



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

PLANNING COMMISSION AGENDA
Tuesday, November 7, 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:

September 6, 2016, Regular Meeting Minutes
Vote: _____

CITIZEN COMMENTS:

REPORT OF ADMINISTRATION:

OLD BUSINESS:

NEW BUSINESS:

1. **Property Owner:** Maronda Homes, Inc.
Applicant: Chad Buckley, Civil & Environmental Consultants Inc.
Location: Keystone Crossing Subdivision (off Chestnut St.)
Request: Approval of Final Plat for Keystone Crossing, Phase 2

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 Development Plan approval for a +/- 19.428 acre parcel on property located south of Lora Lee Drive and adjacent to the existing Milford Crossing apartment development.

Motion By: _____ Vote: _____
Conditions: _____

- 3. **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.

Motion By: _____ Vote: _____
Conditions: _____

- 4. **Proposed Zoning Code Amendment (Text) to Chapter 1137.13 Medium Density Single Family Residential District (R-2)**
Request: To hear a proposed Zoning Code amendment.

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
September 6, 2016**

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

OTHERS PRESENT: Chad Flowers, Ron Todd, Gail & Rita Bump, Don Plank, Jackie & Scott Noland, Todd Foley, Pam VanSchoyck

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

APPROVAL OF MINUTES: The minutes from August 1, 2016 were approved as submitted.

CITIZEN COMMENTS: None.

REPORT OF ADMINISTRATION: Uptown Revitalization Plan Update

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: Mr. Armitage; Vote: 7-0 Conditions: tabled

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.

Todd Foley spoke to the commission on behalf of Redwood Acquisitions. He stated they are requesting approval for the sketch plan of Milford Crossing Apartments. Mr. Foley went over the changes they made from the previous meeting. Redwood is open to all staff comments. Gale Bump had a question on the fire access. Mr. Foley stated they will make it only accessible to fire trucks only. Emily Berry wanted to know if there would be any more changes to what is being presented right now. Mr. Draughn stated the only thing that will change will be the path. Mr. Boerger stated that we are supposed to leave legacies behind. There were concerns regarding the road not being connected to the existing neighborhood. Jackie Noland stated if it was possible for the fire department to come back and say no it has to be an access road. She was assured it will not become a road.

Motion By: Mr. Armitage; Vote: 7-0 Conditions: Approval with staff comments

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)

Mr. Ron Todd presented the amendment to the Commission. He explained how the portable pools are growing in size. Mr. Todd went over the safety report of deaths from drownings from 2015. Mr. Todd stated he is not changing any of the safety codes. Mr. Todd stated he is making changes to the definition and bringing it up to ICC, county and state standards.

Motion By: Ms. Alexander; Vote: 7-0 Conditions: Approved- recommended to city council for approval

DISCUSSION ITEMS:

Individual Commissioners Comments:

V. Golan: None.

A. Armitage: None

J. Alexander: She wanted to know what the plan was as they go through the code. Will we pick one chapter every so often?

L. Current: None

D. Boerger: He thanked Ron for bringing this up to them.

T. Schacht: None

S. Draughn: None

Design Review Board Update: None

ADJOURNMENT: The meeting was adjourned at 8:12 p.m.



Engineering, Planning and Zoning
City Hall, 209 South Main Street
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October 28, 2016

To: City of Marysville
Planning Commission Members

From: Chad Flowers
City Planner

RE: Final Plat Review – Keystone Crossing - Phase 2

Following are the comments received for the Final Plat Review of the development known as the Keystone Crossing Section 2, located on Chestnut Street.

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

City Engineering/Public Service:

1. Consider providing an easement along the Keystone Way frontage for Lots 6117, 6118 and 6119.
2. Please provide the correct addresses for each Lot (to be provided by the City).

City Planning and Zoning:

1. The side yard setback listed on the plat is incorrect. The side yard setback shall list a side yard setback of 6 feet for one side and 15 feet for the sum of sides.
2. Please list the rear yard setbacks on the plat.

City Fire:

- No comments received.

City Police:

- No comments received.

City Division of Water:

- No comments received.

City Division of Wastewater:

- No comments received.

City/County Economic Development Director:

- No Comments

Union County Engineer:

- No Comments

Union County Health Department:

- No comments received.

Union County Soil and Water:

- No comments received.

If you have any questions about the aforementioned items, please feel free to contact myself at (937) 645-7358 / email: jhoyt@marysvilleohio.org or Chad Flowers at (937) 645-7361 / email: cflowers@marysvilleohio.org



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**APPLICATION FOR MAJOR SUBDIVISION APPROVAL
(FINAL PLAT)**

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

- **Required** – Submission of a complete application, including all of the items listed in the application checklist.
- Applications and applicable fees shall be submitted by no later than 5:00 p.m. on the application deadline date.
- Submitted applications and all required applicable submittal items found in Chapter 1105 of the Planning & Zoning Code 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 subdivision approval is being requested shall not commence until all appropriate approved permits are obtained by the City and the County Building Department.

Project Site Information (Please print clearly)

Address of land or Subdivision name: Keystone Crossing Section 2
Present Zoning District: R-3 Present Use of the Land: Open Space
Proposed Zoning District: R-3 Proposed Use of the Land: Single Family Development
Owner of Property: Maronda Homes, Inc.
Owner's Address (Street): 3966 Brown Park Drive Suite E
City, State and Zip Code: Hilliard, OH 43026
Owner's Telephone Number: (614) 771-3868

Applicant Information (Please print clearly)

Applicant: Chad Buckley Owner Agent Representative Other
Company: Civil & Environmental Consultants, Inc.
Address (street): 250 Old Wilson Bridge Rd, Suite 250
City, State, and Zip Code: Worthington, OH 43085
Telephone Number: (614) 468-6200
E-mail Address: cbuckley@cecinc.com

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

Signature of Applicant: Chris Bellamy
Signature of Owner: M. Samuel

Date: 10/17/16
Date: 9/7/16

FOR CITY USE ONLY

Received (stamp):

[Faint red stamp]

Fees Due:

Final Plat: \$400 plus \$50 per lot = \$ 1800⁰⁰

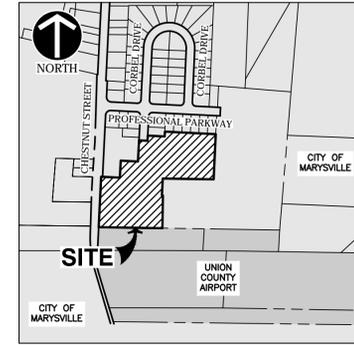
The application has been reviewed and is found to be complete.

City Staff

Date

KEYSTONE CROSSING SECTION 2

STATE OF OHIO, COUNTY OF UNION, TOWNSHIP OF PARIS, CITY OF MARYSVILLE,
VIRGINIA MILITARY SURVEY 3351



VICINITY MAP
SCALE: 1"=600'

SITUATED IN THE STATE OF OHIO, COUNTY OF UNION, TOWNSHIP OF PARIS, CITY OF MARYSVILLE, VIRGINIA MILITARY SURVEY 3351, CONTAINING 7.673 ACRES OF LAND, MORE OR LESS, SAID 7.673 ACRES BEING OUT OF THAT 38.363 ACRE TRACT OF LAND DESCRIBED IN EXHIBIT "A" AS CONVEYED TO MARONDA HOMES, INC. OF OHIO, AN OHIO CORPORATION, OF RECORD IN OFFICIAL RECORD 672, PAGE 170 AND OFFICIAL RECORD 672, PAGE 172, RECORDER'S OFFICE, UNION COUNTY, OHIO.

THE UNDERSIGNED, MARONDA HOMES, INC. OF OHIO, AN OHIO CORPORATION, BY MARK SCHEEL, PRESIDENT, OWNER OF THE LANDS PLATTED HEREIN, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS "KEYSTONE CROSSING SECTION 2", A SUBDIVISION CONTAINING LOTS NUMBERED 6071-6077, 6105-6112, 6117-6122, 6149-6155, AND DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATES TO PUBLIC USE, AS SUCH, ALL OR PARTS OF KEYSTONE WAY, CORBEL DRIVE, AND BALUSTER DRIVE SHOWN HEREON AND NOT HERETOFORE DEDICATED.

EASEMENTS ARE HEREBY RESERVED, IN, OVER, AND UNDER AREAS DESIGNATED ON THIS PLAT AS "EASEMENT, OR DRAINAGE EASEMENT". EASEMENTS DESIGNATED AS "EASEMENT OR DRAINAGE EASEMENT" PERMIT THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF ALL PUBLIC AND QUASI-PUBLIC UTILITIES ABOVE, BENEATH, AND ON THE SURFACE OF THE GROUND AND, WHERE NECESSARY, FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF SERVICE CONNECTIONS TO ALL ADJACENT LOTS AND LANDS AND FOR STORM WATER DRAINAGE.

WITHIN THOSE AREAS OF LAND DESIGNATED "DRAINAGE EASEMENT" ON THIS PLAT, AN ADDITIONAL EASEMENT IS HEREBY RESERVED FOR THE PURPOSE OF CONSTRUCTING, OPERATING, AND MAINTAINING MAJOR STORM WATER DRAINAGE SWALES AND/OR OTHER ABOVE GROUND STORM WATER DRAINAGE FACILITIES. NO ABOVE GRADE STRUCTURES, DAMS, OR OTHER OBSTRUCTIONS TO THE FLOW OF STORM WATER RUNOFF ARE PERMITTED WITHIN DRAINAGE EASEMENT AREAS AS DELINEATED ON THIS PLAT. EASEMENT AREAS SHOWN OUTSIDE OF THE PLATTED AREA ARE WITHIN LANDS OWNED BY THE UNDERSIGNED AND EASEMENTS ARE HEREBY RESERVED FOR THE USES AND PURPOSES EXPRESSED HEREIN.

EASEMENTS ARE HEREBY RESERVED IN, OVER, AND UNDER AREAS DESIGNATED ON THIS PLAT AS "PRIVATE DRAINAGE EASEMENT" FOR THE THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF STORM WATER RUNOFF DRAINS, FACILITIES. SUCH FACILITIES SHALL BE OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION FOR THE KEYSTONE CROSSING DEVELOPMENT. SAID FACILITIES WILL NOT BE DEDICATED TO THE CITY OF MARYSVILLE AND THE CITY OF MARYSVILLE WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF SAID FACILITIES.

THE EASEMENTS SHOWN HEREON OUTSIDE OF THE PLATTED AREA AND WITHIN SAID 31.363 ACRE TRACT OF LAND OWNED BY MARONDA HOMES, INC. OF OHIO, AN OHIO CORPORATION, ARE RESERVED FOR THE PURPOSES STATED IN THE FOREGOING "EASEMENTS" PARAGRAPH.

IN WITNESS WHEREOF, MARK SCHEEL, PRESIDENT OF MARONDA HOMES, INC. OF OHIO, AN OHIO CORPORATION, HAS CAUSED THIS PLAT TO BE EXECUTED BY THIS DULY AUTHORIZED OFFICE.

THIS ____ DAY OF _____, 2016.

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF: _____
MARONDA HOMES, INC. OF OHIO,
AN OHIO CORPORATION

BY: _____
MARK SCHEEL
PRESIDENT

STATE OF OHIO
COUNTY OF _____

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED MARK SCHEEL, PRESIDENT OF SAID MARONDA HOMES, INC. OF OHIO, AN OHIO CORPORATION, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID MARONDA HOMES, INC. OF OHIO, AN OHIO CORPORATION, FOR THE USES AND PURPOSES EXPRESSED THEREIN.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS
____ DAY OF _____, 2016.

MY COMMISSION EXPIRES _____

APPROVED AND ACCEPTED THIS ____ DAY OF _____, 2016, BY ORDINANCE No. _____ WHEREIN KEYSTONE WAY, CORBEL DRIVE, AND BALUSTER DRIVE ARE HEREBY DEDICATED AND ACCEPTED AS SUCH BY THE COUNCIL OF THE CITY OF MARYSVILLE OHIO.

APPROVED THIS ____ DAY OF _____

CHAIRMAN, PLANNING COMMISSION, MARYSVILLE OHIO

APPROVED THIS ____ DAY OF _____

CITY ENGINEER, MARYSVILLE OHIO

APPROVED THIS ____ DAY OF _____

MAYOR, MARYSVILLE OHIO

ACCEPTANCE OF DEDICATION WITHIN DRIVE AND WAYS ARE HEREBY APPROVED FOR PUBLIC MAINTENANCE BY ORDINANCE NUMBER RECORDED IN CITY COUNCIL'S RECORD BOOK ON THIS DAY _____ OF 20____.

TRANSFERRED THIS ____ DAY OF _____, 2016

AUDITOR, UNION COUNTY, OHIO

DEPUTY AUDITOR, UNION COUNTY, OHIO;

FILED FOR RECORD THIS ____ DAY OF _____
AT _____, FEE _____

RECORDER, UNION COUNTY, OHIO

AT _____, FEE _____
FILE NO. _____

DEPUTY RECORDER, UNION COUNTY, OHIO

PLAT BOOK _____, PAGE _____

- IRON PIPE FOUND
- IRON PIN FOUND
- ▲ RAILROAD SPIKE FOUND
- △ MAG NAIL SET
- REBAR IRON PIN SET & CAP
- ⊙ PERMANENT MARKER SET

OWNER:

MARONDA HOMES, INC. OF OHIO
3966 BROWN PARK DRIVE, SUITE E, HILLIARD, OHIO

ACREAGE BREAKDOWN:

PARCEL NO. 29-0023008.0000
MAP NO. 102-05-01-004.000

AREA IN LOTS: 5.870 ACRES
AREA IN RIGHT-OF-WAY: 1.803 ACRES

BASIS OF BEARINGS:

BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF CHESTNUT STREET, WHICH BEARS NORTH 04°35'38" WEST, AS ESTABLISHED BY GPS OBSERVATIONS PERFORMED IN JANUARY 2016.

SOURCE OF DATA:

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

IRON PINS:

WHERE INDICATED HEREON, UNLESS OTHERWISE NOTED, ARE TO BE SET AND ARE 5/8" SOLID REBAR, THIRTY INCHES LONG WITH A YELLOW PLASTIC CAP BEARING THE INITIALS "CEC".

PERMANENT MARKERS:

WHERE INDICATED HEREON UNLESS OTHERWISE NOTED ARE TO BE SET AND ARE SOLID IRON PINS, 1" DIAMETER, 30" LONG WITH AN ALUMINUM CAP BEARING THE INITIALS "CEC".

CERTIFICATION:

THE ACCOMPANYING PLAT REPRESENTS A SUBDIVISION OF LAND IN V.M.S. NO. 3351, UNION COUNTY, OHIO. THE TRACT HAS AN AREA OF 1.803 ACRES IN STREETS AND 5.870 ACRES IN LOTS MAKING A TOTAL OF 7.673 ACRES.

ALL MEASUREMENTS ARE IN FEET AND DECIMALS OF A FOOT. ALL MEASUREMENTS ON CURVES ARE CHORD DISTANCES.

I HEREBY CERTIFY THAT THE ACCOMPANYING PLAT IS A CORRECT REPRESENTATION OF KEYSTONE CROSSING SECTION 2, AS SURVEYED JANUARY 2016.

MARK ALAN SMITH
PROFESSIONAL LAND SURVEYOR NO. S-8232

REVISION RECORD

NO. DATE DESCRIPTION

Civil & Environmental Consultants, Inc.
88 SC XK | gcb 619 | YFCUXG | JH & SYK cfb | b | kbzC < ((S)
* * * * * Y . . . D . . . P . . S .
www.cecinc.com

MARONDA HOMES OF OHIO, INC.
CITY OF MARYSVILLE
UNION COUNTY, OHIO

KEYSTONE CROSSING
SECTION 2

DATE: OCTOBER 2016 DRAWN BY: ALB
DWG SCALE: NA CHECKED BY: MJA
PROJECT NO: 153-356
APPROVED BY: MAS

DRAWING NO.:

PLAT

SHEET 1 OF 2

A:\2015\153-356-390-Survey\Draw\153356-390-308.dwg | L:\10\17\2016 - addmore - LP 10/17/2016 2:10 PM



Engineering, Planning and Zoning
City Hall, 209 South Main Street
Marysville, Ohio 43040-1641
(937) 645-7350
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October 31, 2016

To: City of Marysville
Planning Commission Members

From: Chad Flowers
City Planner

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

To hear a Planned Unit Development application for Development 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)

Sketch Plan Approval:

The Planning Commission reviewed and approved the Sketch Plan for the Milford Crossing Phase II PUD at their **September 6, 2016** Meeting.

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 14.79 total acres of open space, a retention basin of 0.88 acres, and 245 total parking spaces (106 garage, 106 surface, 33 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 providing open space areas with no-mow meadow plantings and a gravel walking path.

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

Engineering Comments

1. The proposed layout meets the intent of all previous conversation regarding this development.
2. All engineering design components (i.e. utility extensions, drainage calculations, etc.) will be reviewed and approved through future submittals for this project.

Planning and Zoning Comments

3. Staff suggests the proposed gravel path be 8'-0" in width and be constructed with crushed limestone.
4. All planting beds and tree rings in Phase II to use dark hardwood mulch.
5. Staff suggests sodding the lawn areas in the front, side, and 10 feet behind all proposed buildings.
6. Applicant shall add text that addresses the installation process and maintenance of the No-mow meadow grass areas. The applicant shall provide an estimated mowing schedule to insure the no-mow grass areas are well maintained.

Fire Department Comments

7. 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



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

APPLICATION FOR PLANNED UNIT DEVELOPMENT (PUD) – DEVELOPMENT PLAN

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

- **Required** – Submission of a complete application, including all of the items listed in the application checklist.
- 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 MF HOMES
Owner of Property: MILFORD CROSSING II LLC
Owner's Address (Street): 23775 COMMERCE PARK, SUITE 7
City, State and Zip Code: BEACHWOOD, OH 44122
Owner's Telephone Number: 614.206.1123

Applicant Information (Please print clearly)

Applicant: JIM FREY, SR. 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: _____

10/11/16

FOR OFFICE USE ONLY

Received (stamp): _____

Fees: _____

\$500 _____

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

City Staff

Date

Milford Crossing II



Planned Unit Development/Development Plan Submittal

Marysville, Ohio
October 17, 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.)





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

**APPLICATION FOR
 PLANNED UNIT DEVELOPMENT (PUD) – DEVELOPMENT PLAN**

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

- **Required** – Submission of a complete application, including all of the items listed in the application checklist.
- 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 MF HOMES
 Owner of Property: MILFORD CROSSING II LLC
 Owner's Address (Street): 23775 COMMERCE PARK, SUITE 7
 City, State and Zip Code: BEACHWOOD, OH 44122
 Owner's Telephone Number: 614.206.1123

Applicant Information *(Please print clearly)*

Applicant: JIM FREY, SR. 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**



Development Text:

PROPOSED DISTRICT: PUD, Planned Unit Development

PROPERTY ADDRESS: 19.428± acres, Milford Avenue

OWNER: Milford Crossing II, LLC
Redwood Acquisitions, LLC
23775 Commerce Park, Suite 7
Beachwood, OH 44122

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

DATE OF TEXT: October 17, 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 Development Plan dated October 17, 2016, as referenced in Section 3 of this Text (the "Development 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 Development Plan.
- f. Minimum Off-Street Parking Space Requirements.** Two spaces per unit.
- g. Common Open Space.** Including retention area 14.79 ac. / 76% 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.** Building colors and materials to match phase 1 architecture.
- j. Buffering Landscaping and/or Screening Commitments.** As shown on Development Plan/Illustrative 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 mid-rise 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

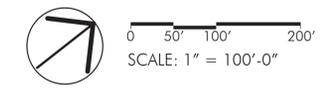
- *Illustrative Plan*
- *Development Plan*
- *Illustrative Landscape Plan*
- *Open Space Plan*
- *Low-Mow/No-Mow Details*
- *Photometric Plan*
- *Concept Progression*



VICINITY MAP

KEY:

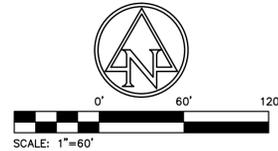
- A** 4' GRAVEL PATH
- B** DOG PARK
- C** RESIDENT GARDENS
- D** VISITOR PARKING
- E** FOUNTAIN
- F** EXISTING RETENTION BASIN
- G** PERMANENT OPEN SPACE AND NO-MOW PLANTING
- H** SIDE-LOAD GARAGES



Milford Crossing II - Marysville, Ohio Illustrative Site Plan | 10.17.2016

STATE OF OHIO, COUNTY OF UNION, CITY OF MARYSVILLE,
VIRGINIA MILITARY SURVEY NUMBER 4069

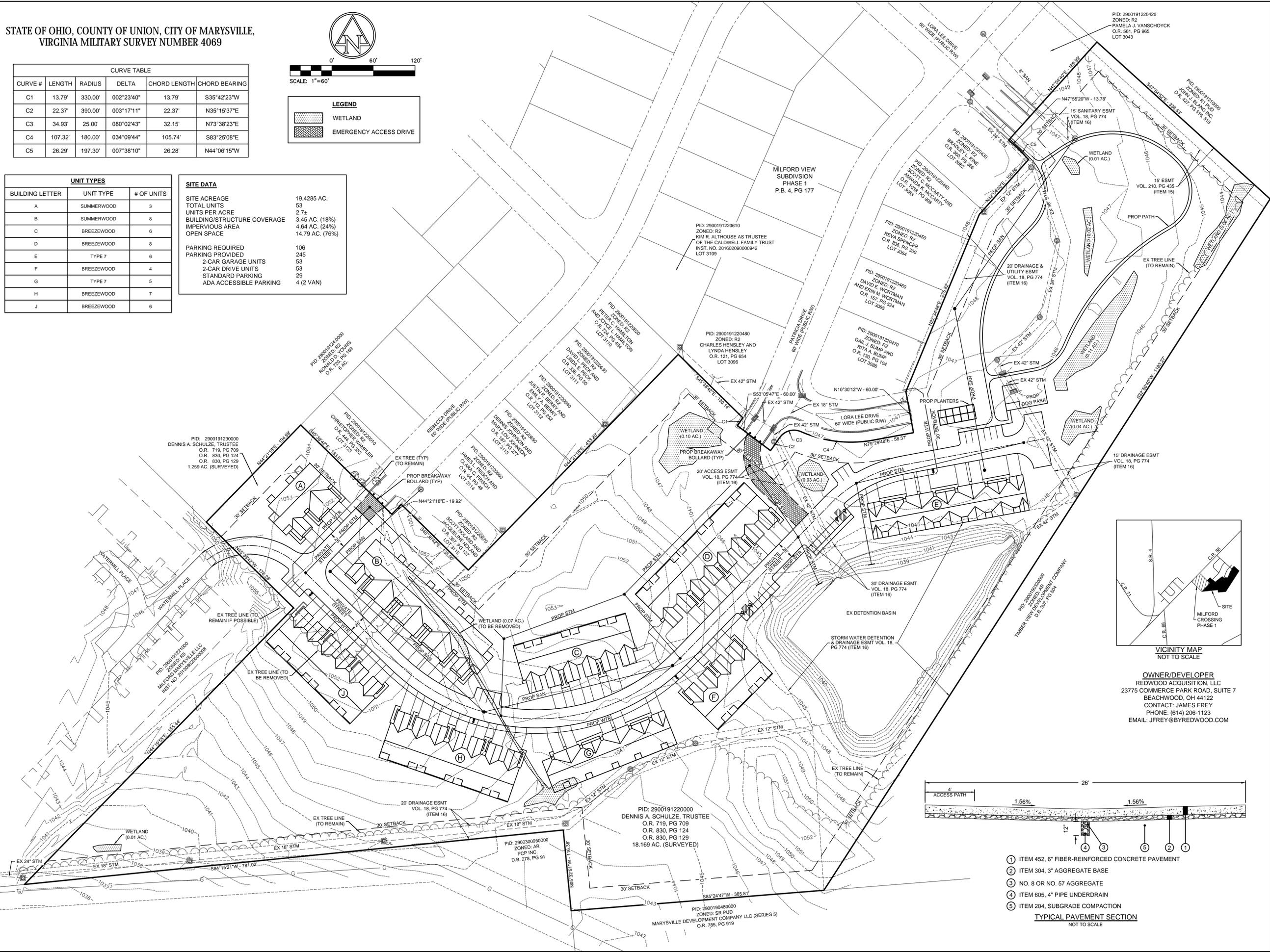
CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	13.79'	330.00'	002°23'40"	S35°42'23"W
C2	22.37'	390.00'	003°17'11"	N35°15'37"E
C3	34.93'	25.00'	080°02'43"	N73°38'23"E
C4	107.32'	180.00'	034°09'44"	S83°25'08"E
C5	26.29'	197.30'	007°38'10"	N44°06'15"W



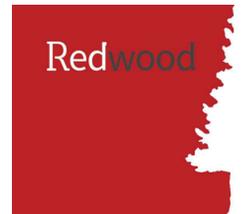
UNIT TYPES		
BUILDING LETTER	UNIT TYPE	# OF UNITS
A	SUMMERWOOD	3
B	SUMMERWOOD	8
C	BREEZEWOOD	6
D	BREEZEWOOD	8
E	TYPE 7	6
F	BREEZEWOOD	4
G	TYPE 7	5
H	BREEZEWOOD	7
J	BREEZEWOOD	6

SITE DATA	
SITE ACREAGE	19.4285 AC.
TOTAL UNITS	53
UNITS PER ACRE	2.7±
BUILDING/STRUCTURE COVERAGE	3.45 AC. (18%)
IMPERVIOUS AREA	4.64 AC. (24%)
OPEN SPACE	14.79 AC. (76%)
PARKING REQUIRED	106
PARKING PROVIDED	245
2-CAR GARAGE UNITS	53
2-CAR DRIVE UNITS	53
STANDARD PARKING	29
ADA ACCESSIBLE PARKING	4 (2 VAN)

PLOT SCALE: 1:1; EDIT DATE: 10/17/16 - 10:48 AM; EDITED BY: BSCHILLING; DRAWING FILE: C:\2015\02\27\27.D; DRAWINGS\CIVIL\EXHIBITS\2015-10-11 DEVELOPMENT PLAN.DWG



PID: 2900191220420
ZONED: R2
PAMELA J. VANSCHOYCK
O.R. 561, PG 965
LOT 3043



AMERICAN STRUCTUREPOINT INC.
2550 Corporate Exchange Dr., Ste. 300 | Columbus, Ohio 43231
TEL 614.901.2235 | FAX 614.901.2236
www.structurepoint.com

DEVELOPMENT PLAN FOR MILFORD CROSSING II MARYSVILLE, OHIO

CERTIFIED BY

ISSUANCE INDEX
DATE: 10/17/2016

SCALE: 1" = 60'

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2015.02767

- ① ITEM 452, 6" FIBER-REINFORCED CONCRETE PAVEMENT
 - ② ITEM 304, 3" AGGREGATE BASE
 - ③ NO. 8 OR NO. 57 AGGREGATE
 - ④ ITEM 605, 4" PIPE UNDERDRAIN
 - ⑤ ITEM 204, SUBGRADE COMPACTION
- TYPICAL PAVEMENT SECTION**
NOT TO SCALE

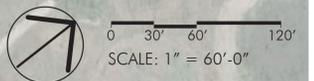
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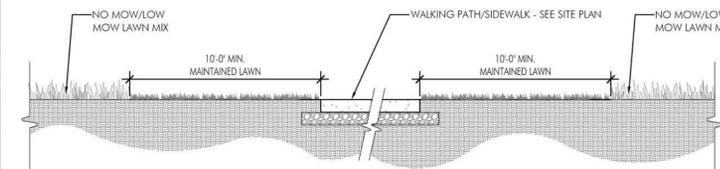
Milford Crossing II - Marysville, Ohio Illustrative Landscape Plan | 10.17.2016



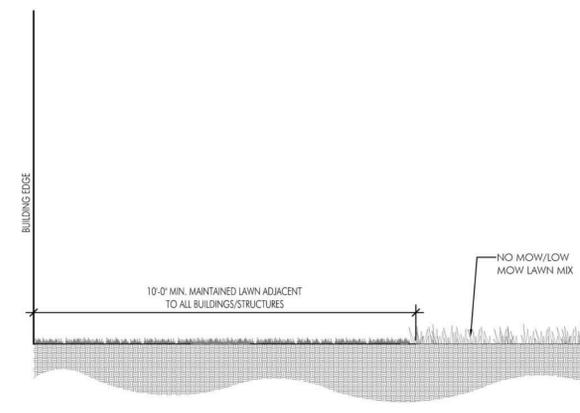
TOTAL PERMANENT OPEN SPACE: 14.79 AC (76%)



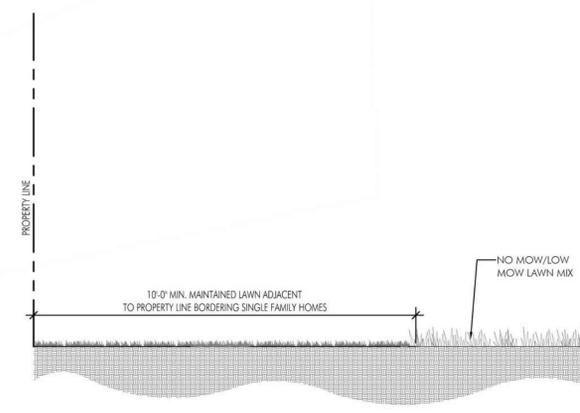
Milford Crossing II - Marysville, Ohio Open Space Plan | 10.17.2016



A Typical Low Mow/No Mow Lawn Adjacent to Walking Paths/Sidewalks
1/2" = 1'-0"



B Typical Low Mow/No Mow Lawn Treatment Adjacent to Buildings/Structures
1/2" = 1'-0"



C Typical Low Mow/No Mow Lawn Treatment Adjacent to Property Line
1/2" = 1'-0"

KEY
 LOW MOW/NO MOW AREA
 = ± 6.95 AC

LOW MOW/NO MOW LAWN MIX			
% PURE	SEED VARIETY	ORIGIN	GERM
24.91%	QUATRO SHEEPS FESCUE	OR	90%
24.62%	LONGFELLOW II CHEWINGS FES.	OR	90%
24.46%	CINDY LOU CREEPING RED FES.	OR	85%
24.19%	EUREKA II HARD FESCUE	OR	85%
00.00%	OTHER CROP SEED		
01.80%	INERT MATTER		
00.03%	WEED SEED		

Milford Crossing II - Marysville, Ohio Low-Mow/No-Mow Details | 10.17.2016



revisions

23775 commerce
park road, suite 7
beachwood, ohio 44122
tel. 216 . 360 . 9441
www.byredwood.com

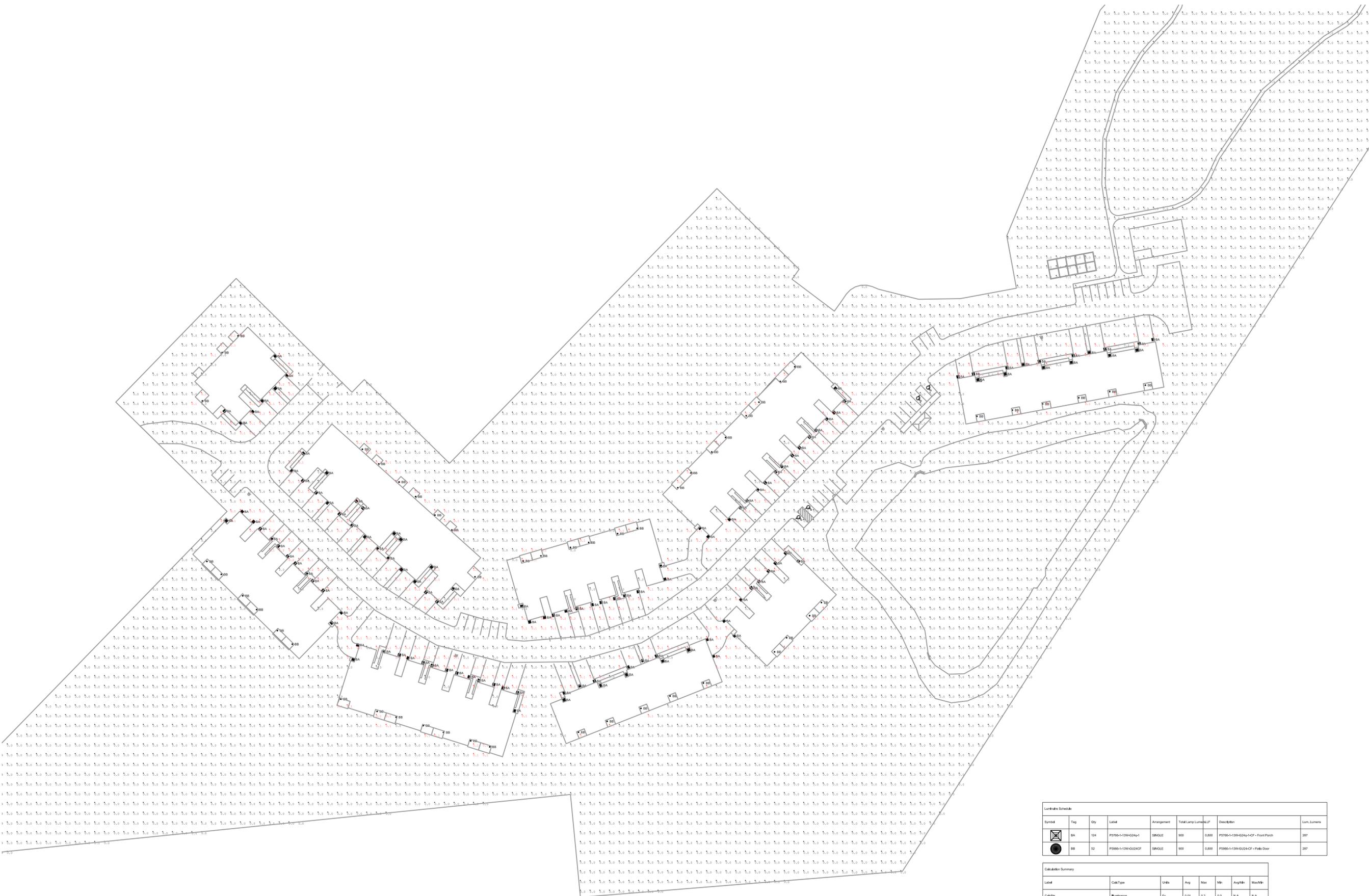


mamm
3660 embassy parkway
fairlawn, ohio 44333
tel. 330 . 666 . 5770
fax. 330 . 666 . 8812
www.mann-architects.com

drawing
PHOTOMETRIC SITE PLAN
project no. 17916
date OCTOBER 14, 2016
scale AS NOTED

MILFORD CROSSING
MILFORD AVE.
MARYSVILLE, OHIO

project **PHASE II**



Symbol	Tag	Qty	Label	Arrangement	Total Lamp Lumens (LLF)	Description	Lum. Lumens
	BA	124	P2196-1-12WQ24p1	SINGLE	900	P2196-1-12WQ24p1-CF - Front Porch	287
	BB	52	P2196-1-12WQ24CF	SINGLE	900	P2196-1-12WQ24CF - Plaza Door	287

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPct	Burnance	Fc	0.01	0.2	0.0	N/A	N/A

PHOTOMETRIC PLAN
SCALE: N.T.S.



PS-1
1 OF 2
sheet no.



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

Open Space 8.43 ac Total (+/- 43%)
 Setbacks: 3.2 ac
 Common: 5.23 ac

Parking Provided 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

Open Space 9.2 ac Total (+/- 47%)
 Setbacks: 3.94 ac
 Common: 5.26 ac

Parking Provided 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

Open Space 14.79 ac Total (+/- 76%)
 Setbacks: 3.48 ac
 Common: 11.31 ac

Parking Provided 245 Total
 2 Car Garage: 106 Garage, 106 Surface
 Guest Spaces: 33

Milford Crossing II - Marysville, Ohio Concept Progression | 10.17.2016



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

October 27, 2016

To: City of Marysville
Planning Commission Members

From: Chad Flowers
City Planner

RE: Sketch Plan Review – Woodside PUD

To hear a Planned Unit Development application for Sketch Plan approval for a +/- 107 acre mixed-use development.

Application: The applicant; The Robert Weiler Company has submitted an application for PUD Sketch Plan review/approval for +/- 107 acre mixed-use development on the southwest corner of Dunham Street and Columbus Ave. The existing zoning of the property is Special District One (SD1).

Applicant: Skip Weiler, The Robert Weiler Company
10 North High Street, Suite 401
Columbus, Ohio 43214

Owner: Dr. Carl Coleman
10230 Ashton Close
Powell, Ohio 43065

Location: The applicant is requesting a zoning amendment to rezone +/- 107 acres located on the southwest corner of Dunham Street and Columbus Ave. Existing property surrounding the subject property are as followed:

North: Service Business District (B-1), Medium Density Single Family Residential District (R-2) and Special District One (SD1)

East: Special District One (SD1)

South: Heavy Manufacturing (M-2) and Special District One (SD1)

West: Light Manufacturing (M-1), High Density Multi-family Residential District (R-5) and High Density Single Family Housing (R-3)

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

Engineering Comments

1. Prior to Development Plan application submittal, the Developer shall perform a detailed and comprehensive traffic study for this development. All adjacent and affected intersections shall be analyzed. The City can provide additional detail on the exact requirements via a pre traffic study meeting and Memorandum of Understanding.
2. Please remove all references to the "park" being dedicated to the City. As previously stated, the City is not opposed to a "park" within this development, but based on our current workload, the City does not have any interest in maintaining this park.
3. Remove all references to Columbus "Street" and replace with Columbus "Avenue".
4. Please provide the City with the documentation associated with the Columbia Gas "will serve letter".
5. Please confirm that preliminary Union County Airport approval has been obtained for the building height and locations shown on the Concept Plan.
6. It appears that the intent of the previous email correspondence regarding Professional Parkway was adhered to:

In lieu of constructing the Professional Parkway roadway extension at this time, the City would like the Developer to dedicate future right-of-way (60 feet in width) along the southern border of the Coleman-Botkins property to facilitate this future roadway connection.

PLEASE NOTE: At this time, the City does not plan on installing the Professional Parkway extension in the next ten (10) years at best. If you will recall, the City just wants the flexibility to be able to install this roadway to meet the intent of our Thoroughfare Plan. Therefore, the Concept Plan should be **significantly modified** in regards to the access to Professional Parkway within Subareas B and C (which will not have public right-of-way frontage or actual access). Finally, Professional Parkway shall be labeled as "Future Professional Parkway Extension". All references to "by the City" shall be removed.

7. Per our previous conversations, the northern access to this development at Dunham Street shall be aligned with Cherry Street (the north / south roadway). Additional right-of-way shall also be provided along the south side of Dunham Street.
8. All engineering design components (i.e. utility extensions, drainage calculations, etc.) will be reviewed and approved through future submittals for this project.

Planning and Zoning Comments

1. The City recently adopted new Design Review Standards, Chapter 1144, for new development within the City. The applicant shall review these standards and modify the development text and conceptual site plan to reflect the new vision of the City. The updated code section is available on the City web site. The City will also forward the updated code section to the applicant.
2. The City currently allows a density of eight (8) units per acre for both Low Density Multi-Family (R-4)(see 1135.06) and High Density Multi-Family (R-5)(see 1135.07). The applicant is proposing three subareas (A, B & C) for multifamily housing with the following site data:

<u>Subarea A:</u>	Proposed density	8 du/ac
	<u>Proposed acreage</u>	<u>32.7 ac</u>
	Total allowable units	261 units

Subarea B:	Proposed density	12 du/ac
	<u>Proposed acreage</u>	<u>37.5 ac</u>
	Total allowable units	450 units
Subarea C:	Proposed density	16 du/ac
	<u>Proposed acreage</u>	<u>19.5 ac</u>
	Total allowable units	312 units

The three subareas combine total an estimated +/- 89.7 acres. Current City code with a density of eight (8) units per acre would allow a total of +/- 717 total units. The proposed application would allow +/- 1023 total units, 306 above what code currently allows.

- a. The applicant originally submitted a PUD sketch plan application on August 15, 2016 for the September Planning Commission meeting. Prior to the meeting the applicant requested to table their application in order to make modifications to their plan. The original application proposed two subareas, Subarea A (+/- 42.4 ac. at 10 units per acre +/- 420 total unit) for multi-family housing and Subarea B (+/-64.5 ac.) for a Commerce Park. This mixed-use plan provided a balanced split between multifamily housing and commercial development. The current proposed plan has been modified to provide for primarily multi-family development (with a reduction in acreage for commercial development).
- b. Staff feels that the amount of proposed multi-family housing in the current proposed sketch plan is extreme. Staff suggests the applicant reduce the amount (density and acreage) of multi-family housing and increase the commercial development acreage to provide a better balance.
3. Bike trails and paths shall be incorporated and connected throughout the development to provide connectivity and access. These paths shall be located along roadways and within the interior of the sites (developments). The paths and connections shall also extend to the edge of the development to allow for future connections from adjacent properties.
4. The applicant shall show open space locations and associated acreage. Pond areas cannot be counted towards the required open space acreage unless bike trails or paths are located around the pond (see section 1145.07).
5. There is a typo on page 2 of the development standards under Section B. Setbacks and Height (3)(a). Subarea D-1 should be D-2.
6. The applicant shall provide Architectural Development Standards that address upgraded building materials, Architectural features, building articulation, site lighting, landscaping and signage.
7. The applicant has provided a list of Permitted and Conditional Uses for Subarea D-1 and D-2 (Total acreage of +/-14.2 ac). The applicant proposes to allow all permitted and conditional uses within the following zoning districts:

Office Residential (O-R)

Business Residential (B-R) (excluding hotel/motel and multi-family residential).

Service Business District (B-1) (excluding boat dealers, fruit and vegetable markets, hotels and motels, meat and fish markets, mini storage-public, multi-family overhead, public warehousing and storage.

Hospital Medical District (HMD) (excluding funeral services and crematories, group homes, rooming and boarding house).

Special District One (SD1) (excluding agricultural-crops/services, amusement and recreational services not elsewhere classified, boat dealers, bowling centers, bus charter service, coin operated amusement devices, fish hatcheries, fishing preserves, fuel oil dealers, hotel and motel, inter City and rental bus transportation, lumber other building material dealers, mini storage-public, motion picture theaters, motor freight transportation and warehousing, motor vehicle dealers, motorcycle dealers, professional sports race tracks, publishing houses, recreation vehicle dealers, school buses/terminal and bus service, sweepstakes terminal, taxicab operation, tree farms and nurseries, and excluding all Conditional Uses.

Flex space (to include office and/or warehousing and associated outdoor storage).

Staff feels that the applicant has selected an excessive amount of zoning districts to determine the Permitted and Conditional Uses that would be allowed within the PUD development. Zoning districts such as Office Residential (O-R), Business Residential (B-R), and Hospital Medical District (HMD) are districts that are not compatible with any of the adjacent zoning districts to the property. With the small size in acreage for the D-1 and/or D-2 subarea, the list of potential uses is not justified. Code section 1145.01 Objectives for a Planned Unit Development (PUD) states that the general objective for a planned unit development is to create a unique zoning district or combination of districts that encourages and allows more creative and imaginative design of the land. **Staff feels that the current plan doesn't meet the intent of the PUD text in providing uses that complement and/or are compatible to each other or the surrounding/adjacent properties.**

Staff recommends that the applicant revise the proposed sketch plan to incorporate a better mix of uses (Housing/retail/commercial) that provides more diversity and compatibility. Staff would also recommend the applicant select one zoning district as a guide for permitted and conditional uses. The applicant then should eliminate and/or add uses they feel are appropriate for the project.

8. The applicant shall provide a tree survey and remove any and all dead or diseased trees on-site.

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



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

**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: 2.07 Ac. - Durham St and Columbus Ave / Industrial Parkway

Present Zoning District: SD 1 Present Use of the Land: Undeveloped

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

Owner of Property: Dr. Carl Coleman

Owner's Address (Street): 10230 Ashton Close

City, State and Zip Code: Powell, OH 43065

Owner's Telephone Number: 614-885-4664

Applicant Information (Please print clearly)

Applicant: Skip Weiler Owner **Agent** Representative Other

Company: The Robert Weiler Company

Address (street): 10 North High Street, Suite 401

City, State, and Zip Code: Columbus, OH 43214

Telephone Number: 614-221-4286

E-mail Address: skip@rweiler.com

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

Signature of Applicant:  Date: 8-10-16

FOR OFFICE USE ONLY

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

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

City Staff

Date

WOODSIDE

Marysville, Ohio



<i>APPLICANT:</i>	<i>OWNER:</i>	<i>CONSULTANT:</i>	<i>LAND PLANNING, LANDSCAPE ARCHITECTURE & ENGINEERING:</i>
The Robert Weiler Company	CR Coleman & MC Botkin Family	Grabill & Company, LLC	EMH&T
10 N. High Street Suite 401 Columbus, Ohio 43215	10230 Ashton Close Powell, Ohio 43065	5775 Perimeter Dr. Suite 250 Dublin, Ohio 43017	5500 New Albany Road Columbus, Ohio 43054
Phone: (614) 221-7069	Phone: (614) 885-4664	Phone: (614) 795-1081	Phone: (614) 775-4710
Contact: Skip Weiler	Contact: Dr. Carl Coleman	Contact: Patrick Grabill	Contact: Linda Menerey

Sketch Plan Submittal – Revised October 17, 2016

Revised October 17, 2016

Rezoning Statement

Development Standards

- I. Sub Area A, B and C Standards
- II. Sub Area D-1 and D-2 Standards
- III. Project Phasing

Exhibits

Vicinity Plan
Area Plan
Subarea Map
Concept Plan/Supplemental Plan

Additional information

Application
Adjacent Owners

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REZONING STATEMENT

Woodside is planned to meet the residential and commercial needs of the area. The proposed residential is planned as part of this development to serve the employees of adjacent planned commerce areas to the south and east of the site as well as and the larger community. This development will also provide benefits to the community with the preservation of natural areas that include a large woodlot, wetlands, pond and open space totaling approximately 21.5 acres. This area is intended to be dedicated as public open space to the City of Marysville and to be pursued for an International Friendship Garden designation. The entire site is approximately 107 acres. The development will facilitate the extension of Professional Parkway and upgrades to Columbus Avenue/Industrial Parkway.

A. Explain how the development meets the proposed and specific objectives set forth in Section 1145.01

1145.01(a) General Objective: A planned unit development shall be classified as a unique zoning district or combination of districts that is subject to the provisions of this chapter. The purpose is to encourage and allow more creative and imaginative design of land development than is possible under standard zoning district regulations. A PUD is intended to allow flexibility in planning and design and overall benefits to the City. A PUD also permits the establishment of a variety of uses brought together as parts of a compatible and unified plan. This flexibility should result in a development that has unique characteristics and features that are not found in a development produced in accordance with standard zoning district and subdivision regulations.

1145.01 (b) Specific Objectives:

(1) To encourage unified projects that exhibit creative planning and design in ways that cannot be achieved through a standard zoning district, yet 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.

The proposed PUD is contained within Subarea 5 of the Comprehensive Plan and is consistent with the Regional Commercial District Land Use designation and characteristics. With its close proximity to the US 33 corridor and location along Industrial Parkway/Columbus Street, the development will be high quality providing a range of uses including housing and employment opportunities through commercial support services. It intends to meet or exceed the Planning and Zoning Code standards and Thoroughfare Plan, providing for the extension of Professional Parkway, a major west to east connector and providing improvements required along Columbus Avenue/Industrial Parkway.

(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.

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This development provides standards setbacks larger than code and will protect sensitive environmental areas on site by creating a large open space and tree preservation area consisting of approximately 21.5 acres containing wetlands and an existing pond. This open space preserves existing natural resources and would be accessible to the entire City of Marysville community.

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

The development will promote economical and efficient use of land by concentrating development into tow land use categories, providing warranted upgrades to streets and infrastructure to serve the development and providing unified development standards meeting or exceeding the code requirements.

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

The preservation area will provide an enhancement to the area and sustain the quality of life of the surrounding properties by protecting a natural environment. The proposed residential will also serve as a transition from the existing residential on the west to the proposed commercial area to the east along Columbus Avenue/Industrial Parkway.

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

Compatibility between proposed land uses within and around the PUD are provided through increased setbacks and landscape buffers within the development text.

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

As previously mentioned, the large open space will preserve existing natural features and provide for community facilities in excess of the code requirements.

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

Through the permitted uses defined in the PUD, development standards in the development text and design standards required by the code and approved by the Design Review Committee, this development will provide choices for business and living environments and imaginative architectural design.

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

The proposed PUD provides a mix of complementary residential and commercial uses and establishes appropriate buffers and transitions between existing and proposed uses.

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

By providing the development standards and going through the appropriate approval process in the City of Marysville the project will develop in an orderly, coordinated and comprehensive manner that is consistent with accepted land planning, landscape architecture practices and engineering principles.

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

Public Services: The proposed PUD is contained within the Marysville City limits. It is in a development area serviceable by public services, utilities, schools and traffic systems. The development will extend necessary infrastructure and provide for necessary improvements to the overall transportation system. The residential component is anticipated to be multi-family housing and is anticipated to have little impact to the school system.

Water :

- There is an existing 16" water main is located along the north side of Columbus Avenue/Industrial Parkway from Dunham Street south past the Clymer Road intersection south of the site. The development will stub into this line for service taps.
- There is an existing 16" main along the north side of Dunham Street within the limits of the project site. A proposed service or mainline loop connection can be made from this line.
- At the southwest corner of the project site is an existing 12" main stubbed at the east end of existing Professional Parkway, along the north side within the parcel to the west (the Keystone Crossing, Section 1 Development). This main will need to be extended east along with Professional Parkway through the Keystone Crossing Development and will be continued along the proposed future extension of Professional Parkway to the existing 16" main along Industrial Parkway.
- The City has indicated there is sufficient water capacity to serve the project.

Sanitary Sewers:

- An existing 12" diameter gravity sewer is located along the south side of Industrial Parkway, flows from west to east and connects to the new 60" sanitary trunk main running south along Industrial Parkway to the city's treatment facility. The site is tributary to this sewer and it has capacity to handle anticipated project flows. Portions of the site may be required to route to the west to the Keystone Crossing sewer as depth may be an issue.
- An existing 12" diameter gravity sewer is located along the south side of Professional Parkway within the Keystone Crossing, Section 1 development. The project site is tributary to this sewer and it has the capacity to handle the anticipated project flows. Portions of

October 17, 2016

the site may be required to route to the Columbus Avenue/Industrial Parkway sewer due to depth issues.

Storm:

The site has two drainage areas within its boundary. Approximately 74 acres of the site drains to the southeast toward an existing culvert under Columbus Avenue/Industrial Parkway. The remaining 35 acres is tributary to the west toward Chestnut Street.

Other Utilities:

- Electric service for this site is provided by the Dayton Power and Light Company. Per the Will Serve letter received from D.P. & L., sufficient power is available surrounding this site. Further coordination is needed at the time of preliminary design.
- Century Link currently has facilities available or will bring facilities to the site as needed.
- Gas service for the site is available from Columbia Gas along Industrial Parkway, Clymer Road and Chestnut Street.
- Time Warner Cable has facilities adjacent to the project site and is capable of providing service to the development.

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

The proposed PUD is contained within Subarea 5 of the Comprehensive Plan and is consistent with the Regional Commercial District Land Use designation. With its close proximity to the US 33 corridor and location along Industrial Parkway/Columbus Street, the development intends to provide a range of uses including housing and employment opportunities through commercial support services on site and in the area.

The tree preservation area creates a place for sustainability of the existing environment, protecting and enhancing the community vitality of the area and providing for community open space.

The land use transitions from north to south and tree protection area along the west portion of the site provide a logical transition from existing residential to the proposed uses.

The proposed PUD is consistent with the overall intent for the area by providing employment and residential opportunities. It also facilitates necessary transportation improvements to help alleviate any potential traffic congestion issues. The Professional Parkway future expansion provides an extended transportation network on the south side of the City to allow future traffic flow east and west.

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DEVELOPMENT STANDARDS

This development shall be in accordance with the Codified Ordinances of the City of Marysville at the time of development unless noted otherwise in these Development Standards. Where conflicts occur between the City of Marysville Code and the Development Standards, the Development Standards shall be applied over the Code. The site acreage indicated herein shall be confirmed at time of Development Plan.

I. SUBAREAS A, B and C

Subarea A is comprised of approximately 32.7 acres for residential development. It is located south of Dunham Street and west of Columbus Avenue/ Industrial Parkway.

Subarea B is comprised of approximately 37.5 acres for residential development. It is located north of the future extension of Professional Parkway and west of Columbus Avenue/ Industrial Parkway.

Subarea C is comprised of approximately 19.5 acres for residential development. It is located south of the future extension of Professional Parkway and west of Columbus Avenue/ Industrial Parkway.

A. Permitted and Conditional Uses:

1. Subareas A, B and C shall allow the permitted and conditional uses per the City of Marysville Codified Ordinance Sections 1137.15 (Low Density Multi Family Housing R-4), and 1137.16 (High Density Multi Family Housing R-5).
2. Subarea A and B shall also allow detached (single/one unit) condominium or rental homes not contained on individual lots.
3. Subarea B may be split into a maximum of three separate lots/ housing products not including the open space areas along the west property line.
4. Subarea A and C may be split into a maximum of two separate lots/housing products.
5. Subareas A, B and C may have clubhouses in addition to residential units.

A. Density:

A maximum gross density of each subarea is as follows:

1. Subarea A shall have a maximum of eight (8) dwelling units per gross acre.
2. Subarea B shall have a maximum of twelve (12) dwelling units per gross acre.

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3. Subarea C shall have a maximum of sixteen (16) dwelling units per gross acre.

Density may be transferred between Subareas as long as the total unit count of Subareas A, B and C does not exceed the combined total density/unit count of the three subareas. In no case shall the maximum residential units permitted in Subarea A exceed 8 dwelling units per gross acre. (No units may be transferred into Subarea A.)

Building coverage shall not exceed 35 % of the total subarea acreage. Open space as shown on the Concept Plan shall be utilized when determining the gross density and overall coverage calculation.

B. Setbacks and Height:

1. Subarea A:

- a. The setback from Dunham Street and Industrial Parkway/Columbus Avenue right of way shall be 50 feet for buildings and 25 feet for pavement/parking.
- b. The setback from the Subarea A/B/D-1 property line shall be 25 feet for buildings and pavement/parking.
- c. There shall be no additional internal setback required from the open space along the west property line. Internal setbacks between units shall be determined based on fire code.
- d. The maximum number of stories in Subarea A shall be one story in appearance for residential units and two stories for any clubhouses with a height limit of 35 feet.

2. Subarea B:

- a. The setbacks from the future extension of Professional Parkway right of way, from the Subarea B and D-1 property lines and from the west property line shall be 25 feet for buildings and pavement/parking.
- b. There shall be no additional internal setback required from the open space along the west property line.
- c. The maximum number of stories in B shall be two with a height limit of 35 feet.

3. Subarea C:

- a. The setbacks from the future extension of Professional Parkway right of way, Subarea D-1 property line, the west property line and the south property line shall be 25 feet for buildings and pavement/parking.

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b. The maximum number of stories in Subarea C shall be three with a height limit of 45 feet.

4. If more than one lot is created in any subarea, setbacks shall be as indicated herein.

C. Common Open Space:

1. A tree preservation area of approximately 14.0 acres in Subarea A and approximately 7 acres in Subarea B shall be established along the western property line. This area totaling approximately 21.5 acres shall count toward the 10% common open space requirement and density calculations for Subareas A, B and C.
2. All common open space configurations and calculations shall be presented at time of Development Plan.

D. Access, Parking, Loading and Pedestrian Connectivity:

1. The applicant and/or developer shall prepare a traffic study to determine the exact location and configuration of Columbus Avenue/Industrial Parkway during the rezoning process and be responsible for the appropriate roadway improvements stipulated within the Traffic Study including curbing and a 5' sidewalk on the development side of Columbus Avenue/Industrial Parkway.
2. A 60' foot right of way shall be planned through Subareas B, C, D-1 and D-2 for the extension of Professional Parkway in an alignment agreed upon between the applicant and/or developer and the City as generally shown on the Concept Plan.
3. Parking spaces shall be provided per code. However, if there is a desire to reduce the number of these spaces from code, justification shall be provided with the Development Plan.
4. Primary vehicular access to Subarea A shall be provided along Columbus Avenue /Industrial Parkway.
5. Primary vehicular access to Subareas B and C shall be provided along the future extension of Professional Parkway.
6. Sidewalks shall not be required on internal private streets, however, a plan for internal pedestrian connectivity shall be provided at time of Development Plan.

E. Landscaping: Landscaping and screening, including tree preservation, shall be in accordance with the Codified Ordinances of the City of Marysville per Section 1140.01 unless standards are indicated below:

1. Within the parking setback along Industrial Parkway/Columbus Avenue and the future extension of Professional Parkway, the landscape treatment shall include a

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minimum 3' undulating earth mound installed and planted with 2 deciduous trees and 3 ornamental trees per 100'. Total amount of trees required shall be calculated based on overall length and may be planted in groupings to reflect a cohesive landscape concept.

2. A landscape buffer shall be provided in the parking setback between Subarea A and B, between Subarea B and D-1 and Subarea C and D-2. Landscape buffer shall contain 3 deciduous trees (min 2.5" caliper at install) and 3 ornamental trees per 100' (multi stemmed or single stemmed, 6' min height at install). Total amount of trees required shall be calculated based on overall length and may be planted in groupings to reflect a cohesive landscape concept.
3. A buffer treatment concept shall be provided for the area adjacent to Dunham Street in Subarea A at time of Development Plan.
4. A buffer treatment concept shall be provided for the area adjacent to the south property line in Subarea C at time of Development Plan.

II. SUBAREA D (D-1 and D-2)

Subarea D-1 is approximately 10 acres and Subarea D-2 is approximately 4.2 acres. These Subareas are intended for the development of office and commercial uses. Subarea D is located along Columbus Avenue/Industrial Parkway and is located along both sides of the future extension of Professional Parkway.

A. Permitted and Conditional Uses: This subarea shall allow the permitted and conditional uses per the following City of Marysville Codified Ordinance:

1. Section 1137.20 Office Residential (O-R)
2. Section 1137.21 Business Residential (B-R), excluding Conditional Uses: Hotel and Motel and Multi Family Residential
3. Section 1137.22 (Service Business District (B-1), excluding Permitted Uses: Boat Dealers, Fruit and Vegetable Markets, Hotels and Motels, Meat and Fish Markets, Mini Storage-Public, Multi-family Overhead, Public Warehousing and Storage.
4. Section 1137.27 Hospital Medical District (HMD), excluding Permitted Uses: Funeral Services and Crematories, Group Homes, Rooming and Boarding Houses.
5. Section 1137.32 SD-1 Special District One (SD1), excluding Permitted Uses: Agricultural-Crops/ Services, Amusement and Recreational Services Not Elsewhere Classified, Boat Dealers, Bowling Centers, Bus Charter Service, Coin Operated Amusement Devices, Fish Hatcheries, Fishing Preserves, Fuel Oil Dealers, Hotels and Motels, Inter City and Rental Bus Transportation, Lumber and

Revised October 17, 2016

other Building Material Dealers, Mini Storage-Public, Motion Picture Theaters, Motor Freight Transportation and Warehousing, Motor Vehicle Dealers, Motorcycle Dealers, Professional Sports Race Tracks, Publishing Houses, Recreational Vehicle Dealers, School Buses/Terminal and Bus Service, Sweepstakes Terminal, Taxicab Operation, Tree Farms and Nurseries, and excluding all Conditional Uses.

6. Flex space to include office and/or warehousing and associated outdoor storage.

B. Density: There shall be no limitation on the maximum square footage per acre, however, coverage for buildings and pavement shall not exceed 80% of the total lot area for individual lots.

C. Setbacks and Height:

1. The setback from Columbus Avenue/ Industrial Parkway right of way and the future extension of Professional Parkway right of way shall be 50 feet for buildings and 25 feet for pavement/parking.
2. The setback from the Subarea A, B and C property lines shall be 10 feet for buildings and pavement/parking.
3. The setback from the south property line shall be 25 feet for buildings and pavement/parking.
4. Internal parcel/lot line setbacks shall be 10 feet for buildings and pavement/parking. Internal setbacks may be eliminated when shared loading/parking/access drives are presented with Final Development Plan approval.

D. Common Open Space:

1. The tree preservation areas in Subarea A and Subarea B totaling approximately 21.5 acres shall count toward the 5% common open space requirement for Subarea D-1 and D-2.
2. All common open space configurations and calculations shall be presented at time of Development Plan.

E. Access, Parking, Loading and Pedestrian Connectivity:

1. The applicant and/or developer shall prepare a traffic study to determine the exact location and configuration of Columbus Avenue/Industrial Parkway during the rezoning process and be responsible for the appropriate roadway

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improvements stipulated within the Traffic Study including curbing and a 5' sidewalk on the development side of Columbus Avenue/Industrial Parkway.

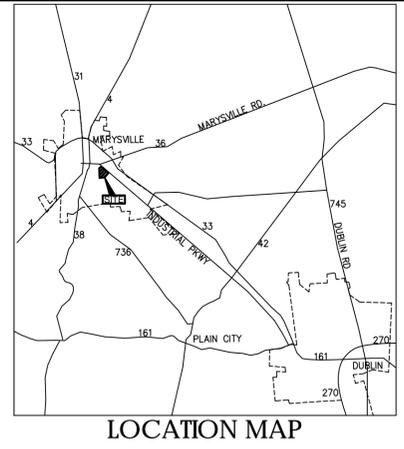
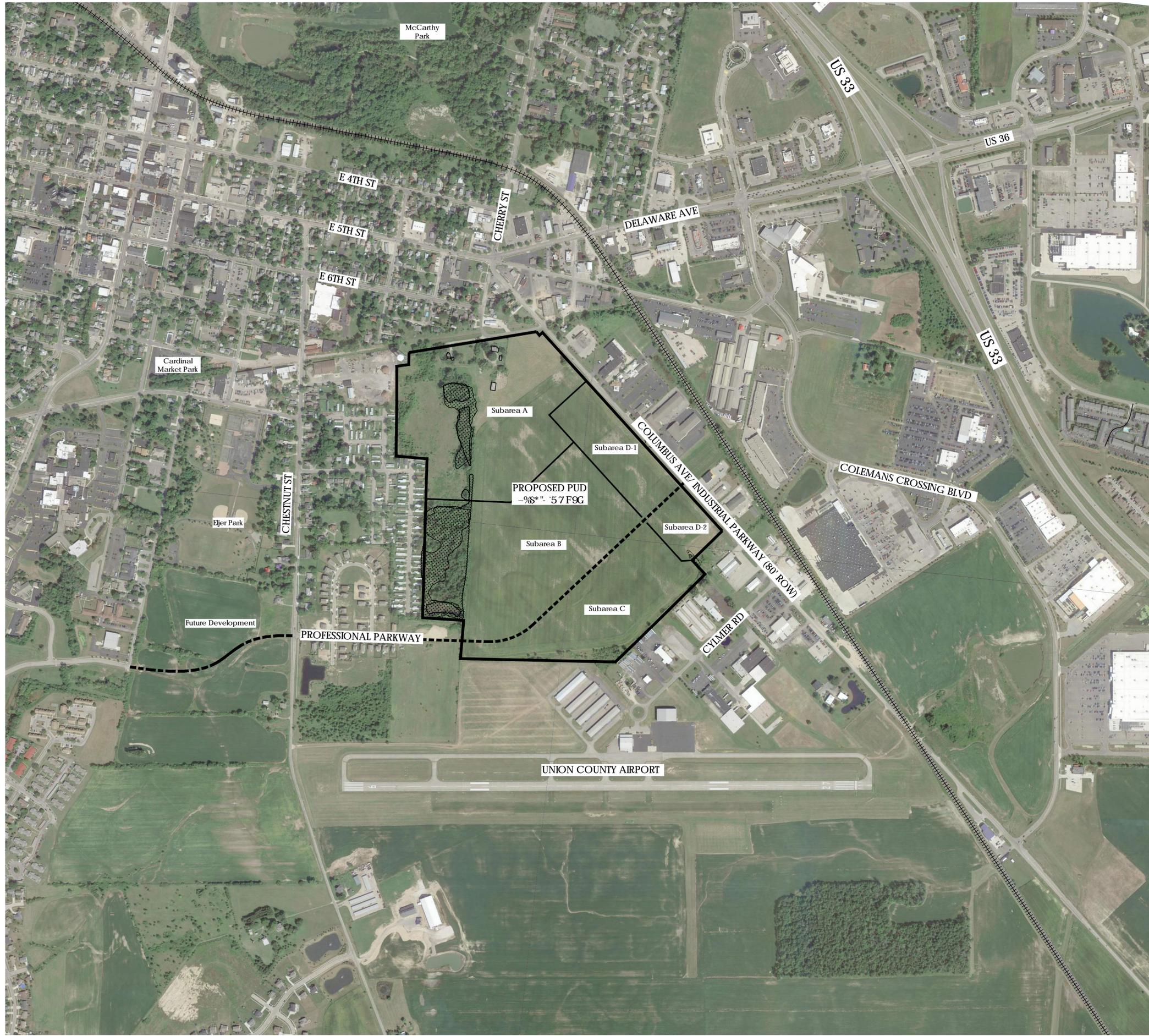
2. Vehicular access to this Subarea shall be provided along Industrial Parkway/Columbus Street and the future extension of Professional Parkway.
 3. A 60' foot right of way shall be planned through Subareas B, C, D-1 and D-2 for the extension of Professional Parkway in an alignment agreed upon between the applicant and/or developer and the City as generally shown on the Concept Plan.
 4. Parking and loading spaces shall be provided per code. However, if there is a desire to reduce the number of these spaces from code, justification shall be provided with the Development Plan.
- F. Landscaping:** Landscaping and screening, including tree preservation, shall be in accordance with the Codified Ordinances of the City of Marysville per Section 1140.01 unless different standards are indicated below:
1. Within the parking setback along Columbus Avenue/Industrial Parkway, the landscape treatment shall include a minimum 3' undulating mound installed and planted with 2 deciduous trees and 3 ornamental trees per 100'. Total amount of trees required shall be calculated based on overall length and may be planted in groupings to reflect a cohesive landscape concept.
 2. The landscape treatment within the parking setback along Professional Parkway shall include a minimum 3' undulating earth mound planted with 2 deciduous trees and 3 ornamental trees per 100'. Total amount of trees required shall be calculated based on overall length of lot or parcel and may be planted in groupings to reflect a cohesive landscape concept.
 3. A landscape buffer shall be provided in the parking setback between Subarea B and Subarea A. The buffer shall contain a minimum 3' tall earth mound planted with evergreen trees at a height of 6' at install. The trees shall be planted along the entire length of the buffer at a ratio of 6 trees per 100'. Trees shall be staggered.
 4. A buffer treatment concept shall be provided at time of Development Plan for the 50' setback area adjacent to the west property line to provide adequate screening from the zoned residential to the west. Additional buffering is not required for the western portion of the site containing the open space area along the west property line.
 5. Outdoor storage shall be fully screened on all sides by a fence, wall or landscaping with details provided at time of Development Plan.

Revised October 17, 2016

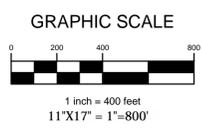
III. PROJECT PHASING

It is anticipated that the project will begin as soon as users are obtained and appropriate approvals are achieved through the City of Marysville. Phase 1 development would start with individual parcels and the extension of necessary utilities. Depending on market conditions, the developer anticipates continuing through development of the project as users become available.

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LOCATION MAP



MARK	DATE	DESCRIPTION

Applicant: The Robert Weller Company
 10 North High Street, Suite 401, Columbus, OH 43221
 Property Owner: Dr. Carl Coleman
 10220 Ashton Chase, Powell, OH 43065

MARYSVILLE, UNION COUNTY, OHIO
 PUD SKETCH PLAN
 FOR
WOODSIDE
 VICINITY MAP



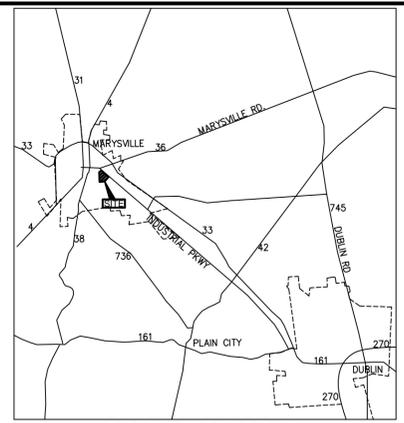
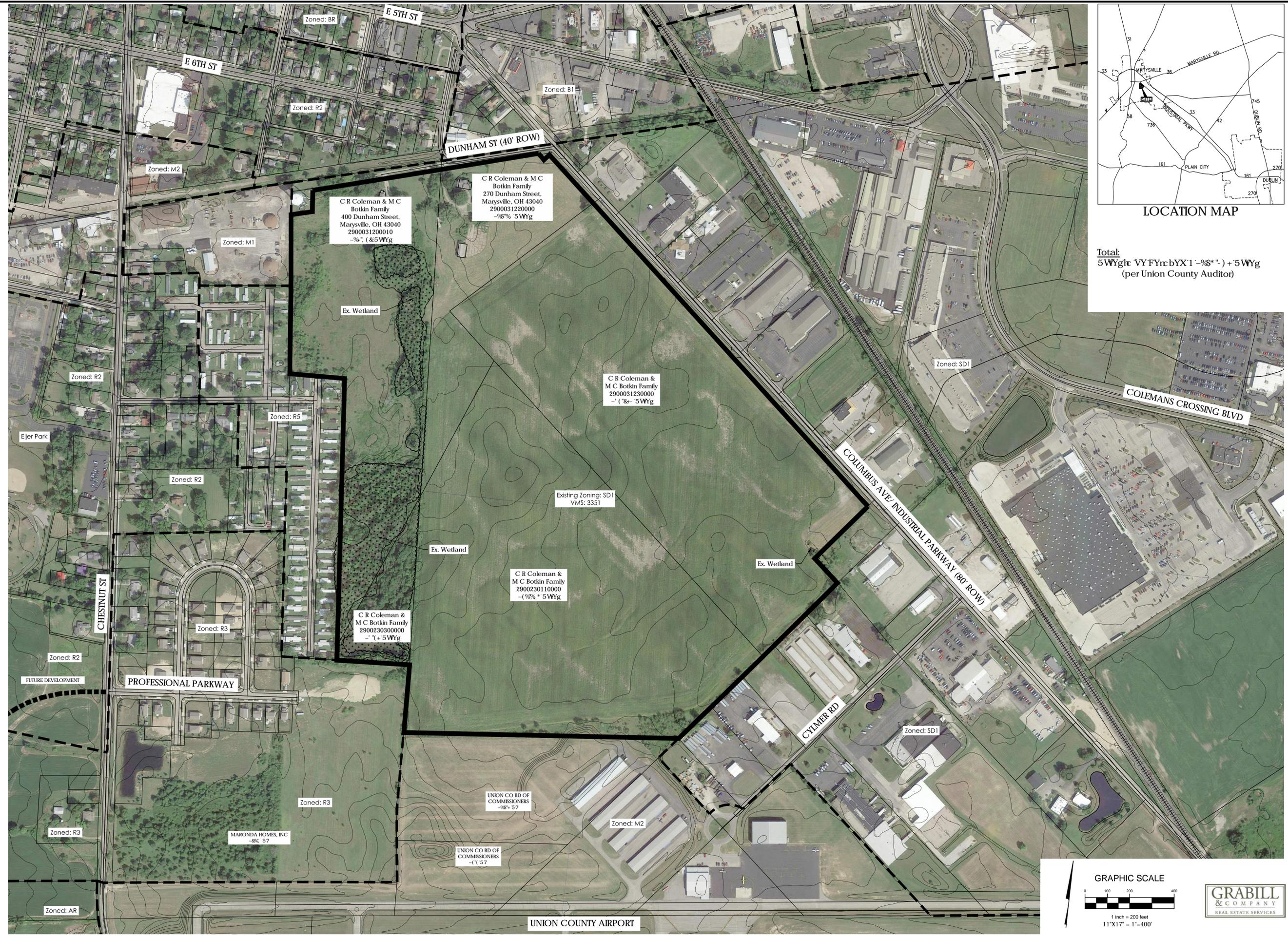
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2016-0906

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LOCATION MAP

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 (per Union County Auditor)

MARK	DATE	DESCRIPTION

Applicant: The Robert Weller Company
 10 North High Street, Suite 401, Columbus, OH 43221

Property Owner: Dr. Carl Coleman
 10230 Ashton Chase, Powell, OH 43065

MARYSVILLE, UNION COUNTY, OHIO
 PUD SKETCH PLAN
 FOR
**WOODSIDE
 AREA MAP**

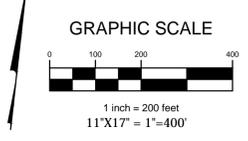


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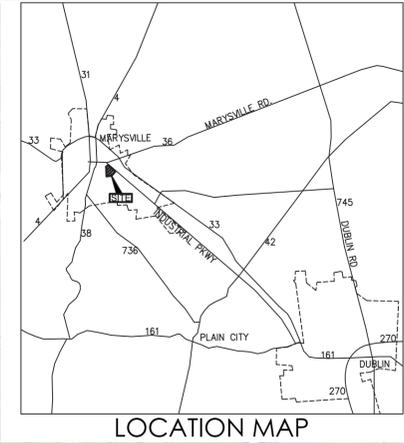
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MARK	DATE	DESCRIPTION	REVISIONS

Applicant: The Robert Weiler Company
 10 North High Street, Suite 401, Columbus, OH 43221
 Property Owner: Dr. Carl Coleman
 10230 Ashton Close, Powell, OH 43065

MARYSVILLE, UNION COUNTY, OHIO
 PUD SKETCH PLAN
 FOR
WOODSIDE
 CONCEPT PLAN - SUPPLEMENTAL MAP



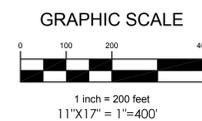
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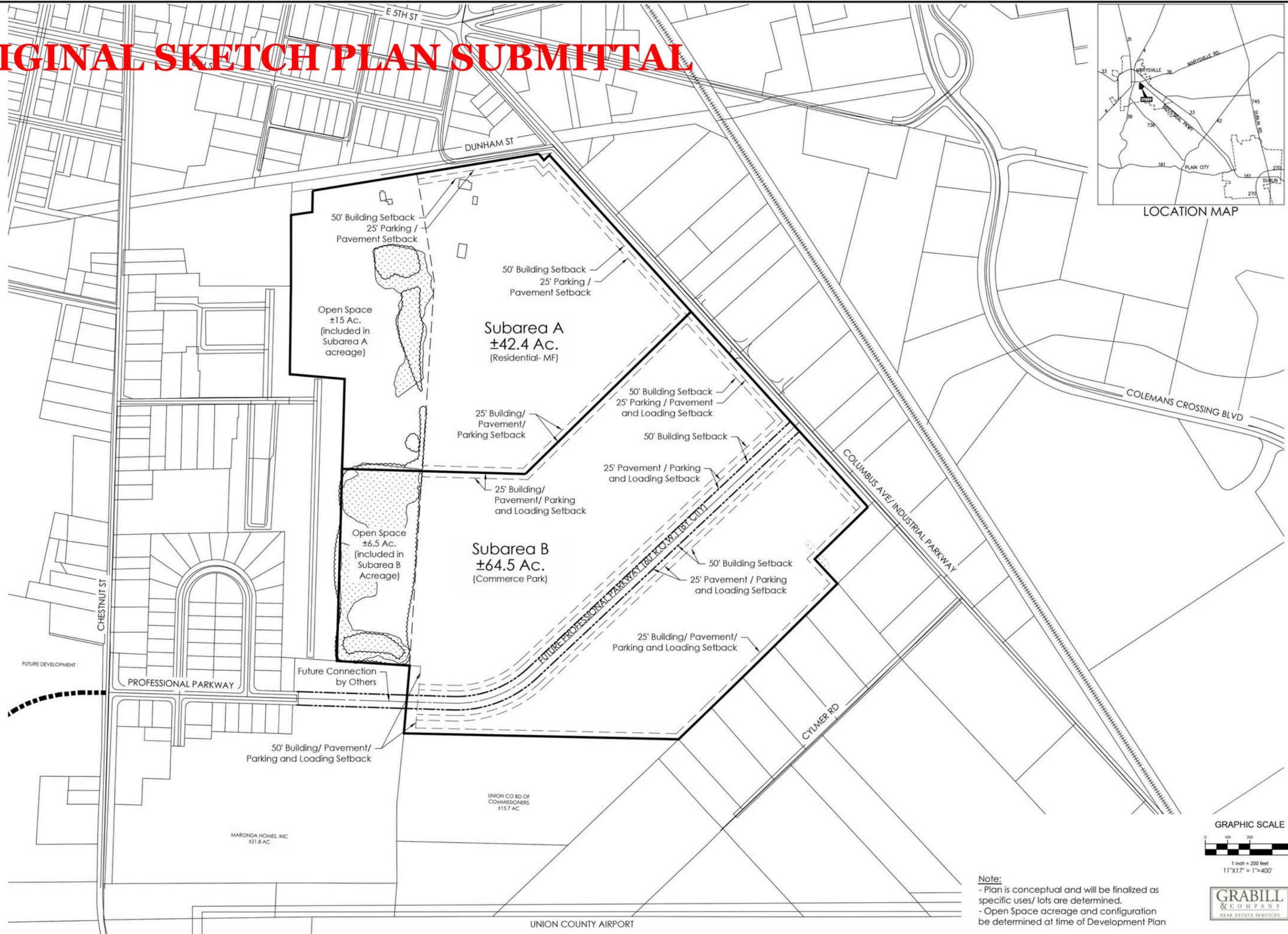
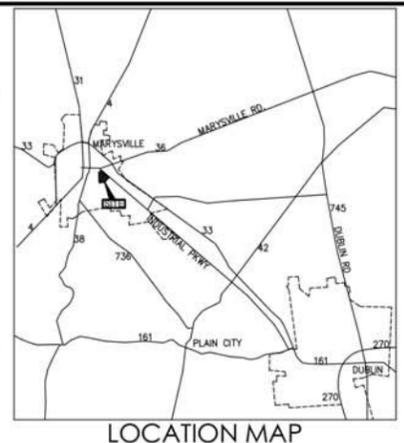
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Note:
 Plan is conceptual and will be finalized as specific uses/ lots are determined.



ORIGINAL SKETCH PLAN SUBMITTAL



MARK	DATE	DESCRIPTION

Applicant: The Robert Weiler Company
10 North High Street, Suite 401, Columbus, OH 43221
Property Owner: Dr. Carl Coleman
10230 Ashron Close, Powell, OH 43065

MARYSVILLE, UNION COUNTY, OHIO
FOR
**WOODSIDE COMMERSE CENTER
AND RESIDENTIAL DEVELOPMENT
SUBAREA MAP**



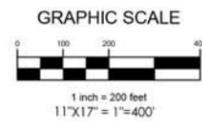
DATE
AUGUST 11, 2016

SCALE
As Noted

JOB NO.
2016-0906

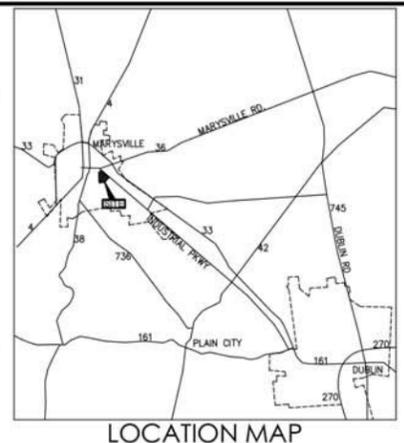
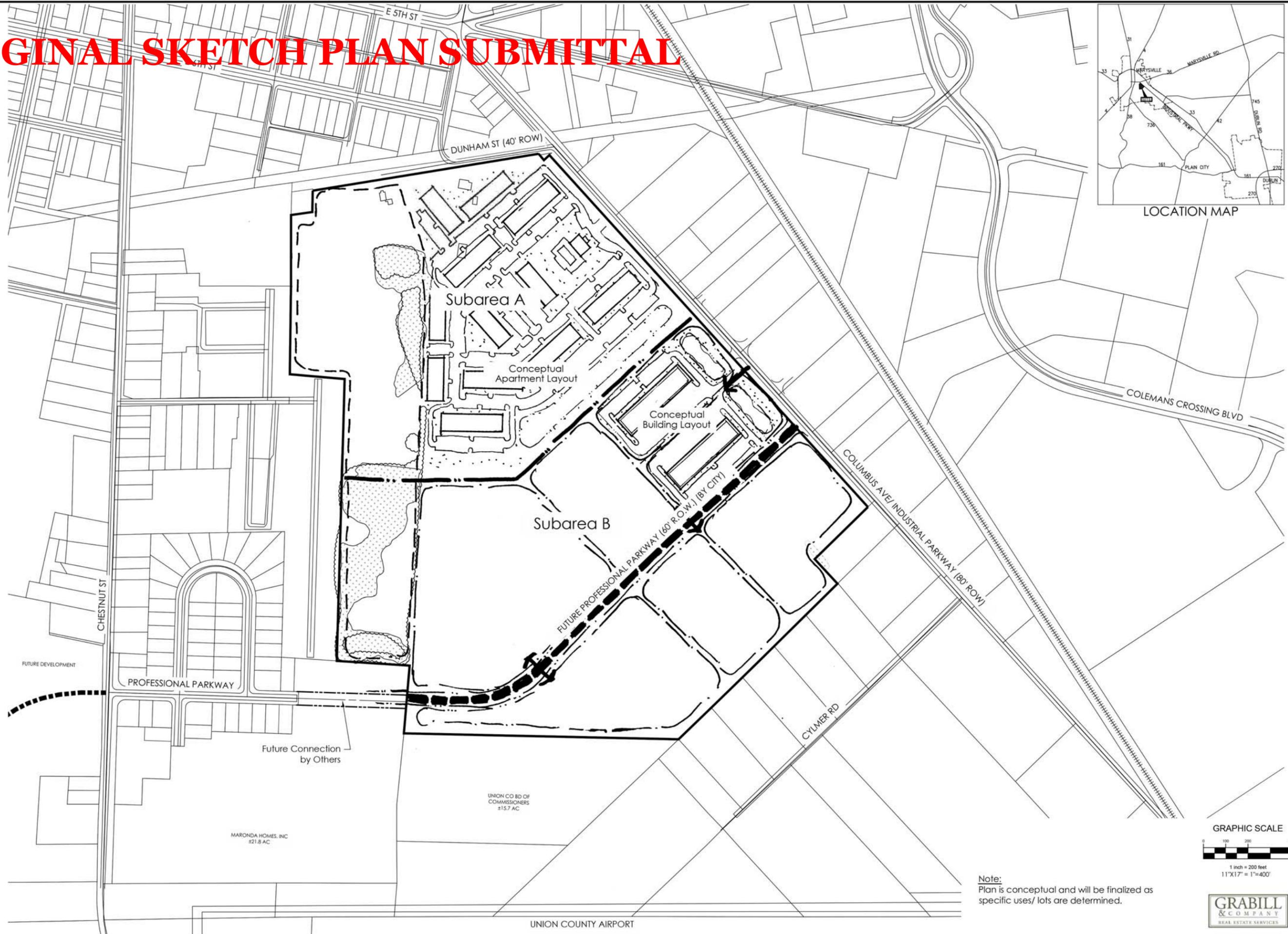
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Note:
- Plan is conceptual and will be finalized as specific uses/ lots are determined.
- Open Space acreage and configuration be determined at time of Development Plan



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ORIGINAL SKETCH PLAN SUBMITTAL



MARK	DATE	DESCRIPTION

Applicant: The Robert Weller Company
 10 North High Street, Suite 401, Columbus, OH 43221
 Property Owner: Dr. Carl Coleman
 10230 Ashron Close, Powell, OH 43065

MARYSVILLE, UNION COUNTY, OHIO
 FOR
**WOODSIDE COMMERSE CENTER
 AND RESIDENTIAL DEVELOPMENT**
 CONCEPT PLAN - SUPPLEMENTAL MAP



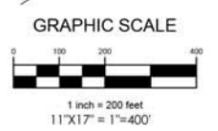
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October 28, 2016

PROPOSED ZONING CODE AMENDMENT

To: City of Marysville
Planning Commission Members

From: Chad Flowers
City Planner

RE: Proposed Code Amendment

Proposed Update: A proposed Zoning Code amendment to add 'Commercial Recreation' as a Conditional Use to Chapter 1137.13 Medium Density Single Family Residential District (R-2).

Analysis: Currently code section 1137.13 Medium Density Single Family Residential (R-2) lists 'Non-Commercial Recreational' as a Conditional Use. The proposed amendment is to add 'Commercial Recreation' as a Conditional Use to code section 1137.13 Medium Density Single Family Residential (R-2).

A Conditional Use requires an application to be reviewed and approved by the Marysville Board of Zoning Appeals (BZA). If the Board of Zoning Appeals approves the application, the Conditional Use is permitted on the subject property/parcel. This review process provides a checks and balances aspect to the use to determine if the proposed use is appropriate for the proposed site. This is analyzed on a case by case basis (per property). Currently 'Commercial Recreation' is not listed as a permitted use in any zoning district. The use is listed as a Conditional Use in the Agricultural Residential District (A-G) only. Adding 'Commercial Recreation' as a Conditional Use to section 1137.13 Medium Density Single Family Residential District (R-2) will allow more flexibility for potential recreational use locations within the City of Marysville.

Current Code

‘Commercial Recreation’ is a ‘Permitted Use’ in the following districts:

- NONE

‘Commercial Recreation’ is a ‘Conditional Use’ in the following districts:

- Agricultural Residential District (A-R)

Current Code Definitions

1123.01(138) “Recreation, Commercial” means any business which is operated as a recreational enterprise, either publicly or privately owned, for profit. Examples include, but are not limited to: golf courses, arcades, bowling alleys, theaters, etc.

1123.01(139) “Noncommercial Recreation” means any business which is operated as a recreational enterprise, either publicly or privately owned, for nonprofit. Examples include, but are not limited to: fishing areas, parks, archery ranges, etc.