental Development Standards
Unless in conflict with the PUD Development Standards, or specifically set forth below, the City of Marysville Development Standards as set forth in in the Zoning Code shall apply:

(a). **Minimum lot size:** 3,600 square feet per residential unit.

(b). **Minimum lot width:** 100 feet.

(c). **Maximum percentage of lot to be occupied.** No more than 30% of any lot may be covered by the enclosed ground floor area of all principal and accessory buildings on the lot.

(d). **The maximum height of buildings:**

(1). Principal buildings: 3 stories or 35 feet maximum.

(2). Accessory buildings: 15 feet.

(e) **Special Setbacks.**

(1) **North Property Line:** pavement, principal and accessory buildings shall be setback a minimum of 30 feet.

(2) **Cooks Pointe Drive:** principal and accessory buildings shall be setback a minimum of 25 feet and pavement shall be setback be a minimum of 15 feet from Cooks Pointe Drive.

(f) **Special Buffering:** See GDS 1.02(h), including North Property Line Buffer, Landscape Buffer Type B, Landscape Buffer Type C, Landscape Buffer Type D, and Cooks Pointe Drive Landscape Buffer for special buffering requirements within this Subsection.

General Development Standards for the Cooks Pointe PUD

The codified ordinances of the City of Marysville shall apply except as otherwise provided herein. Whenever there is a conflict or difference between the provisions of this Cooks Pointe Planned Unit Development Plan ("PUDP") and the codified ordinances of the City, including zoning and subdivision ordinances, the provisions of this PUDP shall prevail.

GDS 1.01 General Intent

(a). The Applicant/Developer intends to create a unified, high-quality mixed-use development where office uses are permitted and encouraged, and other commercial and limited multifamily residential uses are also allowed. The proposed development shall be designed to foster a human-scale, pedestrian-friendly office and commercial environment with a mix of uses and multiple access points from adjacent thoroughfares to the arterial/collector system.

(b). It is anticipated that Cooks Pointe will be developed in sections over time by multiple developers. To achieve visual unity throughout the development, landscape elements within view of public rights-of-way shall be controlled and coordinated by this development text. The Preliminary Development Plan and the General Development standards control the following site landscape elements:

- Entry features and project identity signage
- Street and parking lot lighting
- Fencing, street trees, and landscaping
- Trails and pedestrian connectivity

(c). If the standards contained herein conflict in any way with the City of Marysville Codified Ordinances, then the standards contained in this PUDP shall prevail. In the event the General Development Standards contained herein conflict in any way with any Specific Sub Area Development Standard provided in the following individual sub areas, then the Specific Development Standards for that sub area shall prevail. Standards in the City of Marysville Zoning Code applicable to matters not specified in this document shall apply to each sub-area in the PUDP.

(d). Street plan alignments shown on the Sub Area Plan give a general indication of where such streets shall be platted and constructed. They are not, however, intended to be precise. While the functional system shall be produced, its precise alignment will be determined during final engineering and construction and may differ from that shown, so long as the functional objectives are attained. Based on the final roadway designs, minor adjustments may be needed to individual subarea configurations to accommodate actual road locations. To the extent that such minor adjustments necessitate the subdivision or split of any parcel within a sub area, such minor subdivision or lot split may be accomplished under Marysville City Code Section 1105.23, as it may be amended, and shall not be considered the subdivision of a 'lot' from the original parcel if it does not create additional building sites and is not contrary to applicable subdivision or zoning regulations.

GDS 1.02 **Landscaping**

The Landscape Requirements of Chapter 1125 of the codified ordinances of the City of Marysville shall apply to Cooks Pointe except as otherwise provided herein. Whenever there is a conflict or difference between the provisions of this Cooks Pointe Development Plan and the Marysville City Code, the provisions of this PUDP shall prevail.

(a) Landscaping plans shall be submitted as part of the design review for each portion of the PUDP as it develops and shall not be part of the Preliminary Plat process.

(b) Any portion of a developed lot upon which a building or parking area is not constructed shall be landscaped with lawn as a minimum.

(c) Street trees on each side of any entry drive shall be set back a minimum of thirty (30) feet from the curb to accentuate the entry/exit points and to accommodate the visibility triangle, as approved by the City Engineer. Street trees shall be located 50 feet maximum on center within the tree lawns of all public streets. Trees shall be evenly spaced to create a rhythm and overhead canopy.

(d) All parking areas shall be screened by a combination of trees, fencing, and hedges, and/or mounding that is a minimum of three (3) feet in height (as measured from the grade of the parking lot) unless designated otherwise in the sub-area text. Where buildings front a public roadway with no parking or circulation between the road and building, no such screening shall be required.

(e) All mounding shall be located outside the public right-of-way and shall not obstruct site distance at any driveways or public intersections.

(f) **Fencing**.

(1) **State Route 31 and State Route 4 Fencing**: Decorative white vinyl fence in the style shown in Exhibit E may be installed along State Route 31 and State Route 4.

(2) **Cooks Boulevard Fencing**: Decorative black wood fencing on either side of Cooks Boulevard in the style shown on Exhibit E may be installed from the intersection of Cooks Boulevard with State Route 4 to the Intersection with State Route 31.

(3) **Pond Drive Fencing**: Pond Drive shall have fencing along the first 400 linear feet on both sides of the road in a style shown on Exhibit E.

(4) **Interior Road Fencing**: Fencing along all other interior roadways may be of a style approved by the Developer, the Association, and the City of Marysville.

(5) **Spacing**: A continuous line fence is not required, and it is recognized that additional limitations on the use of a fence (and other landscaping) may apply within and adjacent to the Ohio Department of Transportation limited-access right-of-way that defines the southern portion of the development. Fencing may be installed along thoroughfares in sections of no less than 24 feet to create rhythm and allow for visibility of signage and views within the development.

(6) **Special Privacy Fencing:** A six (6) privacy fence may be installed on the common property line of Sub Area B1 and Clark Addition as an alternative to Buffer Type E and/or Buffer Type F, subject to restrictions that may be imposed by the overhead utility lines/easement. If a fence is installed in lieu of landscaping, it shall be installed on the common property line of the entire buffer type, though a fence in lieu of landscaping in

Buffer Type E would not also require a fence in lieu of landscaping in Buffer Type F, and vice versa.

(g) The use of native or adapted plant materials is strongly encouraged for water and energy conservation. 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. Plant material shall be installed with a minimum size requirement at installation as follows:

(1) Deciduous trees – 2-inch caliper
(2) Evergreen trees – 5 feet to 6 feet in height
(3) Ornamental trees –1¾" caliper
(4) Deciduous and Evergreen shrubs used for screening – minimum 24 inches in height.
(5) Perennials and ornamental grasses – 1 gallon minimum.

(h) **Special Landscape Buffers**:

(7) **Northeast Corner Adjacent to Single Family Residence:** There shall be a 30-foot special setback from the common property line of Sub Area B2 and the existing single-family residence at the northeasternmost corner adjacent to Cooks Pointe PUD and Sub Area B2 abutting S.R. 4 (Amrose property). Within the special set back there shall be a buffer planting consisting of two (2) ornamental trees, 1¾ inch minimum caliper, three (3) evergreen trees, six (6) feet minimum height and 15 evergreen and/or deciduous shrubs, minimum 24 inch height per each 100 linear feet. Proposed trees and shrubs shall be grouped and staggered to present a natural appearance, and shall be clustered at critical impact areas adjacent to existing homes. This landscape buffer shall be located at the site and have the general character shown on Exhibit I, Detail B. The buffer shall be installed in its entirety at the time of the development of the first property upon which any of the special 30-foot setback and special landscape buffer is located. (See Exhibit I, Detail B)

(8) **North Property Line:** Within the 30 foot special setback from the common properly line of Sub Area D2 and adjacent property north of Cooks Pointe PUD, there shall be a buffer planting consisting of two (2) ornamental trees (1¾ inches minimum caliper), three (3) evergreen trees (six (6) feet minimum height) and 15 evergreen and/or deciduous shrubs (minimum 24 inches in height) per each 100 lineal feet of common property line as shown on Exhibit I, Detail A. No mounding or fence is required. Proposed trees and shrubs may be grouped in any configuration within the 30-foot landscape buffer. Existing trees should be preserved. This landscape buffer shall be at the location and general character as shown on Exhibit I Detail A.

(9) **Stream Buffer:** There shall be a 50-foot stream buffer (25 feet each side of the stream center line) of the existing stream within Subarea B2 adjacent to and north of Pond Drive. To the extent possible, existing riparian vegetation within that buffer shall be preserved. Existing trees may be augmented with new landscape plants for aesthetic and erosion-control purposes; native species are preferred. No buildings or parking areas can be located in the buffer. The buffer may be encroached by utility line crossings if required to service the site as approved by the City.

(10) **S.R. 31 Landscape Buffer:** A buffer shall be established to screen car-level views into parking areas. This buffer shall consist of a combination of mounding (three (3) foot minimum height), landscaping, and/or fencing. The landscaping includes three (3) ornamental trees (1¾ inch caliper), three (3) evergreen trees (six (6) foot minimum height), and 15 deciduous and/or evergreen shrubs (minimum 18 inches in height) per lot abutting and fronting S.R. 31. Plants should be clustered to achieve a strategic screening of parking

and promote interest. The S.R. 31 landscape buffer shall be in the general character of the buffer shown in Exhibit F.

(11) **Cooks Point Drive Landscape Buffer:** A buffer shall be established to screen car-level views into parking areas. This buffer shall consist of a combination of mounding (three (3) foot minimum height) and landscaping, and may include decorative fencing at the discretion of the developer. This buffer shall consist of at least five (5) ornamental trees (1¾ inch caliper minimum) and 15 low deciduous and/or evergreen shrubs (18 inches minimum height) per 100 linear feet. Mounding, fencing, and plantings should NOT be intermixed randomly but instead should be grouped and arranged to create a pattern in the general character shown on Exhibit E.

(12) **S.R. 4 Landscape Buffer:** Car level views into Sub Area B parking areas fronting S.R. 4 shall be screened from S.R. 4 with a three (3) foot minimum height mounding and landscaping that may include accent fencing. The landscaping shall consist of three (3) ornamental trees (1¾ inch caliper), three (3) evergreen trees (6 foot minimum height), or any combination thereof, and 15 deciduous and/or evergreen shrubs (minimum 18 inches in height) per 100 linear feet of frontage. Plants should be clustered to achieve strategic screening of parking and promote interest. This landscape buffer shall be in the general character as shown on Exhibit F.

(13) **North Property Line Buffer: Buffer Type A:** Within the 30 foot setback along the north property lines there shall be buffer plantings of three (3) different types (Type B, Type C and Type D) for a distance of 1,420 lineal feet from the eastern right of way line of proposed Public Road B (adjacent and east of Sub Area D2) as shown on Detail A of Exhibit I. No landscape buffer is required for the agricultural use north-east of the 1,420 lineal feet. This buffer shall be installed in its entirety at the time of the development of the first property upon which any of the North Property Line Buffer in Detail A on Exhibit I is located. The North Property Line Buffer shall be as follows. (See Exhibit I):

(14) **Landscape Buffer Type B:** A buffer of plantings consisting of two (2) ornamental trees, 1¾ inch minimum caliper, three (3) evergreen trees, six (6) feet minimum height, and 15 evergreen and/or deciduous shrubs, minimum 24 inch height per 100 lineal feet. No mounding or fence is required. The total quantity of plant material may be grouped in any configuration within the 30-foot landscape buffer and must be clustered adjacent to any existing neighboring residence. Buffer Type B shall be installed in two sections: (1) a 150 feet section from proposed Public Road B for a distance of 150 lineal feet east; and (2) a 450 lineal feet section beginning at a point 450 lineal feet east of proposed Public Road B and continuing for a distance of 450 lineal feet east along the northern property line as shown on Exhibit I.

(15) **Landscape Buffer Type C:** A 300 lineal feet buffer of plantings consisting of two (2) ornamental trees, 1¾ inch minimum caliper, three (3) evergreen trees, six (6) feet minimum height, 15 evergreen and/or deciduous shrubs, minimum 24 inch height and two (2) to three (3) feet irregular mounding per each 100 lineal feet. The total quantity of plant material may be grouped in any configuration within the 30-foot landscape buffer and must be clustered adjacent to any existing neighboring residence. Buffer Type C shall be installed in a 300-foot section beginning at a point 150 lineal feet east of proposed Public Road B and continuing for a distance of 300 lineal feet east along the northern property line as shown on Exhibit I.

(16) **Landscape Buffer Type D:** A 520 lineal feet buffer of plantings consisting of two (2) ornamental trees, 1¾ inch minimum caliper, three (3) evergreen trees, six (6) feet minimum height, 15 evergreen and/or deciduous shrubs, minimum 24 inch height and four

(4) to five (5) feet irregular mounding per each 100 lineal feet. The total quantity of plant material may be grouped in any configuration within the 30-foot landscape buffer and must be clustered adjacent to any existing neighboring residence. In addition to these Type D planting and mounding requirements, if required by the Design Review Board, a six-foot-high fence may be installed. Buffer Type B shall be installed in a 520 lineal feet section beginning at a point 450 lineal feet east of proposed public road B and continuing for a distance of 520 lineal feet east along the northern property line to the end of the Detail A Landscape Buffer as shown on Exhibit I.

(17) **Buffer Type E:** Within the 50-foot setback along the west property line of Sub Area B1 (shared with the east property line of Clark Addition), there shall be a buffer planting consisting of two (2) ornamental trees, three (3) evergreen trees, and 15 evergreen and/or deciduous shrubs per 100 lineal feet. The landscape buffer (which may include mounding as an option) shall be at the location and general character as shown on Exhibit J. Ornamental trees shall be a minimum 1¾" caliper, evergreen trees a minimum height of six (6) feet, and shrubs a minimum height of 24 inches at the time of installation. Proposed plants shall be grouped and staggered to present a natural appearance, and shall be clustered at critical impact areas adjacent to existing homes. Existing vegetation may be counted towards the screening requirements. Existing healthy trees should be maintained to the extent that they do not interfere with the logical development of the sub area, stormwater management and utility services. Buffer Type E shall be of common design and consistent installation along the entire west property line of Sub Area B1. Buffer Type E does not require a common design or installation with Buffer Type F.

(18) **Buffer Type F:** Within the 50-foot setback along the north property line of Sub Area B1 (shared with the southern property line of Clark Addition), there shall be a buffer planting consisting of two (2) ornamental trees, three (3) evergreen trees, and 15 evergreen and/or deciduous shrubs per 100 lineal feet. The landscape buffer shall be at the location and general character as shown on Exhibit J. Ornamental trees shall be a minimum 1¾" caliper, evergreen trees a minimum height of six (6) feet, and shrubs a minimum height of 24 inches at the time of installation. Proposed plants shall be grouped and staggered to present a natural appearance, and shall be clustered at critical impact areas adjacent to existing homes. Existing vegetation may be counted towards the screening requirements. Existing healthy trees should be maintained to the extent that they do not interfere with the logical development of the sub area, stormwater management and utility services. Buffer Type F shall be of common design and consistent installation along the entire north property line of Sub Area B1.

(i) **<u>Common Open Space & Landscape Easements</u>**

(1) Common open space areas and landscape easements can be categorized as follows:
- (a) Common landscape areas, Entry features
- (b) Common Cooks Pointe Development Identification Signs, Business Identification Signs, and Commercial Development Signs
- (c) Pond area (Sub Area B3)
- (d) Common storm water management areas, including ponds, stream buffers, and drainage areas

(2) Landscape buffers, drainage easement improvements, and building site entry features shall be constructed by individual lot developers after Final Development Plan and Design Review approval and any other necessary approvals for that lot.

(3) Generally, the entry features and landscape buffers along S.R. 31 and S.R. 4 shall be more highly maintained areas. In contrast, the stream buffers and pond shall be planted with lower-maintenance landscaping.

(4) Common areas throughout the development shall be privately owned and maintained and may be established by easement or fee ownership. Legal devices shall be used, requiring each property owner to participate in the maintenance of the common areas, based on their proportionate interests in the region and the development.

(j) **Outdoor Display Areas and Exterior Uses.** Outdoor storage and display of merchandise associated with a retail use within the shopping center shall be permitted in fenced and/or screened areas. Fencing shall be decorative fencing and no chain link, woven, barbed wire, or electrically charged fence shall be used. Seasonal sales items, such as pumpkins, flowers, and salt, may be offered for sale in the areas along the storefronts' front façades on the sidewalk. Passage along the sidewalk shall not be blocked for pedestrian travel. Sidewalk areas may be used for exterior seating and dining. Seating and table plans shall be submitted to the City Zoning Inspector for approval relative to sidewalk clearance and pedestrian safety.

Vehicle Fuel Stations are permitted to allow outdoor sales of propane, ice storage, fuel dispenser items, sales, leases, etc.

GDS 1.03 Storm Water Management

(a) Where feasible, storm water management within each sub-area shall be provided by wet retention ponds aesthetically integrated into the surrounding development.

(b) Storm water management shall meet the City of Marysville code requirements and be approved by the City Engineer

(c) Each sub-area shall meet the City Storm Water Management Program (SWMP), subject to the review and approval by the City Engineer, or shall provide for a regional SWMP, subject to the City Engineer's approval

GDS 1.04 Access, Loading, Parking, and Traffic Related Comments.

(a) The Applicant/Developer and its successors shall, upon request by the Marysville City Engineer, update the Traffic Impact Study. Such requests by the City Engineer shall be based on changes within the Cooks Pointe development phasing or land uses, changes to the surrounding roadway network, or significant changes in land use or traffic-generating characteristics of land assumed in the submitted traffic studies.

(b) In general, access to S.R. 4 and S.R. 31 shall be strictly controlled. Commercial sites shall be designed to minimize direct vehicular access to these main streets. The number and general location of all access points serving the Cooks Pointe Development are shown on the Sub Area Plan (see Exhibit C).

(c) All access points shown on the plans are conceptual in nature. The final location of access points shall be determined at the time of final development, using data supported by a traffic study. All access points shall be submitted to the Marysville City Engineer for review and approval.

(d) All access points with public streets shall be designed to meet City Standards as determined by the Marysville City Engineer.

(a). There shall be a ten (10) foot bike path (within the right of way) on the north side of Cooks Pointe Drive, on the east side of Proposed Road A from Cooks Pointe Drive to Pond Drive, and around the existing pond as shown on Exhibit H.

(b). Either a five (5) foot wide concrete sidewalk or an eight-foot-wide asphalt bike path shall be provided along both sides of all public streets constructed within the development, as shown on Exhibit H. The sidewalk or bike path shall be installed within the right-of-way with roadway improvements. No sidewalks are proposed along S.R. 4 and S.R. 31. Sidewalks will be installed at these locations, if required, during the platting process. (See Benefits of Cooks Pointe General Development Standards Divergences from General Zoning Standards.)

(c). Proposed setbacks for sub-areas are measured from the right-of-way line along all public streets or roads.

(d). To minimize traffic on collectors and arterials and to improve access and safety, cross-access easements may be required within all sub-areas.

(e). Off-street parking and loading requirements shall be as provided in the Marysville City Code, except as may be otherwise provided in this Preliminary Development Plan or approved by the City. (See Sub Areas C1 and C2)

GDS 1.05 General Development and Standard Business Identification Signage

This provision contains the standards for the common signs within the development. All signage and graphics shall conform to the Marysville Sign Code Chapter 1129, unless specifically provided otherwise in this Preliminary Development Plan.

(a) General Development Signs:

(1). Freeway Sign. One free-standing, freeway-oriented sign shall be permitted to identify the development and its tenants. The following standards shall apply to the sign:

(a). It shall be located in the southern portion of the site adjacent to U.S. 33, located within a reserve area or easement along U.S. 33. It shall be a minimum of one (1) foot behind the right-of-way line. It shall be in the general character of the sign shown in the Exhibit. (See Exhibits G1 and G2).

(b). It shall not exceed 70 feet in maximum height above the grade of U.S. 33 at its proposed location shown on Exhibit G1. If the sign is relocated due to anticipated roadway improvements to U.S. 33, the height of the sign shall not exceed a maximum height of 36 feet above the line of sight over the S.R. 4 and S.R. 31 overpasses at a distance of 1,800 feet (which, at its present location, is 70 feet). If illuminated, the sign shall be internally illuminated. Letter returns shall be dark grey. Use of individually mounted letters shall be limited to the fronts of and the freeway orientation of the structure. The message area letters and/or their sign panel shall be mounted directly to the building.

(c). Maximum height of individually mounted letters or sign panels shall be 72 inches.

(2). Development Identification Signs. There shall be three (3) Development Identification Signs that identify only the name of the development (Cooks Pointe). (Overall Signage Plan, Exhibit G1). The following standards shall apply to the development of identification signs:

(a). Each sign shall be located within the development at the north side of its three primary entrances at: (1) Cooks Pointe Drive and S.R. 31; (2) Cooks Pointe Drive and S.R. 4; and (3) Pond Drive and S.R. 4. Each sign shall be located at least five (5) feet behind the edge of the right-of-way.

(b). The development identification sign shall be a free-standing monument-style sign to be constructed of natural or manufactured stone with a maximum height of 8 feet above the street grade. The graphic area shall be a maximum of 60 square feet. The sign shall be in the general character of the signs shown in Exhibits F and G1. The development identification sign shall be landscaped as generally shown on Exhibits F and G1.

(3). Commercial Development Signs. Two on-premise Commercial Development Signs shall be permitted, which may identify the names of select businesses within the development. (See Signage, Exhibit G2). The following standards shall apply to the commercial development signs:

(a). Each sign shall be located within the development at the south side of its two primary entrances at (1) Cooks Pointe Drive and S.R. 31 and (2) Cooks Pointe Drive and S.R. 4. Each sign shall be located at least five (5) feet behind the edge of the right-of-way.

(b). Each sign shall be a multi-tenant pylon sign with a maximum height of 21 feet. (See Exhibit G2).

(c). Each sign shall have a base of natural or manufactured stone and shall be placed in a landscaped area.

(d). The sign shall be in the general character of the sign shown in Exhibit G2.

(b). Business Identification Signs.

(1). Monument Signs. Each business unit shall be permitted one free-standing "monument" sign. (See Exhibits F and G1). The following standards shall apply to the monument signs:

(a). The free-standing signs shall be monument-style signs with a minimum 2-foot enclosed stone or manufactured stone base. (See Exhibit G1).

(b). The sign shall have a maximum height of 8 feet above the grade at the base of the sign, which shall in no event be more than 11 feet above the grade of the nearest street. The sign shall be in the general character of the sign shown in Exhibits F and G1.

(c). The graphic area (panel) of the sign shall not exceed 32 square feet per sign face.

(d). Signs shall be located at least five (5) feet behind the right-of-way line, except that multi-family development signs shall be located 15 feet behind the right-of-way.

(e). All business identification signs shall be placed in a landscaped area.

(f). Signs may be internally or externally illuminated. Light sources to externally illuminate signs shall be shielded from public right-of-ways.

(g). Maximum total sign area per business unit. The maximum total sign face area of all permanent signs shall be related to the width of the building or building unit. The maximum total permanent sign face area shall not exceed 300 square feet and shall be determined as follows:

Frontage width of building x 1.8 if building setback is less than 50 feet.
Frontage width of building x 2 if building setback is 50 to 300 feet.
Frontage width of building x 2.2 if building setback is 301 to 600 feet.
Frontage width of building x 2.4 if building setback is over 600 feet.

However, if the total calculated sign face area exceeds 400 square feet, then the maximum total sign face area of all permanent signs for that building unit shall not exceed 75% of the calculated sign face area. In no instance shall the total permanent sign face area exceed 750 square feet.

(h) Except for Vehicle Fuel Sale Station Signage, signage shall not be permitted on State Route 31 or State Route 4

(2) Freeway Signs. One wall identification sign is permitted for each business unit along U.S. 33.

(3) Directional Signs. Each business unit may provide appropriate directional signage at ingress and egress points. On-site permanent directional signs, e.g., employee and visitor parking, deliveries, etc., will be of a common design, material, and size. The maximum

height of directional signage shall be four (4) feet, and the maximum copy area type face shall be four (4) square feet.

(4) Vehicle Fuel Sale Station Signage: Signage that displays the purchase price of fuels shall be comprehensively and permanently incorporated into the free-standing ground signage of any retail service station. The sign shall be of the general character of the Business Identification Signs within the development and is permitted on S.R. 4. The automotive service station free-standing monument sign shall have a maximum height of 14 feet and a width of 12 feet.

In addition to the wall-mounted signage provided above, such a retail service station may have three (3) signs mounted to the soffit of any canopy over the fuel dispensing area. The maximum graphic area of any canopy signage shall be 60 square feet. No canopy signage shall extend above the roofline or below the bottom of the canopy soffit on which it is mounted.

If the retail service station facility also has a car wash, not more than two (2) wall-mounted illuminated name signs, each with a graphic copy area not exceeding 50 square feet in the aggregate, may be mounted on the car wash facility.

(5) Service and Address Signage: Each service/loading dock area is permitted to have the following message area on building elevation centered directly above door access: "Service Entrance," "Exit," etc., maximum letter height to be six (6) inches.

(6) Major Retail Center Tenant Signage – In-line Retail: Use of individually mounted letters shall be limited to the fronts, or with endcap tenants, front and sides of stores relative to each tenant space. In all instances, the message area letters and/or their sign panel shall be mounted directly to the building face. The horizontal width of each tenant's copy shall be a maximum of 80% of the width of such tenant's storefront. The maximum mounting height of any sign shall not exceed twenty (20) feet above grade and shall not extend above the roof or line of the parapet construction. The maximum letter height of the message area shall be 30 inches, except that the maximum height of the uppercase letters may be 36 inches. Special attention will be given to descent letters. The sign area must terminate 24 inches inside the tenant space side limits or the corner of a building.

(7) Major Retail Center Tenant Signage – Anchor Store: Use of individually mounted letters shall be limited to the fronts of stores relative to each tenant space. In all instances, the message area letters and/or their sign panel shall be mounted directly to the building. All tenant signage may be either illuminated or nonilluminated. All tenant signage that is intended to be illuminated shall be internally lit.The maximum mounting height of any sign shall not exceed twenty-eight (28) feet above grade and shall not extend above the roof or line of the parapet construction. The maximum letter height of the message area shall be 265 inches.

(8) Out Lot Building Signs/ Wall Signage: Out lots are lots, parcels, or business units that are smaller in scale than the major tenant and typically front adjacent roadways or parking areas of the major tenant. All wall-mounted signage may be internally or externally illuminated. Letter returns shall be dark gray. The horizontal width of each tenant's copy shall be a maximum of 80% of the width of the wall on which it is located. Out lot buildings shall be permitted three (3) on-premise wall signs. No graphic area shall exceed 100 square feet per sign. Out lot building wall signs shall not be mounted higher than twenty-four (24) feet above grade and no less than ten (10) feet above grade and shall not extend above the roof or line of the parapet construction.

(9) Address Signage. Building address signage shall be displayed on the front storefront glass doors and the rear service doors for each tenant address, using six (6) inch-high white vinyl letters in Helvetica lettering style.

(10) Additional Signage Permitted. In addition to the signage described, a canopy or window sign is also permitted. A canopy sign may have a maximum graphic area of three (3) square feet. Each sign shall be of the same color as the tenant's canopy sign letters. The tenant's name is to be no greater than three (3) inches in height and to have a ¾ inch wide decorative border on the blade sign painted gold. No part of the sign shall be less than eight (8) feet above the sidewalk or ground level.

(11) Illumination. Permanent sign type illumination shall be provided by one of the following means:

(a) Individually mounted, internally illuminated, face-lit, channel letter.

(b) Individually mounted, internally illuminated reverse channel letter ("halo" illuminated letter).

GDS 1.06 Trash Enclosure Standards

Trash enclosures, including dumpsters and compactors, shall be located to the rear of buildings in the service and delivery areas or screened by an enclosure from public right-of-ways, except as may otherwise be provided in a sub-area. Screening for dumpsters shall use exterior material(s) compatible with the principal building. The materials and location of trash enclosures shall be determined as part of the Design Review process.

GDS 1.07 Lighting:

(a). The streetlights shall be constructed along all public streets in accordance with City of Marysville standards for arterial and/or subdivision streets.

(b). All parking lighting within sub-areas shall be cut-off type fixtures. No light spillage off the site shall be allowed. All lighting shall be arranged to reflect light away from any street or adjacent property.

(c). All types of parking, pedestrian, and other lighting shall be on poles or wall-mounted cut-off type fixtures and shall be of the same type and style.

(d). Unless otherwise noted, all parking lights shall be metal fixtures, 33 feet in height maximum, and shall be black or dark bronze in color.

(e). No colored lights shall be used to light the exterior of buildings. Low-emitting lighting is permitted to 'uplight' the exterior of a building without having a significant 'spot-light' effect.

(f). Common development and individual building site lighting are subject to all approvals required by the city codified ordinances.

(g). For parking areas within 100 feet (as measured from lot lines) from existing residential homes, or within residential areas, street and parking lighting may not exceed 18 feet in height from finished grade.

(h). At final development, the developer must supply a lighting plan that demonstrates no light from parking areas will spill over onto the single-family residential lots

GDS 1.08 **Utilities**

All permanent utility connections shall be out of view or sufficiently screened if they can be seen from a public right-of-way. All mechanical equipment, other utility hardware, re and related structures shall be effectively screened from grade level view at the public right-of-way by a fence, vegetation, or wall of harmonious architectural material and character. It shall be subject to all approvals required by the Marysville City Code.

GDS 1.09 **Architecture Standards**

The Design Review Standards of Chapter 1144 of the Marysville City Code shall apply to Cooks Pointe except as otherwise provided herein. Whenever there is a conflict or difference between the provisions of this Cooks Pointe Development Plan and the codified ordinances of the city, the provisions of this PUD shall prevail. The overall architectural theme shall be established through site elements such as entry features & signage, fencing, lighting, street trees, and walkways. This project shall have commercial buildings (including office and retail buildings) and residential buildings. Accordingly, architectural standards shall need to vary between these building types.

(a). General Color Palette: Buildings shall be constructed of subdued, earth-tone materials; muted colors are required. Accent colors and brighter hues are permitted for building accent features only. A mixed palette for a single building should be carefully selected so that all colors harmonize.

(b). Materials: All structures shall be designed to be architecturally compatible with each other by employing similar roof pitches, architectural details, and be constructed of compatible exterior building materials. Building materials shall be of high quality and durability, and building facades shall be constructed with one or more of the following materials: solid wood, glass, brick, stone, stucco, decorative block, or contemporary durable materials with minimal use of vinyl, decorative aluminum, or metal siding. The exterior materials on a minimum of 40% of the facades of buildings shall incorporate materials that have the appearance of stone, brick, stucco, or other natural materials, including brick, brick veneer, stone, stone veneer, split face block, stucco, EIFS (Exterior Insulation and Finish Systems), imprinted precast concrete panels, or other contemporary durable materials. All buildings and portions thereof shall retain traditional building massing. Large commercial buildings shall incorporate elements and forms that reduce large masses into an assemblage of definable parts. The scale of the building(s) shall be aided through the use of different materials and architectural elements to help reduce the perception of the building mass.

(c). Roofs:
The following are the permitted roof styles:
(1) Pitched roofs with gabled or hipped ends.
(2) Glass roofs are acceptable in portions of a structure.
(3) Mansard roofs.
(4) Flat roofs are permitted but must utilize parapets or cornices. Prefabricated metal buildings and untreated masonry block structures are prohibited.

(d). In the event pitched roofs are used on a building, such pitched roofs shall have a minimum of a 6/12 pitch. Smaller outlot buildings are encouraged to use pitched roofs.

(e). Where an anchor store is located within a sub area, each sub area building shall employ similar exterior building materials as the anchor store.

(f). Each outparcel building shall employ similar exterior building materials as the retail center.

(g). **Residential Architectural Standards:**

Where a residence is located within the sub area, the following standards shall apply:

(1) **The minimum floor area:**

(a) 1 Bedroom – 750 square feet
(b) 2 Bedroom – 900 square feet
(c) 3 Bedroom – 1,000 square feet, maximum 15% of the units

(2) **Open space** requirement is 8% of the gross acreage. Public amenity areas such as a pool and/or clubhouse shall be credited towards this requirement.

(3) **Minimum Off Street Parking and Loading Requirements:** Parking requirements shall be a minimum of two (2) off-street parking spaces per unit (including garages).

(4) **Building Architecture**

(a) An architectural theme for the development that can be extended into accessory buildings (i.e. garages) and site features such as walls and fencing is encouraged.

(b) The use of a variety of building types and materials to create interest is encouraged. In addition to doors and windows, at least two different building materials should be used for any residential building elevation (not including garages).

(c) Building variety can be achieved by mixing and/or separating unit types (i.e. stacked flats, townhomes and ranch units) or by varying unit quantities within each building (i.e. 6 unit buildings and 12 unit buildings).

(d) Box-like forms with large, unvaried roofs should be minimized to ensure that multi-family buildings are designed with varying setbacks, staggered roof planes, and variety in orientation.

(e) Views may be enhanced and spaces made to feel larger by maximizing the number of windows.

(f) Porches, stairs, railings, fascia boards, and trim may be used to enhance buildings' character.

(g) All mechanical equipment whether mounted on the roof or ground should be screened from public view. Utility meters and equipment should be placed in locations that are not exposed to view from the street or they should be suitably screened.

(h) Durable and high quality materials that require limited maintenance are encouraged.

(5) **Site Planning/Site Layout**

(a) Relate buildings to the street and locate them on the site so that they reinforce street frontages.

(b) Provide as many private, ground level entries to individual units as possible.

(c) Ensure that building entries are prominent and visible, and oriented to streets as much as possible.

(d) Provide clear and well marked pedestrian accessibility routes to adjacent commercial uses with sidewalks, pedestrian walkway and street crossings.

(e) Locate any common facilities – such as community centers, pools and laundries – centrally and link them to other common outdoor space.

(f) Locate buildings and landscaping to maximize solar access during cooler months and to control it during warmer months. Maximize natural ventilation, sunlight and views for each unit.

(g) Landscaped entry features should include walls, signage, trees, shrubs and seasonal displays of color at each major project entrance.

(8) **Common Open Space**

(a) The design of outdoor open space as "outdoor rooms" is encouraged, avoiding undifferentiated, empty spaces; buildings and landscaping may be used to frame outdoor open spaces.

(b) Any common open space which can be used for play, recreation, social or cultural activities should be linked to separate open space areas to encourage pedestrian mobility.

(c) Common open spaces are encouraged to be located so that they can be viewed from individual units, preferably from the kitchen, living room or dining room.

(d) Any facilities such as community centers, pools and play areas should be centrally located within common open space areas for easy access to residents.

(e) Energy-efficient lighting is encouraged to be provided from a variety of sources at appropriate intensities and qualities for safety.

(9) **Private Open Space**

(a) Households are encouraged to include some form of useful private open space, such as a patio, porch, deck, balcony, yard, or shared entry porches or balconies.

(b) Any private open space should be easily accessible – physically and visually – from individual units.

(c) Fencing may be provided to insure privacy and to help define boundaries between common and private open space.

(10) **Parking**

(a) Parking lots should primarily be located at the rear or sides of the buildings to allow a majority of dwelling units to front on the streets.

(b) Multiple smaller parking lots are encouraged in lieu of few larger lots.

(c) Trees and shrubs should be planted to soften the overall impact of parking areas and to provide shade and noise reduction.

(d) Any carports and detached garages in the development should be designed as an integral part of the architecture of the project. They should be similar in material, color, and detail to the residential buildings of the development.

(e) Blank walls of detached garages facing the streets should be avoided where possible. If blank walls are unavoidable, trees and shrubs should be planted to soften the overall impact.

(f) Parking lots should be placed in close proximity to dwelling units to allow for casual surveillance.

(g) Any bicycle and pedestrian paths should be separated from vehicular traffic as much as possible.

(11) **Landscaping**

(e) Landscaping should be designed to enhance the architecture and create and define useful public and private spaces.

(f) Hardy native plant species should be used – trees, shrubs, and groundcover – that are easy to water and maintain.

(g) Shading of paved areas is encouraged, especially parking lots.

(h) A variety of seating is encouraged in common landscaped areas.

(i) Paths are encouraged to accommodate pedestrians, bicycles, shopping carts, walkers, pets, furniture moving, etc. Any paths may include appropriate lighting to insure that paths are safe at night.

(12) Building Materials

(a) Warm-tone reddish brick, stone veneer or stucco stone with limestone trim.

(b) Natural wood, wood composite or high quality vinyl sidings with wood trim.

(c) Stucco may be used as an accent material provided it does not exceed 60% of the exterior façade material.

(d) Concrete or masonry foundations may only have 18-inch exposure above finish grade before the primary exterior finish materials begin.

(e) Exterior cladding shall be within color palette described and be traditional materials, most commonly found on similar building types. These materials shall include the following:

i. Brick Veneer
ii. Stone/Cultured Stone (equal to or better than Stone Products Corporation).

iii. Wood lap siding, composite lap siding and cedar shake siding painted or stained.

iv. Vinyl siding – minimum of .042 inch nominal thickness with wood grain finish.

v. Stucco – per industry standards – light to medium textures.

(j) No building elevation shall have more than 60% vinyl siding. The remaining 40% of the elevation shall be comprised of other materials provided herein. All buildings should have approximately the same façade material percentages mix on all four sides of the building.

(k) Roof materials:

i. Standing seams metal, cedar shakes, slate or dimensional asphalt or fiberglass shingles.

ii. Pitched roofs with gables or hips at ends shall have a minimum slope of 6/12.

iii. Shingles to be minimum, medium weight dimensional or dimensional-look asphalt shingles.

(l) Wall Articulation/Fenestration: All buildings shall reflect a similar articulation, finish, and ratio of façade materials on all four sides.

(m) Minimum eight (8) inch eave overhangs.

(n) Scale:

i. Structures shall be designed to harmonize with the landscape.

ii. The scale of each building can be aided through the use of articulated building elements, such as porticos, dormers, recesses, awnings and other such elements, which help break up the building mass.



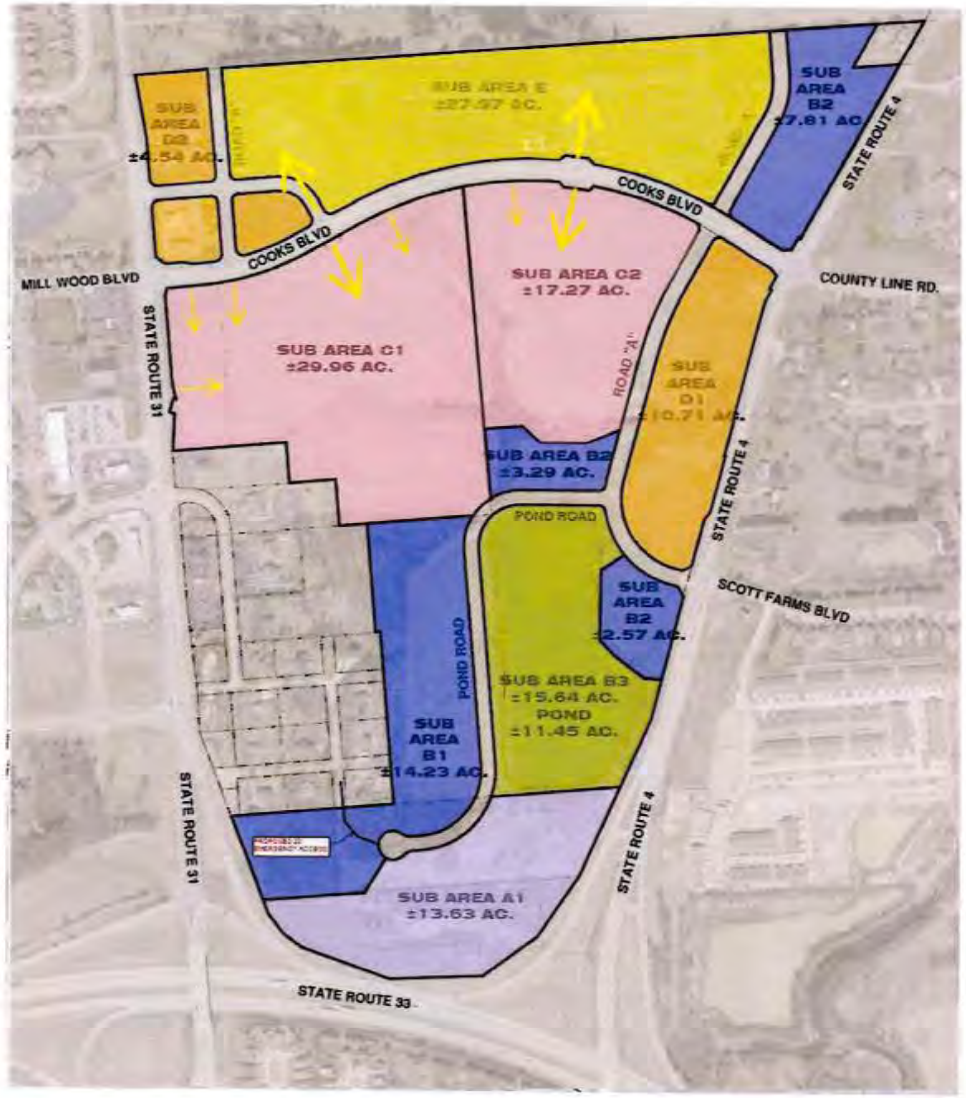
THE ABOVE IMAGE IS SHOWING DESIGN INTENT FOR THE NEW COOKS POINTE DEVELOPMENT. THE LAYOUT ABOVE IS FOR ILLUSTRATIVE PURPOSES ONLY. FINAL LAYOUT AND ENGINEERING WILL BE DETERMINED AT THE TIME OF FINAL DEVELOPMENT.

Note: Cooks Crossing Sketch Plan Submitted & Approved January 8, 2008.

BIRD HOUK collaborative

MARCH 2008

COOKS POINTE



LAND USES

- SUB-AREA A- FREEWAY ORIENTED OFFICE & SERVICE BUSINESS
- SUB-AREA B1 & B2- SUBURBAN OFFICE/ LIMITED COMMERCIAL
- SUB-AREA B3- OPEN SPACE
- SUB-AREA C1 & C2- OFFICE/ RETAIL
- SUB-AREA D1 & D2- OFFICE/ SERVICE BUSINESS
- SUB-AREA E- ATTACHED RESIDENTIAL
- THE ROAD LAYOUT AND ACCESS POINTS ARE SUBJECT TO THE APPROVAL OF THE CITY ENGINEER.

SITE DATA TABLE

TOTAL ACREAGE:	±165.564 AC.	
ROW:	±17.78 AC.	
NET DEVELOPABLE	±147.78 AC.	
		USE
SUB AREA A:	±13.63 AC.	SERVICE BUSINESS FREEWAY OFFICE
SUB AREA B1:	±14.23 AC.	SUBURBAN OFFICE
SUB AREA B2:	±13.67 AC.	SUBURBAN OFFICE LIMITED COMMERCIAL
	±7.81 AC.	
	±3.29 AC.	
	±2.57 AC.	
SUB AREA B3 :	±15.64 AC.	OPEN SPACE
SUB AREA C1:	±29.96 AC.	COMMERCIAL/RETAIL OFFICE
SUB AREA C2:	±17.27 AC.	COMMERCIAL/RETAIL OFFICE
SUB AREA D1:	±10.87 AC.	SERVICE BUSINESS OFFICE
SUB AREA D2:	±4.54 AC.	SERVICE BUSINESS OFFICE
SUB AREA E :	±27.97 AC.	ATTACHED RESIDENTIAL

Note: Street plan alignments shown on the Sub Area Plan give a general indication of where such streets will be platted and constructed. They are not, however, intended to be precise, and while the functional system will be produced, its precise alignment and construction may vary from that shown so long as the functional objectives are attained. Based upon final roadway designs, minor adjustments may need to be made to lot layout and area configuration.



LOCATION MAP

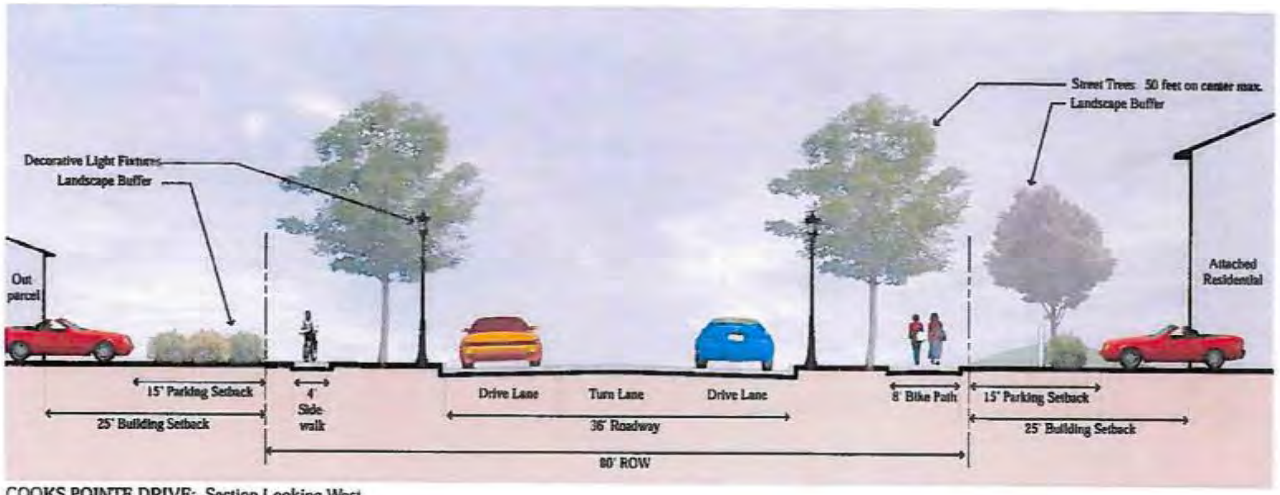
COOKS POINTE - PRELIMINARY DEVELOPMENT PLAN

SUB AREA PLAN

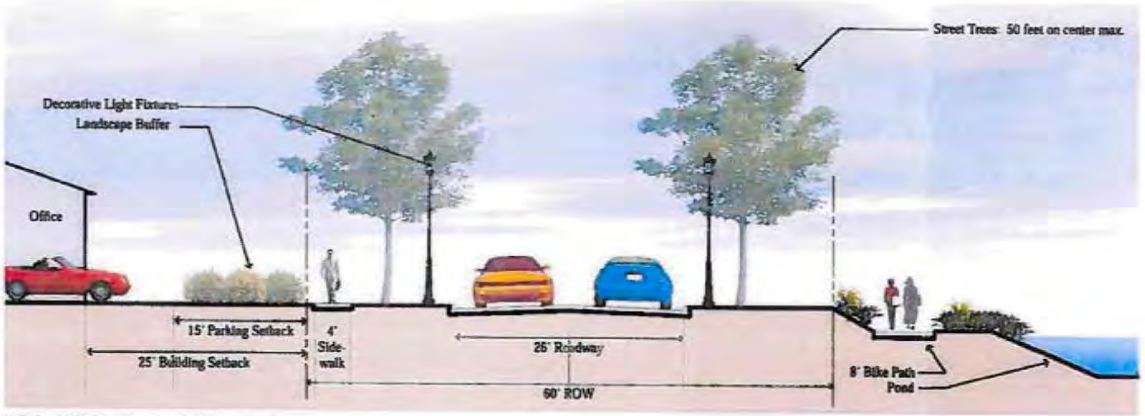
Marysville, Ohio
07041

July 16, 2008

EXHIBIT C



COOKS POINTE DRIVE: Section Looking West
Scale: 1"= 6'-0"



POND DRIVE: Section Looking North
Scale: 1"= 6'-0"

BIRD HOUK COLLABORATIVE

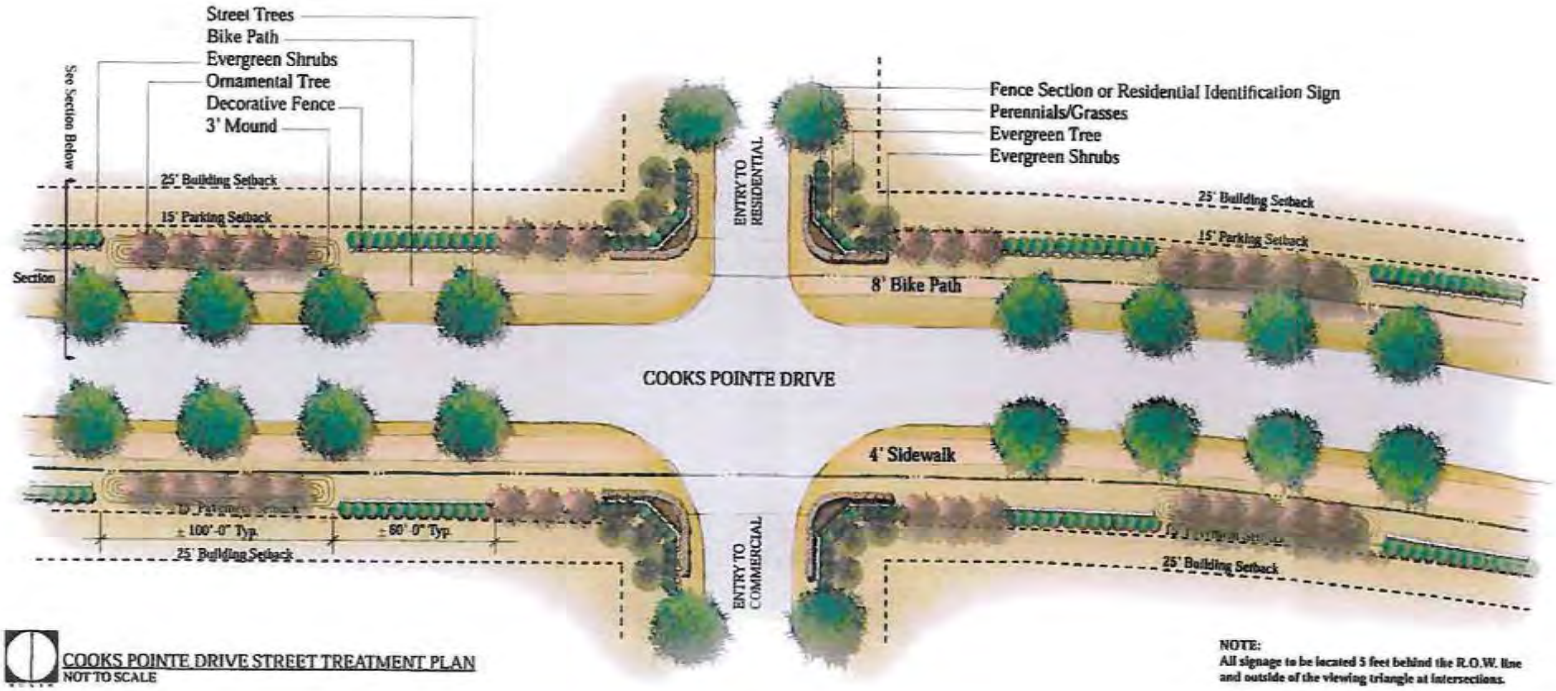
COOKS POINTE - PRELIMINARY DEVELOPMENT PLAN

PROPOSED STREET SECTIONS

Marysville, Ohio
07041

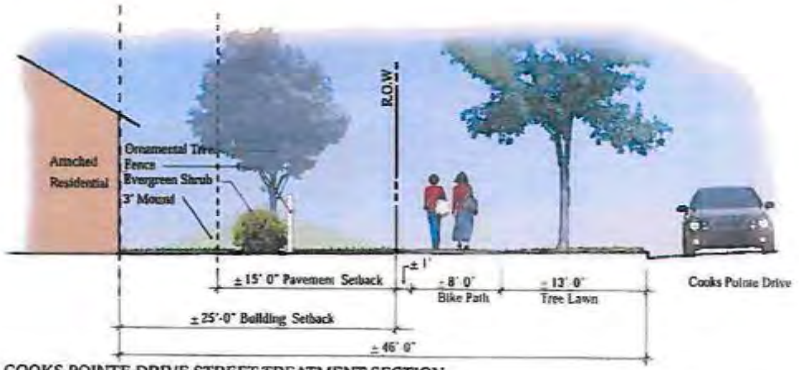
July 21, 2008

EXHIBIT D



COOKS POINTE DRIVE STREET TREATMENT PLAN
NOT TO SCALE

NOTE:
All signage to be located 5 feet behind the R.O.W. line and outside of the viewing triangle at intersections.



COOKS POINTE DRIVE STREET TREATMENT SECTION



DECORATIVE WHITE VINYL FENCE

BIRD HOUK COLLABORATIVE

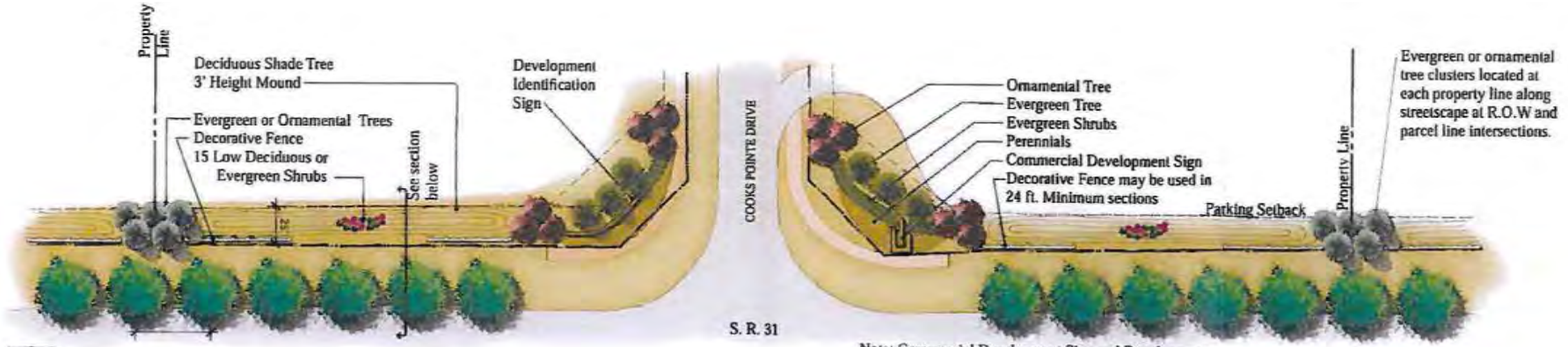
COOKS POINTE - PRELIMINARY DEVELOPMENT PLAN

STREET AND ENTRY TREATMENTS A

Marysville, Ohio
07041

July 21, 2008

EXHIBIT E

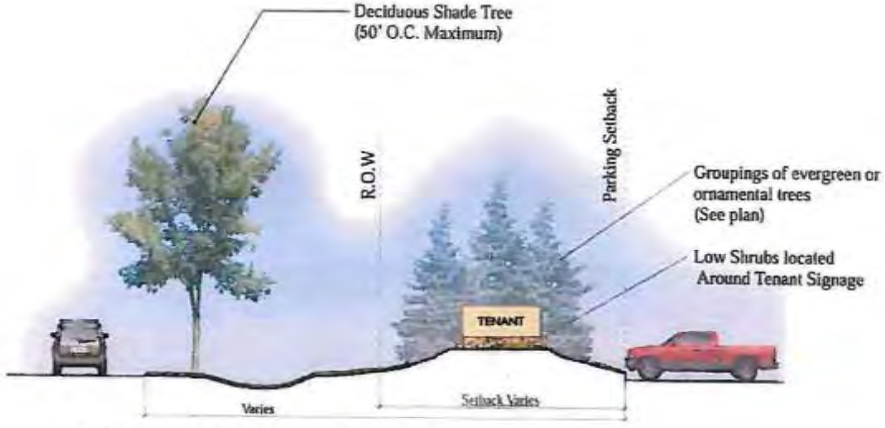


FRONTAGE LANDSCAPE TREATMENT: S.R 4 & S.R. 31
NOT TO SCALE

Note: Commercial Development Sign and Development Identification Sign location are indicated for S.R. 31 orientation. Locations will be reversed for S.R. 4.



DEVELOPMENT IDENTITY SIGN



FRONTAGE LANDSCAPE TREATMENT SECTION

NOTE:
All signage to be located 5 feet behind the R.O.W. line and outside of the viewing triangle at intersections.

BIRD HOUK COLLABORATIVE

COOKS POINTE - PRELIMINARY DEVELOPMENT PLAN

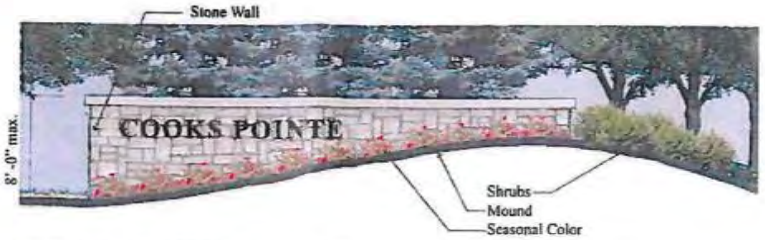
STREET AND ENTRY TREATMENTS B

Marysville, Ohio
07041

July 21, 2006

EXHIBIT F





DEVELOPMENT IDENTIFICATION SIGNS



BUSINESS IDENTIFICATION SIGN

*Freeway Sign View as measured per field survey conducted by Page Engineering (May 2008).



LOCATION MAP

BIRD HOUK COLLABORATIVE

COOKS POINTE - PRELIMINARY DEVELOPMENT PLAN

OVERALL SIGNAGE PLAN

Marysville, Ohio
07041

July 21, 2008

EXHIBIT G1



COMMERCIAL DEVELOPMENT SIGNAGE

Double Faced Sign Specifications

- MAIN SIGN CABINET, CORNICE ELEMENTS & POLE COVERS= CUSTOM FABRICATED .090" ALUMINUM PANEL ENCLOSURES ASSEMBLED OVER WELDED 1.5"x1.5"x.3/16" ANGLE STEEL FRAMEWORK W/ 17.75 "DEEP RETURNS – DIAMOND CLADDING ON POLE COVERS TO BE 1" DEEP x .050" ALUMINUM PANS TECH SCREWED TO POLE COVERS
- MAIN SIGN FACES= .125" PLATE ALUMINUM W/ GRAPHIC AREAS ROUTED-OUT & BACKED-UP W/ .125" TRANSLUCENT ACRYLIC
- (4) SECONDARY TENANT FACES= TO BE .125" PLATE ALUMINUM W/ GRAPHIC AREAS ROUTED-OUT & BACKED-UP W/ .125" TRANSLUCENT ACRYLIC – FACES CONSTRUCTED W/ A 2" PERIMETER PAN & ARE SECURED TO CABINET W/ SCREWS DRIVEN THRU THE SIDES
- MARYSVILLE SIGN CABINET= CUSTOM FABRICATED .090" ALUMINUM PANEL ENCLOSURE ASSEMBLED OVER WELDED ANGLE STEEL FRAMEWORK W/ 12" DEEP RETURNS – STAFF & BALL ORNAMENT TO BE ALUMINUM TUBE & SPHERES – SIGN FACE TO BE .187" POLYCARBONATE PAN FORMED 1" DEEP W/ ALL GRAPHICS DECORATED SMOOTH
- ALL ILLUMINATION= INTERNAL 800MA FLUORESCENT LAMPS @ 12" OC BEHIND GRAPHIC AREAS
- FINIALS= FABRICATED .063" ALUMINUM BASES W/ 1/8" THICK REINFORCED POLYCARBONATE GLOBES
- TRUSS MOTIFF= PERIMETER & VERTICALS TO BE CUSTOM FABRICATED OF 1.75"x5"x1/8" ALUMINUM CROSS SECTIONS W/ 1"x.4" X-MEMBERS, ALL WELDED ASSEMBLY
- INSTALLATION= (2) 6.625" OD x .280" STEEL PIPES EMBEDDED IN (2) 3'x6'x8' DEEP CONCRETE FOUNDATIONS

Colors

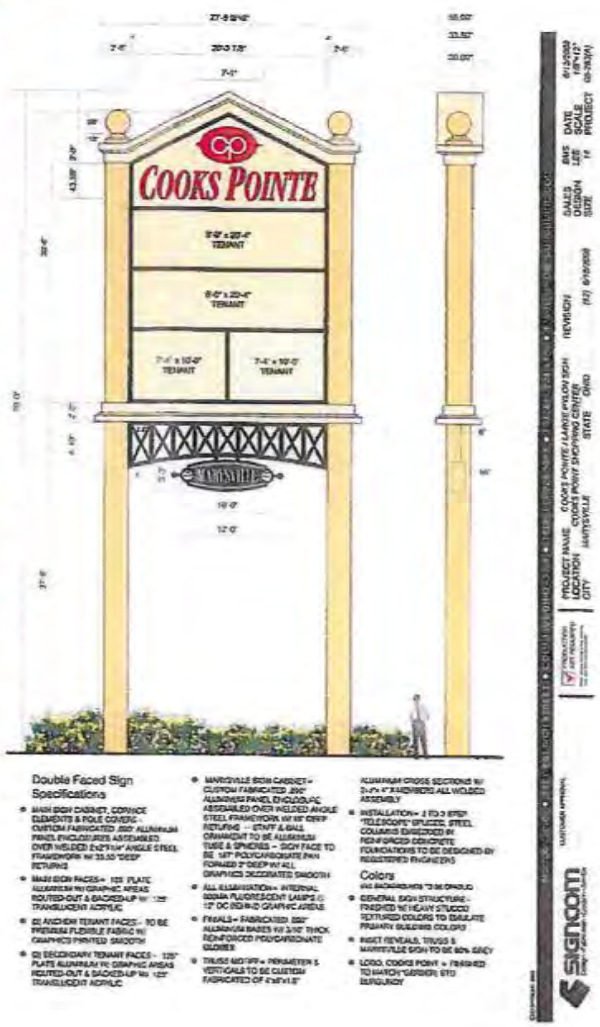
- GENERAL SIGN STRUCTURE= FINISHED W/ HEAVY STUCCO TEXTURED COLORS TO EMULATE PRIMARY BUILDING COLORS
- INSET REVEALS, TRUSS & MARYSVILLE SIGN TO BE 80% GREY
- LOGO, COOKS POINT & SMALL DIAMONDS= FINISHED TO MATCH "GERBER) STD BURGUNDY

Planter Bases

- ALL PLANTER MASONRY & LANDSCAPING PROVIDED BY OTHERS



FREEWAY SIGNAGE



Double Faced Sign Specifications

- MAIN SIGN CABINET, CORNICE ELEMENTS & POLE COVERS= CUSTOM FABRICATED .090" ALUMINUM PANEL ENCLOSURES ASSEMBLED OVER WELDED 1.5"x1.5"x.3/16" ANGLE STEEL FRAMEWORK W/ 33.50 "DEEP RETURNS
- MAIN SIGN FACES= .125" PLATE ALUMINUM W/ GRAPHIC AREAS ROUTED-OUT & BACKED-UP W/ .125" TRANSLUCENT ACRYLIC
- (2) ANCHOR TENANT FACES= TO BE PREMIUM FLEXIBLE FABRIC W/ GRAPHICS PRINTED SMOOTH
- (2) SECONDARY TENANT FACES= .125" PLATE ALUMINUM W/ GRAPHIC AREAS ROUTED-OUT & BACKED-UP W/ .125" TRANSLUCENT ACRYLIC
- MARYSVILLE SIGN CABINET= CUSTOM FABRICATED .090" ALUMINUM PANEL ENCLOSURE ASSEMBLED OVER WELDED ANGLE STEEL FRAMEWORK W/ 60" DEEP RETURNS – STAFF & BALL ORNAMENT TO BE ALUMINUM TUBE & SPHERES – SIGN FACE TO BE .187" POLYCARBONATE PAN FORMED 3" DEEP W/ ALL GRAPHICS DECORATED SMOOTH
- ALL ILLUMINATION= INTERNAL 800MA FLUORESCENT LAMPS @ 12" OC BEHIND GRAPHIC AREAS
- FINIALS= FABRICATED .063" ALUMINUM BASES W/ 3/16" THICK REINFORCED POLYCARBONATE GLOBES
- TRUSS MOTIFF= PERIMETER & VERTICALS TO BE CUSTOM FABRICATED OF 4"x4"x1/8"
- ALUMINUM CROSS SECTIONS W/ 3"x7" X-MEMBERS ALL WELDED ASSEMBLY
- INSTALLATION= 2 TO 3 STEP "TELESCOPE" SPLICED, STEEL COLUMNS ERECTED IN REINFORCED CONCRETE FOUNDATIONS TO BE DESIGNED BY REGISTERED ENGINEERS

Colors

- GENERAL SIGN STRUCTURE= FINISHED W/ HEAVY STUCCO TEXTURED COLORS TO EMULATE PRIMARY BUILDING COLORS
- INSET REVEALS, TRUSS & MARYSVILLE SIGN TO BE 80% GREY
- LOGO, COOKS POINT & DIAMONDS= FINISHED TO MATCH "GERBER) STD BURGUNDY

PROJECT NAME: COOKS POINTE / LARGE PYLON SIGN
LOCATION: COOKS POINT SHOPPING CENTER
CITY: MARYSVILLE STATE: OHIO
REVISION (1) 6/18/2008
SALES: RMS DESIGN: LEE SIZE: 1/4" DATE: 6/12/2008 SCALE: 1/8"=1'-0" PROJECT: 08-0630

SIGNCOM

BIRD HOUK COLLABORATIVE

COOKS POINTE - PRELIMINARY DEVELOPMENT PLAN

SIGNAGE

Marysville, Ohio
07041

July 21, 2008

EXHIBIT G2



LANDSCAPE TYPES

- Landscape Buffer Detail 'A' (Fitzgerald's Boundary)-(See Exhibit I)
- Landscape Buffer Detail 'B' (Ambrose's Boundary)-(See Exhibit I)
- Landscape Buffer Detail 'C' (Clark's Addition)-(See Exhibit I)
- S.R. 31 and 4 Frontage Landscaping (See Exhibit E &F)

All landscape buffer shall be maintained by the Business Owners Association.

- Freeway Sign
- North Entry Feature: Development Identification Sign and Commercial Development Sign, See Exhibits F, G1 and G2
- South Entry Feature: Development Identification Sign Only, See Exhibits F, G1
- Asphalt Bike Path: The bike path shall be 8 feet in width. The bike path shall be maintained by the Business Owners Association of all sub areas within the development unless it is within the R.O.W.
- Concrete Walk: The walk shall be 4 feet in width and meet the design requirements of the City of Marysville.

OPEN SPACE DEVELOPMENT / MAINTENANCE

1. Landscape buffer on all multi-family sites shall be maintained by the Residents' Association.
2. Landscape buffers on all commercial sites shall be maintained by the Business Owners' Association.
3. All project related signage and associated entry features shall installed by the developer and maintained by the Business Owners' Association.
4. Landscape buffers and entry features along SR4 and SR 31 shall be maintained at a relatively high level with mowed turf grass, mounding, mulched beds, pruned shrubs and seasonal color at high visibility areas.
5. Pond areas and drainage easements shall be maintained as a unit by the Business Owners' Association. Landscape shall be designed to be low maintenance, and will feature native trees, shrubs, and ornamental grasses. The pond shall be maintained free of debris and overgrowth, and shall include an appropriate aerator.



LOCATION MAP

BIRD HOUK COLLABORATIVE

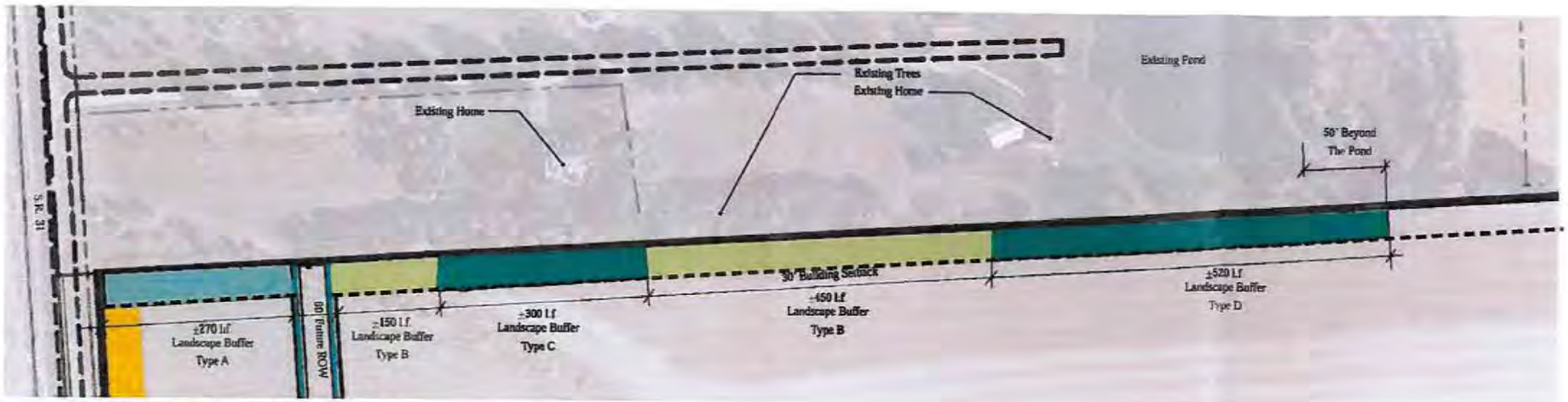
COOKS POINTE - PRELIMINARY DEVELOPMENT PLAN

OPEN SPACE PLAN

Marysville, Ohio
07041

July 25, 2008

EXHIBIT H



Detail A - FITZGERALD'S LANDSCAPE BUFFERS
Scale: NTS



Detail B - AMROSE LANDSCAPE BUFFER
Scale: NTS

Landscape Buffer Type A

Per 100 Lineal feet of property line buffer Type A shall include:

(2) Ornamental Trees - 1 3/4" minimum caliper
(3) Evergreen Trees - 6' minimum height
(15) Deciduous and Evergreen Shrubs - minimum 24" height

No mounding or fence is required. The total quantity of plant material may be grouped in any configuration within the 30' landscape buffer and must be clustered adjacent to any existing neighboring home.
Healthy major trees within the 50' landscape buffer will be preserved to the extent they can without interfering with the logical development of the lot, stormwater management and utility services.

Landscape Buffer Type B

Per 100 Lineal feet of property line buffer Type B shall include:

(2) Ornamental Trees - 1 3/4" minimum caliper
(3) Evergreen Trees - 6' minimum height
2'-3' Height Irregular Mounding

Fence is not required. The total quantity of plant material may be grouped in any configuration within the 30' landscape buffer and must be clustered adjacent to any existing neighboring home.
Healthy major trees within the 50' landscape buffer will be preserved to the extent they can without interfering with the logical development of the lot, stormwater management and utility services.

Landscape Buffer Type C

Per 100 Lineal feet of property line buffer Type C shall include:

(2) Ornamental Trees - 1 3/4" minimum caliper
(3) Evergreen Trees - 6' minimum height
(15) Deciduous and Evergreen Shrubs - minimum 24" height
4'-5' Height Irregular Mounding

Fence is not required. The total quantity of plant material may be grouped in any configuration within the 30' landscape buffer and must be clustered adjacent to any existing neighboring home.
Healthy major trees within the 50' landscape buffer will be preserved to the extent they can without interfering with the logical development of the lot, stormwater management and utility services.

Landscape Buffer Type D

Per 100 Lineal feet of property line buffer Type D shall include:

(2) Ornamental Trees - 1 3/4" minimum caliper
(3) Evergreen Trees - 6' minimum height
(15) Deciduous and Evergreen Shrubs - minimum 24" height
4'-5' Height Irregular Mounding or a 6 ft. ht. Fence

The total quantity of plant material may be grouped in any configuration within the 30' landscape buffer and must be clustered adjacent to any existing neighboring home. A six foot height privacy fence may be required by the Design Review Board if deemed necessary for security reasons.
Healthy major trees within the 50' landscape buffer will be preserved to the extent they can without interfering with the logical development of the lot, stormwater management and utility services.

BIRD HOUK COLLABORATIVE

COOKS POINTE - PRELIMINARY DEVELOPMENT PLAN

LANDSCAPE BUFFERS - NORTH PROPERTY LINE

Marysville, Ohio
07041

July 30, 2008

EXHIBIT I

Recommended Plant List - All Buffers

Ornamental Trees	Deciduous Shrubs
Eastern Redbud	Euonymous
Washington Hawthorn	Forsythia
Serviceberry	Fothergilla
Dogwood	Bumald Spirea
Evergreen Trees	Viburnum
White Fir	Oakleaf Hydrangea
Douglas Fir	**Evergreen Shrubs**
Norway Spruce	Juniper
Serbian Spruce	Yew
Colorado Spruce	Arborvitae
	Canadian Hemlock

Landscape Buffer Type E

Healthy major trees within the 50' landscape buffer will be preserved to the extent they can without interfering with the logical development of the lot, stormwater management and utility services.

Per 100 Lineal feet of property line buffer Type E shall include:

(2) Ornamental Trees - 1-3/4" minimum caliper
(3) Evergreen Trees - 6' minimum height
(15) Deciduous and Evergreen Shrubs - minimum 24" height

The total quantity of plant material may be grouped in any configuration within the 50' landscape buffer and must be clustered adjacent to any existing neighboring home. At a minimum the buffer should reach an eighty percent opacity within 4 years.

A six foot high wood screen fence may be used in lieu of plantings. Any such fence shall be installed one foot from the property line and shall be routed to preserve all existing trees.

Existing vegetation may count towards the screening requirements.

Mounding is an option, (but, must provide for preservation of existing plant materials).

Landscape Buffer Type F

Healthy major trees within the 50' landscape buffer will be preserved to the extent they can without interfering with the logical development of the lot, stormwater management and utility services.

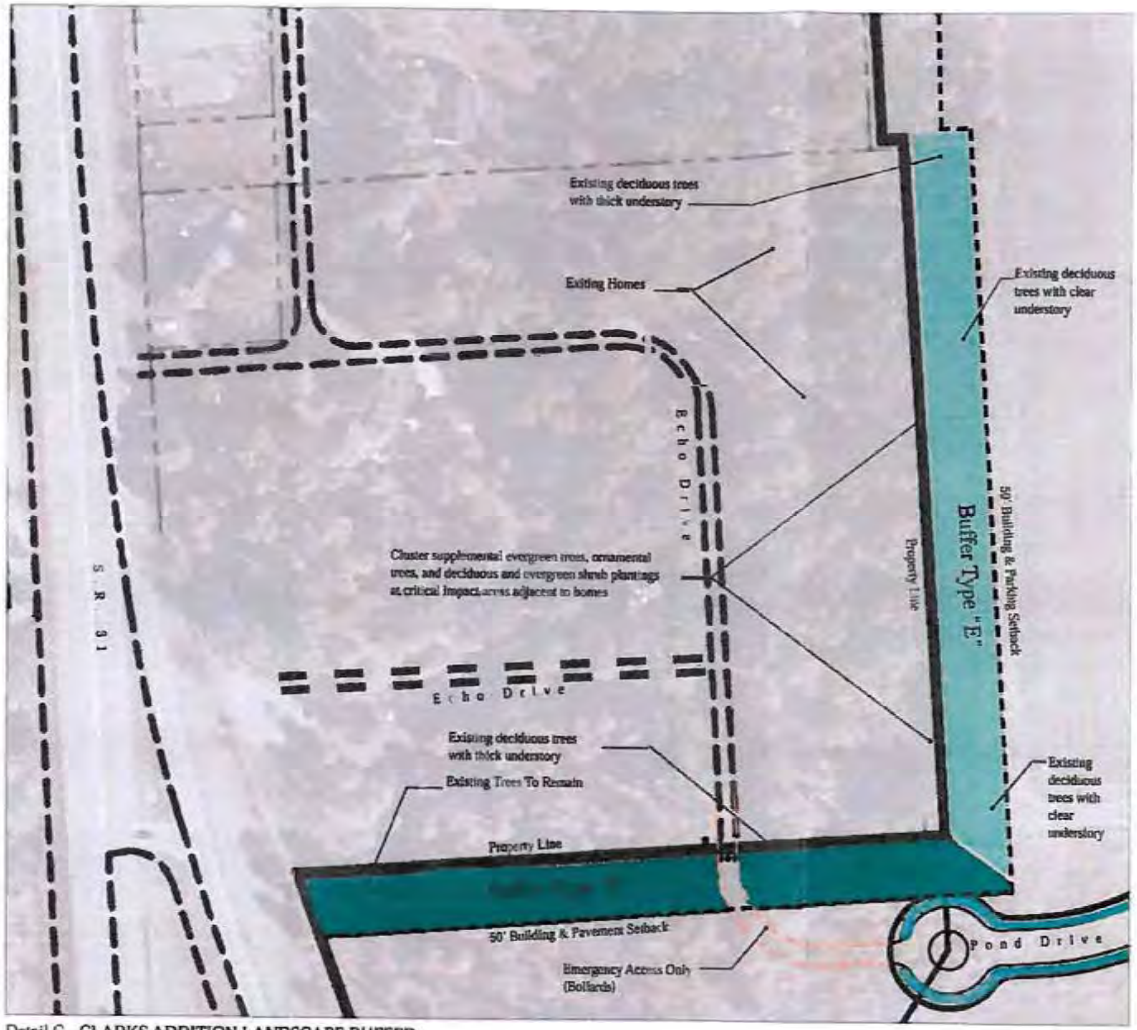
Per 100 Lineal feet of property line buffer Type E shall include:

(2) Ornamental Trees - 1-3/4" minimum caliper
(3) Evergreen Trees - 6' minimum height
(15) Deciduous and Evergreen Shrubs - minimum 24" height

The total quantity of plant material may be grouped in any configuration within the 50' landscape buffer and must be clustered adjacent to any existing neighboring home. At a minimum the buffer should reach an eighty percent opacity within 4 years.

Existing vegetation may count towards the screening requirements.

Mounding is an option, (but, must provide for preservation of existing plant materials).



Detail C - CLARKS ADDITION LANDSCAPE BUFFER
Scale: 1"=50'