



City Hall, 209 S. Main Street
Marysville, Ohio 43040-1641
(937) 645-7350
FAX (937) 645-7352
www.marysvilleohio.org

PLANNING COMMISSION AGENDA
Tuesday, September 6, 2016, 7:00 p.m.
Council Chambers, 209 S. Main Street, 2nd Floor

CALL MEETING TO ORDER:

Time In: _____

Roll Call:

Scot Draughn ___ Janell Alexander ___ Lesli Current ___ Tim Schacht ___
Alex Armitage ___ Virginia Golan ___ Donald Boerger ___

APPROVAL OF MINUTES:

August 1, 2016, Regular Meeting Minutes
Vote: _____

CITIZEN COMMENTS:

REPORT OF ADMINISTRATION:

OLD BUSINESS:

NEW BUSINESS:

1. **Property Owner:** Dr. Carl Coleman
Applicant: Skip Weiler, The Robert Weiler Company
Location: Southwest corner of Dunham Street and Columbus Avenue.
Request: To hear a Planned Unit Development application for Sketch Plan approval for a +/- 107 acre mixed-use development.

*****APPLICANT HAS REQUESTED TO TABLE THE APPLICATION*****

Motion By: _____ Vote: _____
Conditions: _____



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2. **Property Owner:** Dennis A Schulze Trustee
Applicant: Jim Frey, Redwood Acquisitions
Location: Vacant land south of Lora Lee Drive and adjacent to Milford Crossing Apartments.
Request: To hear a Planned Unit Development application for Sketch Plan approval for a 19.428 acre parcel from on property (parcel #2900191220000) located south of Lora Lee Drive and adjacent to the existing Milford Crossing apartment development.

Motion By: _____ Vote: _____
Conditions: _____

3. **Proposed Zoning Code Amendment (Text) to Chapter 1123 Definitions**
Request: To hear a Zoning code amendment to chapter 1123.01(b)(164) Swimming Pool (Chapter 1123 Definitions).

Motion By: _____ Vote: _____
Conditions: _____

DISCUSSION ITEMS:

INDIVIDUAL COMMISSIONERS COMMENTS:

Virginia Golan
Alex Armitage
Janell Alexander
Lesli Current
Donald Boerger
Tim Schacht
Scot Draughn
Design Review Board Update

ADJOURNMENT:

Time Out: _____

**PLANNING COMMISSION AGENDA
MINUTES OF MEETING
August 1, 2016**

MEMBERS PRESENT: Scot Draughn, Janell Alexander, Lesli Current, Tim Schacht, Alex Armitage, Virginia Golan, Donald Boerger

OTHERS PRESENT: Chad Flowers, Ron Todd Beverly S. Cotton, David H. Cotton, Dennis Schulze, Joe Cotton

MEETING CALLED TO ORDER: The meeting was called to order at 7:00 p.m.

APPROVAL OF MINUTES: The minutes from June 6, 2016 were approved as submitted.

CITIZEN COMMENTS: None.

REPORT OF ADMINISTRATION: Mr. Flowers welcomed new members Lesli Current and Tim Schacht to the commission.

OLD BUSINESS:

NEW BUSINESS:

1. Property Owner: Pulte Homes of Ohio, LLC Applicant: Kevin Kershner, Stantec Consulting Services, Inc. Location: Woods at Mill Valley North Request: Approval of Final Plat for Woods at Mill Valley North Phase 1 Part 20.

Kevin Kershner spoke to the Commission on behalf of Stantec Consulting Services, Inc. He said they are requesting approval of the final plat for the Woods at Mill Valley North Phase 1 Part 20. This is the last phase in the plan for the development. He explained that they need to extend sewer through phase 18 then building phase 20 and go back and finish phase 18.

Motion By: Mr. Armitage; Vote: 7-0 Conditions: Approved.

2. Proposed Zoning Code Amendment (Text) to Chapter 1100.02 Zoning Fee Request: To hear a Zoning code amendment to chapter 1100.02 Zoning Fees: Zoning Verification Letter Motion

Mr. Ron Todd presented the amendment to the Commission. He explained that the zoning letters are asking for more detail and it is taken longer to complete the letters. He said the average cost for other municipalities is \$50.00 to complete the letters. Mr. Draughn stated we are in line with most other cities.

Motion By: Mr. Schacht; Vote: 7-0 Conditions: Approved- recommended to be presented to Council.

3. Proposed Zoning Code Amendment (Text) to Chapter 1100.02 Request: To hear a Zoning code amendment to chapter 1100.02 Zoning Fees: Temporary Certificate of Occupancy (Residential)

Mr. Todd explained that this would be for business and residential. A lot of times they cannot lay sod because it is the wrong time of year. So the contractors will request a certificate of Occupancy so they can close with the financial institutions. Then once the weather changes they could go back in and put the sod in and necessary requirements in.

Motion By: Ms. Golan; Vote: 7-0 Conditions: Approved- recommended to be presented to Council.

4. Proposed Zoning Code Amendment (Text) to Chapter 1144 Design Review Request: To hear a Zoning code amendment to chapter 1144 Design Review.

Mr. Chad Flowers presented this to the Commission. He gave them a copy of the proposed amendments for Chapter 1144 Design Review. The changes are to help clarify guidelines for building within the City. The changes are just a general clean up to the section to make it clear to builders/contractors of what the City expect with projects. The Design Review board has reviewed this information a couple times, and they have finally felt comfortable to proceed with the recommendation. Mr. Flowers went through the proposed changes with the Commission in detail.

Motion By: Mr. Armitage Vote: 7-0 Conditions: Approved- recommended to presented to Council

DISCUSSION ITEMS:

Vice Chair- Ms. Alexander nominated Mr. Armitage and Mr. Draughn nominated Ms. Alexander but she declined the nomination. Mr. Armitage is the new Vice Chair of the Planning Commission.

Individual Commissioners Comments:

V. Elliott: None.

A. Armitage: Thank you for nominating him for Vice-Chair.

J. Alexander: She was not in favor of the fees, because other towns are charging the codes. If the resources are supporting us then there should not be a fee, if we run out of resources then we should have a fees.

L. Current: She thanked everyone for welcoming her to commission and is excited to be here.

D. Boerger:

T. Schacht: He was excited to be here and part of the Planning Commission.

S. Draughn:

ADJOURNMENT: The meeting was adjourned at 8:15 p.m.



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

August 25, 2016

To: City of Marysville
Planning Commission Members

From: Chad Flowers
City Planner

RE: Planned Unit Development (PUD) Sketch Plan Review – Milford Crossing II

To hear a Planned Unit Development application for Sketch Plan approval for a 19.428 acre parcel on property (parcel #2900191220000) located south of Lora Lee Drive and adjacent to the existing Milford Crossing apartment development.

Application: According to the submitted application materials, the applicant would like to rezone the property to allow for an expansion of the Milford Crossing apartment development (Milford Crossing II) as a Planned Unit Development (PUD).

Applicant: Jim Frey, Senior Vice President
Redwood Acquisitions
23775 Commerce Park, Suite 7
Beachwood, OH 44122

Owner: Dennis A Schulze Trustee
P.O Box 562
Marysville, OH 43040-0562

Location: The applicant is requesting a zoning amendment to rezone 19.428 acres located South of Lora Lee Drive and adjacent to the existing Milford Crossing apartment development (southeast). Existing property surrounding the subject property are as followed:

North: High Density Multi-Family Residential District (R-5) (existing Milford Crossing Apartment Development) and Medium Density Single Family Residential (R-2),

West: Agricultural Residential District (AR) (Vacant property),

South: Agricultural Residential District (AR) and Planned Unit Development (PUD),

East: Agricultural Residential District (AR)

Planning Analysis:

In February 2010, the City of Marysville approved a Comprehensive Plan with its focus being on land use. The Comprehensive Plan should be used by the Commission as a guide in determining if the proposed zoning request meets the goals of the Plan and if it is suitable for the subject and adjacent properties.

The subject property is located in Subarea 7 – Marysville South as stated in the City of Marysville Comprehensive Plan. The property currently has multiple zoning classifications, High Density Multi-Family Residential (R-5), Medium Density Single Family Residential (R-2), and Low density Single Family Residential (R-1). A portion of the property (northwest corner) currently abuts an existing High Density Multi-Family Residential (R-5) zoned property.

The Comprehensive Plan states the following under Desired Future Character in Subarea 7 (page 113):

- This Subarea should maintain the existing rural character, including lot sizes and building setbacks that complement the surrounding residential uses.
- The streetscape along Milford Avenue should be improved through attractive signage and other elements to create a more cohesive streetscape design.
- Bike paths and sidewalks should be incorporated into future developments to encourage pedestrian activity and connectivity between the school and residential areas.

Zoning Analysis:

The existing Milford View subdivision located north of the subject parcel is zoned Medium Density Single Family Residential (R-2). Per Code section 1135.04 (below), medium density single family dwellings shall not exceed four (4) dwelling units per gross acre. The R-2 district also allows low density multi-family dwellings as a conditional use.

1135.04 MEDIUM DENSITY RESIDENTIAL DISTRICT (R-2).

*The purpose of the R-2 District is to permit the establishment of medium density single family dwellings not to exceed **four dwelling units per gross acre**. This district is also designed to permit low density multi-family dwellings (R-4) as a conditional use and the conversion of large, older houses as a conditional use in well-established neighborhoods to low density multi-family units. Centralized water and sewer facilities are required. (Ord. 52-05. Passed 9-22-05.)*

Both code section 1135.06 Low Density Multi-family (R-4) and 1135.07 High Density Multi-family allow for eight (8) units per acre.

1135.06 LOW DENSITY MULTI-FAMILY DISTRICT (R-4).

*The purpose of the R-4 District is to permit the establishment of low density multi-family dwellings not to exceed **eight units per gross acre**. Such a district may be used as a transition from High Density Multi-Family districts or non-residential districts to single family districts. Centralized water and sewer facilities are required. (Ord. 28-97. Passed 6-12-97.)*

1135.07 HIGH DENSITY MULTI-FAMILY DISTRICT (R-5).

*The purpose of the R-5 District is to permit the establishment of high density multi-family dwellings not to exceed **eight dwelling units per gross acre**. Centralized water and sewer facilities are required. Common use open space that will give benefit to the occupants of the dwelling units may also be required. (Ord. 27-99. Passed 8-26-99.)*

Chapter 1145.01 of the zoning code discusses Planned Unit Developments.

1145.01 OBJECTIVES FOR A PLANNED UNIT DEVELOPMENT (PUD).

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

(b) Specific Objectives.

- (1) To encourage unified projects that exhibit creative planning and design in ways that cannot be achieved through a standard zoning district, yet is consistent with all applicable plans including but not limited to the Comprehensive Plan, Thoroughfare Plan and the intent of the Planning and Zoning Code.
- (2) Allow the creation of development standards that respect the unique characteristics, natural quality and beauty of the site and the immediate vicinity and protect the community's natural resources by avoiding development on and destruction of sensitive environmental areas.
- (3) Promote economical and efficient use of land and reduce infrastructure cost through unified development.
- (4) To provide amenities and enhancements that will sustain the quality of life and property values within the development as well as the properties surrounding the proposed PUD.
- (5) Assure compatibility between proposed land uses within and around the PUD through appropriate development controls.
- (6) Where appropriate, provide for community facilities, open space and recreational areas.
- (7) To provide a maximum choice of business and living environments by allowing for a variety of housing, building types and imaginative architectural design.
- (8) To provide an opportunity for a mix of complementary uses otherwise not permitted within the standard zoning classifications.
- (9) To develop land in an orderly, coordinated and comprehensive manner that is consistent with accepted land planning, landscape architecture practices and engineering principles.

(Ord. 17-10. Passed 5-27-10.)

The proposed sketch plan provides 53 units on 19.4285 acres giving it a density of 2.7 units per acre. The sketch plan also provides 13.63 total acres of open space, a retention basin of 0.88 acres, and 239 total parking spaces (106 garage, 106 surface, 27 guest surface). The proposed plan would allow for larger unit buildings while reducing the density to better align with the neighboring single family housing development (Milford View). The proposed plan also utilizes

the existing pond onsite for drainage and provides large open spaces of natural areas as a buffer between the existing houses and proposed buildings. The applicant is proposing to provide open space areas with no-mow meadow plantings and a 4'-0" gravel path.

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

Engineering Comments

1. If the Board approves the proposed sketch plan, the applicant shall provide a detailed engineering site plan for review with the development plan application.
2. A traffic study will be required for the project. The applicant shall coordinate with the City Engineer.
3. The project is located in the Darby Accord Watershed. The applicant shall coordinate with the City Engineer on any specific requirements, restrictions, and guidelines
4. Applicant to work with City Fire Department to ensure site is accessibility.

Planning and Zoning Comments

5. Staff suggests providing some side loaded garage units within the Phase II plan. Similar to the image used on the applicant's application cover sheet.
6. Applicant shall align the proposed gravel path connection to the existing concrete sidewalk located on Lora Lee Drive.
7. Applicant to provide a detailed section of the proposed gravel path. Staff suggests the proposed gravel path be constructed with crushed limestone.
8. Staff suggests widening the proposed gravel path to 8'-0 in width.
9. Staff suggests providing 4'-0 wide lawn strips on each side of the proposed gravel path between the no-mow areas and path. These strips are to be included in the regular mowing schedule for the development grounds.
10. All planting beds and tree rings in Phase II to use dark hardwood mulch.
11. Staff suggests sodding the lawn areas in the front, side, and 10 feet behind all proposed buildings.
12. Applicant to provide a detailed no-mow meadow planting plan. The detailed plan shall show boundary areas where no-mow grass and regular lawn areas are proposed. The plan shall include a detailed seed mix, installation & maintenance plan for the first year growth, a mowing schedule for the first year's growth, and a long term maintenance and mowing schedule for the no-mow meadow planting areas.
13. Staff suggests providing a regularly maintained (mowed) lawn strip between the property lines and the no-mow meadow plantings areas on-site.

Fire Department Comments

14. Applicant to provide fire department access at both Patricia Drive & Rebecca Drive where the new development roadway aligns with the existing development roadways.

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



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APPLICATION FOR PLANNED UNIT DEVELOPMENT (PUD) – SKETCH PLAN

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

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

Project Site Information (Please print clearly)

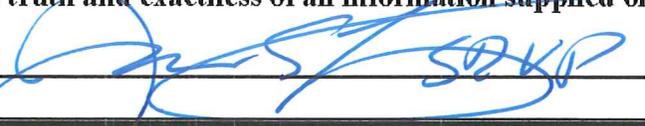
Address of land to be rezoned: MILFORD AVENUE
Present Zoning District: R-1, R-2, R-5 Present Use of the Land: VACANT
Proposed Zoning District: PUD Proposed Use of the Land: ATTACHED MULTI-FAMILY HOMES
Owner of Property: DENNIS A. SCHULZE TRUSTEE
Owner's Address (Street): P.O. BOX 562
City, State and Zip Code: MARYSVILLE, OH 43040-0562
Owner's Telephone Number: 937.644.3849

Applicant Information (Please print clearly)

Applicant: JIM FREY, SENIOR VICE PRESIDENT Owner Agent Representative Other
Company: REDWOOD ACQUISITIONS
Address (street): 23775 COMMERCE PARK, SUITE 7
City, State, and Zip Code: BEACHWOOD, OH 44122
Telephone Number: 614.206.1123
E-mail Address: JFREY@BYREDWOOD.COM

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

Signature of Applicant:



Date:

8/9/16

FOR OFFICE USE ONLY

Received (stamp):

Fees:

\$500

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

City Staff

Date

RONALD YOUNG

1478 MILFORD AVENUE
MARYSVILLE, OH 43040

GAIL & RITA BUMP

1540 PATRICIA DRIVE
MARYSVILLE, OH 43040

MILFORD MARYSVILLE LLC.

1610 MILFORD AVENUE
MARYSVILLE, OH 43040

CHRISTOPHER WAMPLER

1593 REBECCA DRIVE
MARYSVILLE, OH 43040

DAVID & ERIN WORTMAN

1530 PATRICIA DRIVE
MARYSVILLE, OH 43040

DENNIS SCHULZE

PO BOX 562
MARYSVILLE, OH 43040-0562

SCOTT & JACQUINE NOLAND

1594 REBECCA DRIVE
MARYSVILLE, OH 43040

REVA SPENDER

1520 PATRICIA DRIVE
MARYSVILLE, OH 43040

JAMES & CLARA FRISCH

1592 REBECCA DRIVE
MARYSVILLE, OH 43040

SCOTT & AMANDA MCCARTY

1510 PATRICIA DRIVE
MARYSVILLE, OH 43040

DENNIS & MARY LOU JOHNSON

1582 REBECCA DRIVE
MARYSVILLE, OH 43040

BRADLEY RINE

898 LORA LEE DRIVE
MARYSVILLE, OH 43040

JUSTIN & EMILY BERRY

1566 REBECCA DRIVE
MARYSVILLE, OH 43040

PAMELA VANSCHOYCK

899 LORA LEE DRIVE
MARYSVILLE, OH 43040

DAVID & LINDA PECK

1562 REBECCA DRIVE
MARYSVILLE, OH 43040

TIMBERVIEW GOLF CLUB

1107 LONDON AVENUE
MARYSVILLE, OH 43040

PETER & JOYCE HAMILTON

1556 REBECCA DRIVE
MARYSVILLE, OH 43040

JOHN J BLAND INC.

791 STONEBROOK DRIVE
MARYSVILLE, OH 43040

KIM ALTHOUSE

1552 REBECCA DRIVE
MARYSVILLE, OH 43040

MARYSVILLE DEVELOPMENT CO LLC.

6125 MEMORIAL DRIVE
DUBLIN, OH 43017

CHARLES & LINDA HENSLEY

1541 PATRICIA DRIVE
MARYSVILLE, OH 43040

PCP INC.

3380 SHERIDAN DRIVE
AMHERST, NY 14226-1439

Milford Crossing II



Planned Unit Development/Sketch Plan Submittal

Marysville, Ohio
August 15, 2016

Developer



Jim Frey
Senior Vice President

23775 Commerce Park, Suite 7
Beachwood, Ohio, 44122
(216) 360-9441

Design Team



Todd Foley
Principal
Land Planning/Landscape Architecture
100 Northwoods Blvd, Suite A
Columbus, Ohio, 43235
(614) 360-3055



Shawn Goodwin, PE
Regional Services Director / Civil Engineering
2550 Corporate Exchange Drive, Suite 300
Columbus, Ohio 43231
(614) 901-2235



James Keys
Architecture
3660 Embassy Parkway
Fairlawn, Ohio, 44333
(330) 666-5770

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Project Summary

Redwood Living would like to bring our beautiful apartment homes to Marysville.

Our combination of smart, single-story design, private attached garages, and Redwood's signature features firmly place our apartment homes in a singular category: the maintenance-free convenience of an apartment with a genuine feel of home.

As Redwood's CEO Steve Kimmelman puts it, "We offer a condominium atmosphere with the feel of a single-family home—and without association fees or property taxes to worry about."

Redwood's distinctive approach to apartment home development starts with site selection. We choose communities like Marysville because they offer a positive atmosphere, beautiful surroundings, and an appreciation of the qualities that Redwood provides, including energy efficiency.

Being good environmental stewards is a worthwhile goal in itself, but saving money for our residents is also extremely important to us. Our commitment to using specific materials and building processes means there are significant savings for our residents, as documented by our score on the nationally-recognized HERS index. According to this measure, Redwood apartment homes are 40-45% more energy efficient than a home built to current building codes. We're designated "Energy Stars" as a result.

Redwood began more than twenty years ago with a simple goal: **give people the kind of apartment that they really wanted to call home.** We listened carefully to what people who lived in apartments had to say about what would simplify and improve the quality of their living experience

We learned that people want a private attached garage, single-story convenience, open floor plans, large kitchens, an extra full bathroom and plenty of closet space. So that's what we provide.

We invite you to learn more about Redwood Living by visiting www.byRedwood.com, and watching our YouTube channel; youtube.com/RedwoodLivingTV.

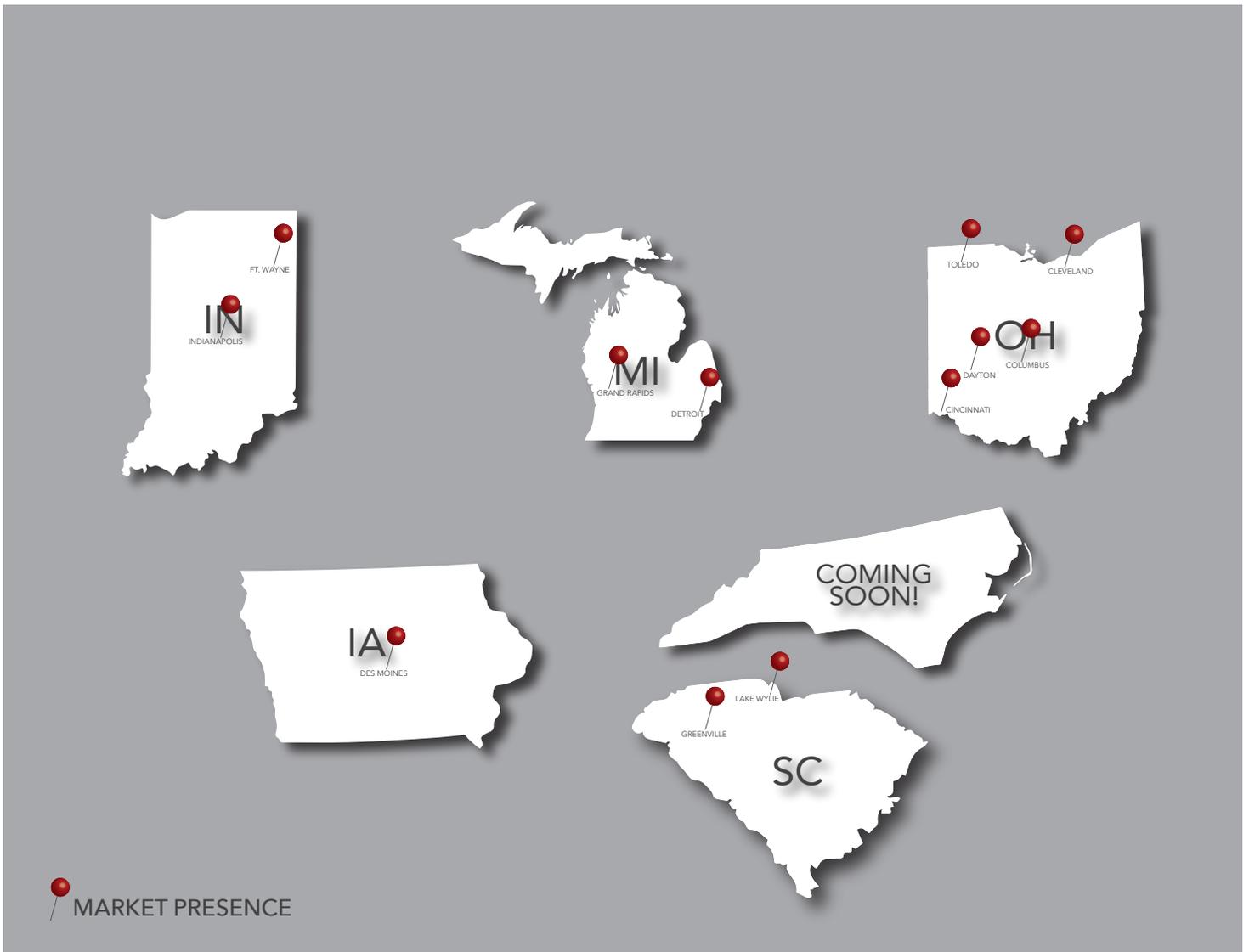


Redwood Communities: Peace, Quiet & Comfort



Who is Redwood?

- Founded in 1991
- Based in Cleveland, Ohio
- 7,000 Units; Owned and Managed
- Single story apartment developer
- 98% Leased Portfolio
- All communities are conventionally financed



Redwood Community Exteriors

- Attractive traditional architectural design
- Stone and shake siding accents
- Individual driveways to garages; no 'ribbon' parking lots
- Upgraded 'carriage-style' garage doors
- Personal outdoor patios



Redwood Community Exteriors

- All communities use extensive landscaping
- Attention to details throughout the neighborhood



Redwood Community Interiors

- No stairs, single-story design
- No one living above or below the apartment home
- Spacious living areas with open floor plan
- Large eat-in kitchens
- Vaulted ceilings
- Large windows for abundant natural interior light



Redwood Community Interiors

- Quality finishes that include maple cabinets, vaulted ceilings, crown moldings, updated floor coverings and lighting fixtures
- Washer and dryer hook-ups in every home
- Very energy efficient construction; energy star certified



Who are our Residents?

- Residents who want a single-story design
- Residents who want private attached garages
- Those who want a 'peace and quiet' neighborhood
- Maintenance-free lifestyle
- Empty nesters
- Those who can afford \$1200-\$1500 rent
- Our design and features generate long-term residents



Why the Redwood Formula Works so Well?

- 24/7 On-site professional management
- Responsive to resident requests
- A unique neighborhood that sells 'quiet and privacy'
- All single-story homes
- Private driveways to attached garages
- Attached single family rated construction
- State-of-the-art interior amenities and floor plans



Why Redwood is Good for Marysville:

- Appeals to older residents and empty nesters who want to stay in the community but don't want to deal with maintenance issues
- Provides a distinctive condo-like community emphasizing peace and quiet
- Will provide positive tax revenues to community with a minimal impact to community services (i.e. police, etc.)





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Project Site Information (Please print clearly)

Address of land to be rezoned: MILFORD AVENUE

Present Zoning District: R-1, R-2, R-5 Present Use of the Land: VACANT

Proposed Zoning District: PUD Proposed Use of the Land: ATTACHED MULTI-FAMILY HOMES

Owner of Property: DENNIS A. SCHULZE TRUSTEE

Owner's Address (Street): P.O. BOX 562

City, State and Zip Code: MARYSVILLE, OH 43040-0562

Owner's Telephone Number: 937.644.3849

Applicant Information (Please print clearly)

Applicant: JIM FREY, SENIOR VICE PRESIDENT Owner Agent Representative Other

Company: REDWOOD ACQUISITIONS

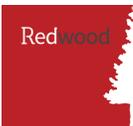
Address (street): 23775 COMMERCE PARK, SUITE 7

City, State, and Zip Code: BEACHWOOD, OH 44122

Telephone Number: 614.206.1123

E-mail Address: JFREY@BYREDWOOD.COM

**See Original Copy Filed
with City of Marysville**



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

Signature of Applicant: _____ Date: _____

FOR OFFICE USE ONLY

Received (stamp): _____ Fees: \$500 _____

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

City Staff

Date

**See Original Copy Filed
with City of Marysville**



Compatibility and Relationship to Comprehensive Plan:

PROPOSED DISTRICT: PUD, Planned Unit Development

PROPERTY ADDRESS: 19.428± acres, Milford Avenue

OWNER: Dennis A. Schulze, Trustee
PO Box 562
Marysville, OH 43040

APPLICANT: Redwood Acquisitions, LLC
c/o James E. Frey, Sr. Vice President
Redwood Acquisitions, LLC
23775 Commerce Park, Suite 7
Beachwood, OH 44122
jfrey@byredwood.com

DATE OF TEXT: August 1, 2016

APPLICATION #: _____

1. INTRODUCTION

The property, the subject of this rezoning, is 19.428± acres of vacant land located south of Milford Drive and north of the Timberview Golf Club (the "Property"). Lora Lee Drive, Patricia Drive and Rebecca Drive (collectively, the "Public Drives"), terminate at the Property. The property is currently zoned R-1, R-2 and a small portion is R-5. The proposed request is to rezone the Property to a Planned Unit Development (PUD). The Applicant proposes to develop the Property as a second phase of Milford Crossing. Phase I, Milford Crossing I, was developed by Applicant on 11.3 acres. Vehicular traffic from the Property to and from Milford Avenue will be through Milford Crossing I. There shall be no vehicular access to or from the Public Drives, from and to the Property, except for emergency vehicles as required by the City of Marysville (the "City").

The Sketch Plan dated August 15, 2016, as referenced in Section 3 of this Text (the "Sketch Plan"), depicts the proposed development of the Property, including open areas, i.e., tree preservation, no-mow meadow planting and bioretention.

2. PERMITTED USES

Uses permitted on the Property shall be Multi-Family Housing at a density not to exceed 2.75 units per gross acre and a Multi-Family Rental Office/Management Site.

3. DEVELOPMENT STANDARDS

- a. Minimum Lot Size (Square Feet per Household).** 11,200 square feet.
- b. Maximum Percentage of Lot to be Occupied.** (Principal and Accessory Buildings).
Twenty-five percent (25%).
- c. Minimum Unit Floor Area.** 1,200 square feet.
- d. Maximum Height of Principal Buildings.** One story or 25 feet.
- e. Minimum Building Setbacks.** As shown on the Sketch Plan.
- f. Minimum Off-Street Parking Space Requirements.** Two spaces per unit.
- g. Common Open Space.**
 - i. including retention area 13.63 ac. / 70% of gross site area.
- h. Access/Traffic Related Commitments.** Access to the Property shall be through Milford Crossing I. No access from or to the Property, other than emergency vehicles, shall be permitted via the Public Drives.
- i. Building Design and/or Exterior Treatment.** Shall be in compliance with Section 1144.09 Planning and Zoning Code.
- j. Buffering Landscaping and/or Screening Commitments.** As shown on Sketch Plan.

4. SUMMARY

Applicant's justification for the multi-family housing residential use is substantiated by the following:

a. Compatibility to Surrounding Properties.

Our product is a land use compatible with surrounding properties while also being a transitional use between more intensive zonings and land uses. Commercial uses are developed and zoned across Milford Avenue. Milford Crossing will continue to provide a transition between those land uses and R-2 residential to the north and east in the Milford View Subdivision. The proposed development also provides a transition from future development in the AR zoning on the south and southwest borders of this development parcel.

b. Effects on adjoining properties.

The proposed development will have no negative effects on adjoining properties in regard to noise, odor and fumes. Our product is focused on the active 55 and older population. It is not the typical midrise townhouse or “stacked flats” apartment project which is usually geared toward singles or a more highly active younger population. Our unit layouts with quality finishes, attached garages, generous square footage and amenities are representative of a higher quality clientele. Milford Crossing generates less traffic and noise than the traditional apartment community, as Redwood Communities perpetuate the “peace and quiet” lifestyle (less traffic, noise, etc.).

c. Aligned with the Guiding Principles and Subarea 7 Vision of the Comprehensive Plan.

The proposed development will continue to boast traditional upscale neighborhood living with a peaceful and quiet atmosphere that will undoubtedly resonate with those in Marysville who prefer an alternative to home ownership. Additionally, Redwood Management requires prospective tenants to submit to credit and background checks as a prerequisite to residing here. Redwood’s luxury single-story design will enhance the desired character of the area while augmenting Marysville’s housing stock with upper-echelon, “stress-free” housing, providing another housing option for those who don’t desire home ownership. Our product is distinctive, sustainable and will contribute to the community’s viability by providing a choice for older residents “to move within” instead of “out” of the community when they are downsizing from their home.

The proposed development will provide the appropriate transition around existing neighborhoods. Green space and recreational opportunities for our residents also act as buffer to the neighboring single-family subdivision. Applicant is upgrading infrastructure by extending utilities through the site. Applicant will provide attractive landscape, signage and pond amenity along our frontage as well.

d. Compatible with the preferred land use and development characteristics in the Comprehensive Plan.

Preferred land uses in the Comprehensive Plan for this area include attached or detached single-family uses including condominium and townhomes. Although Applicant proposes luxury ranch style apartment homes, our residents and product are definitely similar to the attached single-family land use type. As such, Applicant feels that our proposed land use is compatible and consistent with the Comprehensive Plan.

Applicant has clustered our units to create open spaces and encourage internal pedestrian connectivity.

Architectural Features



MILFORD CROSSING: PHASE I

Architectural Features



MILFORD CROSSING: PHASE I



MILFORD CROSSING: PHASE I

Architectural Features



MILFORD CROSSING: PHASE I



Plan Exhibits

- *Sketch Plan*
- *Open Space Plan*
- *Concept Progression*



NOTE: PLAN IS CONCEPTUAL IN NATURE ONLY, FINAL PLAN WILL BE DETERMINED AS PART OF DRB APPROVAL PROCESS

Milford Crossing II - Marysville, Ohio Open Space Plan | 08.15.2016



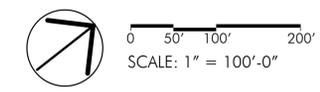
NOTE: PLAN IS CONCEPTUAL IN NATURE ONLY, FINAL PLAN WILL BE DETERMINED AS PART OF DRB APPROVAL PROCESS



VICINITY MAP

SITE DATA:

Existing Zoning:	R-1, R-2, R-5
Proposed Zoning:	PUD
Acreage:	19.4285 ac
Units:	53
Units/Acre:	+/- 2.7
Retention Basin:	0.88 ac
<u>Open Space</u>	13.63 ac Total (+/- 70%)
Setbacks:	3.48 ac
Common:	10.15 ac
<u>Parking Provided</u>	239 Total
2 Car Garage:	106 Garage, 106 Surface
Guest Spaces:	27
Property Owner:	Dennis A. Schulze Trustee
	P.O. Box 562 Marysville, OH 43040
Applicant:	Jim Frey Senior Vice President
	23775 Commerce Park Suite 7 Beachwood, Ohio, 44122 (216) 360-9441



Milford Crossing II - Marysville, Ohio PUD Sketch Plan | 08.15.2016



VERSION A

SITE DATA:

Existing Zoning:	R-1, R-2, R-5
Proposed Zoning:	R-5
Acreage:	19.4285 ac
Units:	99
Units/Acre:	+/- 5
Retention Basin:	0.88 ac
<u>Open Space</u>	8.43 ac Total (+/- 43%)
Setbacks:	3.2 ac
Common:	5.23 ac
<u>Parking Provided</u>	416 Total
2 Car Garage:	198 Garage, 198 Surface
Guest Spaces:	20



VERSION B

SITE DATA:

Existing Zoning:	R-1, R-2, R-5
Proposed Zoning:	PUD
Acreage:	19.4285 ac
Units:	83
Units/Acre:	+/- 4.3
Retention Basin:	0.88 ac
<u>Open Space</u>	9.2 ac Total (+/- 47%)
Setbacks:	3.94 ac
Common:	5.26 ac
<u>Parking Provided</u>	359 Total
2 Car Garage:	166 Garage, 166 Surface
Guest Spaces:	27



VERSION C (CURRENT)

SITE DATA:

Existing Zoning:	R-1, R-2, R-5
Proposed Zoning:	PUD
Acreage:	19.4285 ac
Units:	53
Units/Acre:	+/- 2.7
Retention Basin:	0.88 ac
<u>Open Space</u>	13.63 ac Total (+/- 70%)
Setbacks:	3.48 ac
Common:	10.15 ac
<u>Parking Provided</u>	242 Total
2 Car Garage:	106 Garage, 106 Surface
Guest Spaces:	27



Milford Crossing II - Marysville, Ohio Concept Progression | 08.15.2016



Engineering, Planning and Zoning
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(937) 645-7350
FAX (937) 645-7351
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Codified Ordinance Revision Zoning Analysis Report

Chapter 1123.01 Interpretation and Meanings (Section (164) “Swimming Pools)

Key Topics Revision Changes:

1. Update verbiage and definitions to present industry code standards.
2. Last codified ordinance activity – 5/27/10
3. Main point for change is the increase in sales of portable and inflatable pools. These new pools can be the size of in-ground pools and above ground pools and should be held to the same safety guidelines.

Zoning Staff Recommendations; Tim Aslaner (Law Director) has reviewed the verbiage and definitions for the proposed codified ordinance revision for Chapter 1123.01 “Interpretation and Meanings”. Zoning staff would like to recommend the proposed changes to the Planning Commission and thank you for your time and consideration.

Ron Todd
Zoning Administrator

Key Code Revision

1. Black - Established vocabulary and definitions.
2. Red - New changes
3. Blue - Board changes (Public Affairs, Council, Planning Commission)

CHAPTER 1123.01
Interpretation and Meanings

(164) "Swimming pool" means any structure intended for swimming or recreational bathing that can contain water over twenty-four inches (610mm) deep. This includes in-ground, above-ground and on-ground swimming pools, hot tubs and spas.

A. "Private pool" means a pool exclusively used without paying an additional charge for admission by the residents and guests of a single household, a multifamily development, or a community, the members and guests of a club or the patrons of a motel or hotel; an accessory use.

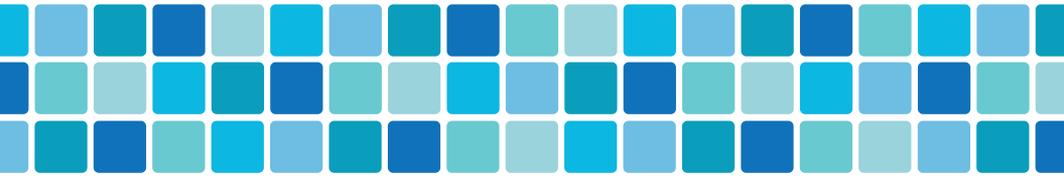
B. "Community pool" means a pool operated with a charge for admission; a primary use.

New - (164)

A. "Private swimming pool" means any structure that contains water over 24 inches (610 mm) in depth and which is used, or intended to be used, for swimming or recreational use and which is available only to the family and guests of the property owner. This includes in-ground, above-ground, portable and inflatable swimming pools , hot tubs and spas.

B. " Public swimming pool" means any outdoor structure, chamber, or tank containing a body of water for swimming, diving, recreational use, or sanctioned event that is intended to be used collectively for swimming, diving, recreational use, or sanctioned event and is operated by any person whether as the owner, lessee, operator, licensee, or concessionaire, regardless of whether or not a fee is charged for use.





Safety Barrier Guidelines for Residential Pools

Preventing Child Drownings

U.S. Consumer Product
Safety Commission

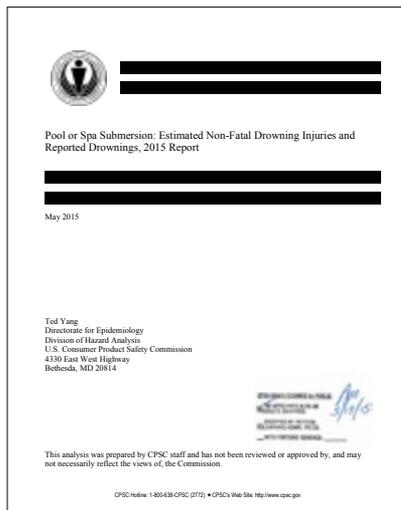


Pool and Spa Submersions: Estimated Non-Fatal Drowning Injuries and Reported Drownings*

CPSC publishes an annual report on drowning and non-fatal drowning incidents. Key findings from the 2015 report include:

- Nearly 300 children younger than 5 drown in swimming pools and spas each year, representing 76 percent of the 382 fatalities reported for children younger than 15.
- Children ages 1 to 3 years (12 months through 47 months) represented 65 percent of the reported fatalities and 64 percent of reported injuries in pools and spas.
- More than 4,100 children younger than 5 suffered non-fatal drowning injuries and required emergency department treatment.
- The majority of fatal drowning incidents and non-fatal drowning injuries involving victims younger than 5 years old occur in pools owned by family, friends, or relatives.
- Residential locations dominated incidents involving victims younger than 5 years old. Eighty-seven percent of the fatalities occurred at residential pools or spas.
- Portable pools accounted for 10 percent of the total fatalities, with an average of 40 deaths per year for children younger than 15.

**The report presents average annual estimates for emergency department-treated injuries for 2012 through 2014, and average annual estimates for fatal drownings for 2010 through 2012, as*



Portable Pools



Portable pools are becoming more popular. Portable pools vary in size and height, from tiny blow-up pools to larger designs that can hold thousands of gallons of water. Portable pools present a real danger to young children.

Never leave children around a portable pool unsupervised. Portable pools should be fenced, covered, or emptied and stored away when not in use. Tell neighbors, friends, and caregivers that you have a portable pool and advise them of the potential dangers of a portable pool in your yard.

Removable Mesh Fences

Mesh fences are made specifically for swimming pools or other small bodies of water. Although mesh fences are meant to be removable, the safest mesh fences for pools are locked into the pool deck so that the fence cannot be removed without extensive use of tools.



Like other pool fences, mesh fences should be a minimum of 48 inches in height. The distance between vertical support poles and the attached mesh, along with other manufactured features, should be designed to keep a child from climbing the fence. The removable vertical support posts should extend a minimum of 3 inches below grade, and they should be spaced no farther apart than 40 inches. The bottom of the mesh barrier should not be more than 1 inch above the deck or installed surface.

For more information on Removable Mesh Fencing see ASTM standard F 2286 – 05.