LEGAL NOTICE

Notice of Public Hearing for the Planning Commission in the City of Marysville. The Public Hearing will be held on March 2, 2020 at 6:30 p.m., in the Council Chambers on the second floor located at 209 S. Main Street, Marysville, Ohio 43040.

1. To hear a zoning amendment application to rezone 18.393 acres of Parcel #2900191410000.
2. To hear a major subdivision application for the final plat for Professional Parkway Right of Way at the Woodside Development for Parcel #2900230110000 and 2900031230000.
3. Motion for reconsideration to hear a Planned Unit Development (PUD) application to revise the PUD zoning code within ‘Sub-Area E’ of Parcel #2900090015000 of the existing Cooks Pointe PUD. This parcel is situated along Cooks Boulevard between SR 4 and SR 31. (If motion for reconsideration is granted, the aforementioned will be represented and reconsidered by Planning Commission)

Copies of the above application(s) are on file and may be viewed in the office of Engineering, Planning and Zoning, 209 S. Main Street, Marysville, Ohio 43040.

If you have any questions, you may contact the Marysville Engineering Department at (937) 645-7361 or (937) 645-7358 via email at agaver@marysvilleohio.org or jhoyt@marysvilleohio.org.
PLANNING COMMISSION AGENDA
Monday, March 2, 2020 6:30 p.m.
Council Chambers, 209 S. Main Street, 2nd Floor

CALL MEETING TO ORDER:

Time In: _________

Roll Call:
Brett Garrett
Chad Wolniewicz
Emily Latham
Dana Gehman
John Kleinman
Jermaine Ferguson
Lainie Menge

APPROVAL OF MINUTES:

February 3, 2020 Regular Meeting Minutes

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

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

REPORT OF ADMINISTRATION:
NEW BUSINESS:

1. To hear a zoning amendment application to rezone 18.393 acres of Parcel #2900191410000.

   Motion By: __________ Vote: _________
   Conditions: _______________________________________

2. To hear a major subdivision application for the final plat for Professional Parkway Right of Way at the Woodside Development for Parcel # 2900230110000 and 2900031230000.

   Motion By: __________ Vote: _________
   Conditions: _______________________________________

3. Motion for reconsideration to hear a Planned Unit Development (PUD) application to revise the PUD zoning code within 'Sub-Area E' of Parcel #2900090015000 of the existing Cooks Pointe PUD. This parcel is situated along Cooks Boulevard between SR 4 and SR 31. (If motion for reconsideration is granted, the aforementioned will be represented and reconsidered by Planning Commission)

   Motion By: __________ Vote: _________
   Conditions: _______________________________________

DISCUSSION ITEM:

COMMENTS OF INDIVIDUAL BOARD MEMBERS:
Brett Garrett
Chad Wolniewicz
Emily Latham
Dana Gehman
Jermaine Ferguson
John Kleinman
Lainie Menge

ADJOURNMENT:
Time Out: _______
MEMBERS PRESENT: Mr. Gehman, Mr. Ferguson, Ms. Latham, Mr. Kleinman, Ms. Menge, Mr. Wolniewicz

OTHERS PRESENT: Ashley Gaver, Stephanie Van Bourgondien, Dave Cook, Dean Cook, Steve Cuckler, Cody Coughlin, Kevin Hamlin, Jordan St. Amant, Steve Stolte, Tom Stephens, Rebecca Fitzgerald, Dan Fitzgerald, Todd Faris

MEETING CALLED TO ORDER: The meeting was called to order at 6:32 p.m.

ORGANIZATION:
- Review Rules of Procedure for the City of Marysville Planning Commission
- Election of Chairperson
  Member: Mr. Garrett
- Election of Vice-Chairperson
  Member: Mr. Wolniewicz
- Appointment of member to represent the Commission at City Council meetings
  Member: Ms. Menge

SWEARING IN OF APPLICANTS

APPROVAL OF MINUTES: The minutes from November 4, 2019 were approved as submitted.

CITIZEN COMMENTS:

REPORT OF ADMINISTRATION: Mrs. Gaver gives overview of the Cooks Point (PUD) which was approved in 2008 and are requesting a revision to ‘Sub-Area E’. The current code states that it is multi-family, owner occupied units. The request is to be multi-family, rental units.

OLD BUSINESS:

NEW BUSINESS:

1. To hear a Planned Unit Development (PUD) application for a Development Plan approval for a +/- 10 acre multi-family development within ‘Sub-Area E’ of Parcel # 2900090015000 of the existing Cooks Pointe PUD. This parcel is situated along Cooks Boulevard between SR 4 and Sr 31.

Mr. Cook gives an overview of the process he went through when originally approved back in 2008. The original plan was to build condos on the 10 acres. The current real
estate market shows there is more of a need for rental units than owner occupied units. Mr. COughlin describes the resort style apartment community that offers many amenities. The market study shows a 5% capture rate. Mr. Faris discusses with the Board the various floor plans of the units. All setbacks and buffers are the same that was already approved. Mr. Ferguson points out that according to the 2019 Active Residential Developments exhibit, there are already numerous apartment developments approved and minimal condominiums. Mr. Cuckler and the Board discuss the wide spectrum of residents looking for rental opportunities. Mr. Fitzgerald, who lives on the adjacent property, expresses the effect this new development has had on his land, his life and his worry of the future.

Motion By: Mr. Wolniewicz

Vote: Mr. Gehman No, Mr. Ferguson No, Ms. Latham No, Mr. Kleinman No, Mr. Wolniewicz No, Ms. Menge No
Disapproved 0-6

DISCUSSION ITEMS:

INDIVIDUAL COMMISSIONERS COMMENTS: Mr. Ferguson

ADJOURNMENT: The meeting was adjourned at 7:33 p.m.
To: City of Marysville
   Planning Commission Members

From: Ashley Gaver
   City Planner

RE: Zoning Amendment (Re-Zoning) – 14419 State Route 4

To hear a zoning amendment application to rezone 18.393 acres of Parcel #2900191410000 on State Route 4.

Application: The applicant is requesting to rezone 18.393 acres located off of State Route 4 and Payne Road from the existing Traffic Oriented Commercial (TOC) to Agricultural Residential District (A-R). Adjacent properties to the south are zoned A-R and GOV.

Applicant: Meg Michel
Re/Max Winners
1000 N. Maple Street
Marysville, Ohio 43040

Owner: Belva M. Call, Trustee of the Belva Call Living Trust
5745 Newbank Circle, Suite 104
Dublin, Ohio 43017

Location: 18.393 acres located off of State Route 4 and Payne Road. Adjacent properties to the south and east are zoned A-R and GOV, and parcels to the north and west are outside of the City Corporation Limits.

Uses in the Agricultural Residential (A-R) zoning district are as followed:

Permitted Uses, (Including accessory uses and essential public services)
   Agricultural - Crops (01);
   Agricultural - Services (07);
   Conservation;
Fish Hatcheries (092);  
Fishing preserves (092);  
Public and Quasi Public Uses;  
Roadside Vegetable Produce Stands;  
Single Family Dwelling;  
Tree Farms, Nurseries (08);  
Very Low Density Single Family Residential;  
Model Homes as Permitted in Section 1139.22.

**Conditional Uses.**  
(Permitted upon approval of a Conditional Use Permit by the Board of Zoning Appeals)  
Agricultural/Livestock (02);  
Cemeteries (6553);  
Commercial Recreation;  
Home Occupation;  
Kennels and Boarding Stables including Outside Kennels;  
Mineral Extraction;  
Non-Commercial Recreation;  
Specialty Food and/or Beverage Facility;  
Veterinary Animal Hospital and/or Animal Clinics.

In February 2018, the City of Marysville approved a Comprehensive Plan which focuses to prioritize development and land-use patterns, identify important and potentially transformative projects, and align resources to address growth and improve a community’s quality of life. The subject property is located within ‘Suburban Residential’ on the future land use map of the Comprehensive Plan.

Following the adoption of the Comprehensive Plan, the City began the process of a citywide update to the City’s Zoning Code and Map. The proposed use of the subject property in the Zoning Map is targeted as the Agricultural Residential District, which aligns with the applicant’s zoning amendment request.

In December 2019, a lot split application was submitted to the City for the subject property, 14419 State Route 4, for a request to separate 5.396 acres of the 23.79 acres. The proposed lot split segregated the existing home and barns along State Route 4 leaving the remainder of open land to the south, west and north, totaling 18.393 acres. The lot split was approved by the City and is currently being processed through Union County. The applicant is requesting the zoning amendment only for the 18.393 acres of the property, excluding the recently split 5.396 acres.

The subject property is surrounded by Agricultural Residential to the south, and Government Use to the east of the subject property. The new zoning code will maintain the Government/Civic District to the east, and proposes A-R to be rezoned as Suburban Residential District.

As the Commission considers its recommendation on the proposed zoning map amendment to rezone the subject parcel, the Commission should:

- Take into consideration all of the aforementioned items in this report.
- Take into consideration the objectives of the 2018 Comprehensive Plan for Land Use.
Take into consideration the proposed Zoning Code and Map that is currently before the Ad Hoc Committee.

- Take into consideration the compatibility of the proposed request to adjacent properties.
- Take into consideration all discussions that occur at the Planning Commission meeting.

**Staff Recommendation:**

The subject property is located in an area that is consistent and compatible with the surrounding uses. The zoning amendment request keeps the parcels in-line with the vision for the preferred land use as outlined in the City's Comprehensive Plan, as well as, the future zoning district (Agricultural Residential District) in the City's update to the Zoning Code and Map. **City Staff supports the rezoning application to rezone 18.393 acres of subject property from Traffic Oriented Commercial (TOC) to Agricultural Residential District (A-R).**

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

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

- **Required** – Submission of a complete application, including all of the items listed in the application checklist.
- Applications and applicable fees shall be submitted by no later than 5:00 p.m. on the application deadline date.
- Submitted applications and all checklist items shall be reviewed by the Division of Engineering for completeness. Submittals found to be incomplete will be rejected and the application will not be placed on the Commission agenda. If an application is found to be incomplete, the applicant may submit the missing materials by the application deadline date to complete the application.
- **No late submittals or additional information will be accepted after the application deadline.**
- Any construction and/or occupancy of the site for which the rezoning 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: 1419 S Rte 4, Marysville
Present Zoning District: TOC
Present Use of the Land: Agricultural
Proposed Zoning District: A-2
Proposed Use of the Land: Agricultural
Owner of Property: Belva M. Call, Trustee of the Belva Call Living Trust
Owner’s Address (Street): 5745 Newbank Circle, Suite 104
City, State and Zip Code: Dublin, Ohio 43017
Owner’s Telephone Number: (937) 642-6600

**Applicant Information (Please print clearly)**
Applicant: Meg Michel
Company: RE/MAX Winners
Address (street): 1000 N. Maple Street
City, State, and Zip Code: Marysville, Ohio 43040
Telephone Number: (937) 642-6600
E-mail Address: meg.michel@gmail.com

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

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<td>Yes</td>
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**REQUIRED FOR ALL SUBMITTALS:**

- One (1) original signed application
- Two (2) copies of the Site Plan Drawing (see below) drawn at a suitable scale and 24 x 36 inches in size (unless staff grants an alternative size)
- (2) copies of a narrative addressing the following:
  - The reason(s) for the proposed amendment
  - Explanation detailing how the proposed amendment relates to the City's Comprehensive Plan. *The City's Comprehensive Plan can be found on the City's website [www.marysvilleohio.org](http://www.marysvilleohio.org)*
- Two (2) set of mailing labels or a printed word template (5160 in size) containing the names and addresses of the property owner(s) contiguous to or directly across the street from the parcel(s) to be rezoned. You may also include the names and addresses of others that may have a substantial interest in the proposed rezoning. *Please refer to the County website [http://www.co.union.oh.us/](http://www.co.union.oh.us/) to get this information and please make sure you go to the link for tax mailing address.*

**DIGITAL SUBMITTAL REQUIRED:**

- All applications require a digital (.pdf) submittal (applications, plans, renderings, text etc.) to be included with the completed application. Any application that does not include a digital submittal will be considered incomplete.

**SITE PLAN DRAWING: (Shall include the following information)**

- Identification of existing and proposed zoning of the site
- Location of all adjoining properties
- Location of all property lines
- Acreage to be rezoned
- Location of all existing streets, alleys and thoroughfares

Revised 4/2016
I hereby attest to the truth and exactness of all of the information supplied on this application.

Signature of Applicant: [Signature]  Date: 2-17-2020

Signature of Owner: [Signature]  Date: 

---

PAID  FOR CITY USE ONLY

Paid (Stamp):  FEB 18 2020

CITY OF MARYSVILLE

Fee: $500.00  [Stamp]

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

City Staff  Date

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

Signature of Applicant: [Signature]
Date: 2/18/2020

Signature of Owner: [Signature]
Date: 02/18/2020

Linda Owens Attorney In Fact

FOR CITY USE ONLY

Paid (Stamp): Fee: $500.00

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

City Staff Date
February 17, 2020

Re: Belva Call property rezoning

Dear City of Marysville,

I represent The Belva Call Trust in disposing of land in the Trust.

In 2018 I discussed rezoning the Call land at the corner of Payne Road and SR 4/36 from TOC to A-R or some other low density residential use with Chad Flowers, the City of Marysville City Planner. He agreed it was an appropriate change. He also said that specific zoning change was included in the citywide rezoning plans he was working on at that time. The new proposed zoning map confirms the change from TOC to A-R. However, the timeframe will not work for construction of a home on the land this summer. A family wishing to build a single family home on 4 acres fronting Payne Road has offered to pay the $500 filing fee to rezone the Belva Call land now if the Trust will file the paperwork.

From the original 23.789 acres, 5.396 acres sold in January, 2020, leaving 18.393 acres to be rezoned. The Union County Engineer’s map does not yet reflect the split so I have attached the survey and deed for that transfer. I have included stickers for the owner to receive notification.

We will proceed in whichever way the city feels is best. To allow the construction of the home this summer, perhaps it is possible for the City of Marysville to grant a residential building permit knowing the rezoning by the City of Marysville is in process. The lot will use no city utilities.

Sincerely,

[Signature]

Meg Michel, Broker
Belva M Call, Trustee
14419 ST RT 4
MARYSVILLE, OH 43040

MARYSVILLE CORP PARIS TOWNSHIP / MARYSVILLE EVSD
110-00-00-005.000

LEGAL INFORMATION
ANNEXED '90 (28-18-20) VMS 5292
20130919001741 SV 12-79 Acres: 23.7890

QUALIFIED CREDITS: CAUV: 14073: 1983

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Total Acres: 23.7890

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Appraisal Research Corporation
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RESIDENTIAL/AGRICULTURAL
Printed: 9/10/2020 12:09 By: billy
Andrea Weaver, Union
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29-011941.0000 * Value Override Item

COMMENTS

CARD 2 29-19-141/01 PROPERTY VP COND   CARD 2 OBS ONLY
(105G WOOD=$985). (1RRP EFH=$3,260). (1765SF EFH=$6,240). (49SF CAN=$270). (49SF CPAT=$100)
POTENTIAL RECOUP: 2019=$2630.63, 2018=$2368.07, 2017=$2309.43, Total=$7498.13
Memorandum of Trust

This Memorandum is made pursuant to § 5301.255 of the Ohio Revised Code, and has been executed for recording purposes. The undersigned Belva M. Call, as "Trustee", hereby certifies that she is the Trustee of Belva M. Call Living Trust Dated September 16, 2013, hereinafter "Trust". The Trustee further certifies with respect to the Trust as follows:

1. The name and address of the Trustee of the Trust is Belva M. Call, 5745 Newbank Circle, Suite 104, Dublin, OH 43017. The names and addresses of the Successor Co-Trustees are Linda Owens and Melissa Conn, 899 King Avenue, Columbus, OH 43212.

2. The date of execution of the Trust is September 16, 2013.

3. The powers specified in the Trust relative to the acquisition, sale, or encumbering of real property by the Trustee, or the conveyance of real property by the Trustee, and any restrictions upon those powers are set forth in Article VII of the Trust Agreement. Those powers include specifically the following:

   "(3) Power to sell or convey any real or personal property by deed or other appropriate instrument of conveyance as the Trustee shall determine in his absolute discretion.

   (4) Power to borrow money and to mortgage or pledge any trust property, all upon the terms and conditions as determined appropriate by my Trustee."

4. There are no restrictions or prohibitions in the trust document which prohibit the Trustee or Successor Trustee from selling or mortgaging real estate and executing deeds or mortgages on behalf of the trust.
Further Affiant saith naught.

In WITNESS WHEREOF, Belva M. Call, Trustee, has hereunto set her hand on the 26th day of January, 2014.

IN THE PRESENCE OF:

[Signature]

BELVA M. CALL, Trustee

STATE OF FLORIDA,
COUNTY OF Collier, ss:

The foregoing instrument was acknowledged before me this 26th day of January, 2014, by Belva M. Call, Trustee, who is personally known to me or who has produced [signature] as identification.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Naples, Florida, this 26th day of January, 2014.

[Signature]

NOTARY PUBLIC

This Instrument Prepared By:

Allen, Yurasek, Merklin & Owens-Ruff LLC
Attorneys at Law.
GENERAL WARRANTY DEED

Belva M. Call, Trustee of the Belva M. Call Living Trust dated September 16, 2013

for valuable consideration paid, grants with FIDUCIARY COVENANTS to

Diana Hales

whose tax mailing address is 2171 Hedgerow Rd. Unit F, Columbus, OH 43220-6315

the following real property:

Real Estate situated in the State of Ohio, County of Union, Township of Paris, V.M.S. #5292 & #12398, Containing 5.396 Acres, more or less, and being more particularly described in the attached Exhibit A:

Parcel #29-0019141.0000; Map #110-00-00-005.000
Commonly Known As: 14419 State Route 4, Marysville, OH 43040
Prior Instrument Reference: Instrument No. 201309190001741

Except for the following and subject to all of which this conveyance is made: legal highways; zoning ordinances; real estate taxes and assessments which are now or may hereafter become a lien on said premises; covenants, conditions, restrictions and easements of record; and all coal, oil, gas, and other mineral rights and interests previously transferred or reserved of record.

Signed this 13th day of January, 2020.

STATE OF FLORIDA
COUNTY OF Collier

The foregoing instrument was acknowledged before me this 31st day of January, 2020 by Belva M. Call, Trustee of the Belva M. Call Living Trust dated September 16, 2013.

Complete pursuant to OIC Section 147.55

This instrument prepared by:
ALLEN, YURASEK, OWENS-RUFF & SPAIN LLC
Attorneys at Law
PO Box 391
Marysville, OH 43040
937-642-4070
LEGAL DEED DESCRIPTION
BELVA M. CALL, TRUSTEE
5.396 ACRES

Real estate situated in the City of Marysville; Paris Township of Union County, Ohio; in the Virginia Military Survey number 5292-12398; being part of the 23.789 acre tract of Belva M. Call, Trustee (2013091900001741); and being further bounded and described as follows:

Beginning for reference at a monument box found at the centerline intersection of State Route 4 (also U.S. Route 36) and Phillip Pierre Road (Township Road 74).

Thence North 44 deg.-18'-17" East, 2419.58 feet along said centerline of State Route 4 (passing over the most southerly corner of said 23.789 acre tract at 1705.26 feet) to a mag nail set, being the TRUE POINT OF BEGINNING.

Thence with three consecutive courses of the approximate center of a waterway:

1) North 45 deg.-31'-59" West, 43.03 feet to a mag nail set.
2) North 19 deg.-52'-06" West, 282.31 feet to a point.
3) North 33 deg.-02'-04" West, 46.33 feet to a point.

Thence North 42 deg.-27'-48" East, 459.84 feet (passing over an iron rod set at 70.00 feet) to an iron rod set.

Thence North 72 deg.-40'-07" East, 35.41 feet to an iron rod set.

Thence North 63 deg.-32'-11" East, 119.07 feet to an iron rod set.

Thence North 76 deg.-22'-50" East, 291.90 feet to a point on the westerly limited access right-of-way of said State Route 4 (U.S. Route 36). Said point is witnessed by an iron pipe found which bears: (North 22 deg.-43'-01" West, 0.50 feet).

Thence with four consecutive courses of said limited access right-of-way:

1) South 26 deg.-12'-08" West, 243.08 feet to a point. Witnessed by an iron pipe found which bears: (North 63 deg.-48'-52" West, 2.77 feet).
2) South 34 deg.-55'-48" West, 120.30 feet to an iron rod set.
3) South 43 deg.-44'-28" West, 395.25 feet to a point. Witnessed by an iron pipe found which bears: (North 64 deg.-29'-31" West, 2.76 feet).
4) South 44 deg.-37'-52" East, 47.39 feet to a survey nail found in said centerline of State Route 4.

Thence South 44 deg.-18'-17" West, 236.35 feet along said centerline to the TRUE POINT OF BEGINNING.

Bearings are based on the State Plane Coordinate System, North zone NAD 1983. The tract as described from an actual field survey performed on or about September 19, 2019, by Registered Surveyor, Joseph P., Friday (S-7277), contains 5.396 acres, more or less, subject to all previous easements and rights-of-way of record. All iron rods set are 5/8" x 30" with plastic I.D. caps. The plat of survey is recorded in the office of the Union County Engineer.
February 24, 2020

To: City of Marysville
   Planning Commission Members

From: Ashley Gaver
      City Planner

RE: Major Subdivision Approval (Final Plat) – Woodside Development, Professional Parkway Right of Way

To hear a major subdivision application for the final plat for Professional Parkway Right of Way at the Woodside Development for Parcel # 2900230110000 and 2900031230000.

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

City Engineering/Public Service:
   1. No Comments

City Planning and Zoning:
   1. No Comments

If you have any questions about the aforementioned items, please feel free to contact me by phone at (937) 645-7361 or by email: agaver@marysvilleohio.org
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 the Division of Engineering for completeness. Submittals found to be incomplete will be rejected and the application will not be placed on the Commission agenda. If an application is found to be incomplete, the applicant may submit the missing materials by the application deadline date to complete the application.
- **No late submittals or additional information will be accepted after the application deadline.**
- Any construction and/or occupancy of the site for which the subdivision approval is being requested for shall not commence until all appropriate approved permits are obtained by the City and the County Building Department.

**Project Site Information (Please print clearly)**

Address of land or Subdivision name: Woodside- Professional Pkwy Right of Way

Present Zoning District: PUD
Present Use of the Land: Farmland

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

Owner of Property: Marywango LLC

Owner’s Address (Street): 10 N High St
City, State and Zip Code: Columbus, OH 43215
Owner’s Telephone Number: 614-221-4286

**Applicant Information (Please print clearly)**

Applicant: City of Marysville
Company: City of Marysville

Address (street): 209 S Main St
City, State, and Zip Code: Marysville, OH 43040
Telephone Number: 937-645-7350
E-mail Address: jhoyt@marysvilleohio.org

Revised 12/2014
In addition to completing the information on page one (1) of this application; you are required to submit the following information.

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<th>For staff Use</th>
<th>Application Requirements</th>
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<tr>
<td>Yes</td>
<td>REQUIRED FOR ALL SUBMITTALS:</td>
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<td>Two (2) copies of the Application and Final Plat, drawn at a suitable scale and 24 x 36 inches in size. The Final Plat and supplementary information shall be prepared by a registered engineer, registered in the State of Ohio, for all subdivision which are defined as subdivisions in Section 1101.02(a)(34)A. The boundary survey shall be prepared by a registered surveyor registered in the State of Ohio.</td>
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<td>No</td>
<td>DIGITAL SUBMITTAL REQUIRED:</td>
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<td>All applications require a digital (.pdf) submittal (applications, plans, renderings, text etc.) to be included with the completed application. Any application that does not include a digital submittal will be considered incomplete.</td>
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<th>FINAL PLAT REQUIREMENTS: (Shall include the following information)</th>
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<td>A listing of any approved deviations or variances from the City Planning and Zoning Code</td>
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<td>For Final Plats beyond the first plat of the development, provide an updating of the phasing plan to show completed phases of the development, revisions that have been approved for the development of phases and revisions to the schedule of completion</td>
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<td>The survey must close and the subdivider shall submit a closure letter from the Union County Engineers Office</td>
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<td>When required by the City Engineer, all calculations and field notes shall be submitted for review</td>
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I hereby attest to the truth and exactness of all of the information supplied on this application.

Signature of Applicant: ___________________________ Date: 12/18/2020

Signature of Owner: ___________________________ Date: 2/13/20

FOR CITY USE ONLY

Paid (stamp):

Fees Due:

Final Plat: $400 plus $50 per lot = $________

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

City Staff ___________________________ Date ___________________________
PROFESSIONAL PARKWAY DEDICATION & RESERVE

Survey Number 3351, Virginia Military District
City of Marysville, Ohio, Union County, Ohio

OWNER
MARYWANGO, LLC
10 NORTH HIGH STREET, SUITE 401
COLUMBUS, OHIO 43215

ACREAGE BREAKDOWN
PARCEL NO. 2902031320000: 1.179 ACRES
PARCEL NO. 2902032100000: 2.154 ACRES
TOTAL AREA IN RIGHT OF WAY: 3.333 ACRES

MAP NO. 102000024000 & 102000025000

ZONING DISTRICT: PUD Planned Unit Development
Setbacks (Professional Parkway): 25' Building & 25' Parking

SITUTATED IN THE STATE OF OHIO, COUNTY OF UNION, TOWNSHIP OF PARIS, CITY OF MARYSVILLE, VIRGINIA MILITARY SURVEY 3351, CONTAINING 3.333 ACRES OF LAND, MORE OR LESS, SAID 3.333 ACRES BEING OUT OF THE REMAINDER OF A 102.80 ACRE TRACT AS CONVEYED TO MARYWANGO LLC, AN OHIO LIMITED LIABILITY COMPANY IN INSTRUMENT NUMBER 20180801000123, RECORDER'S OFFICE, UNION COUNTY, OHIO.

THE UNDERSIGNED, MARYWANGO, LLC, AN OHIO LIMITED LIABILITY COMPANY, BY ROBERT J. WEILER, MANAGING MEMBER, BEEN THE OWNER OF THE LAND DEDICATING HEREBIN, DOES HEREBY CERTIFY THAT THIS DEDICATION CORRECTLY REPRESENTS "PROFESSIONAL PARKWAY DEDICATION" AND DOES HEREBY ACCEPT THIS DEDICATION PLAT OF SAME AND DEDICATED TO PUBLIC USE, AS SUCH, ALL OF PROFESSIONAL PARKWAY SHOWN HEREIN AND NOT HERETOFORE DEDICATED.

EASEMENTS ARE HEREBY RESERVED, IN, OVER, AND UNDER AREAS DESIGNATED ON THIS DEDICATION PLAT AS "UTILITY AND GRADING 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 LANDS AND FOR STORM WATER DRAINAGE.

IN WITNESS WHEREOF ROBERT J. WEILER, MANAGING MEMBER OF MARYWANGO, LLC, AN OHIO LIMITED LIABILITY COMPANY, HAS HEREBY SET HIS HAND THIS ________ DAY OF __________, 20___

MARYWANGO, LLC

ROBERT J. WEILER
MANAGING MEMBER

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

SIGNATURE

PRINTED

Notary for Owner

STATE OF OHIO

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED ROBERT J. WEILER, MANAGING MEMBER OF MARYWANGO, LLC, AN OHIO LIMITED LIABILITY COMPANY, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS FREE AND VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED.

IN WITNESS WHEREOF I HAVE HEREBY SET MY HAND AND AFFIXED MY OFFICIAL SEAL

THIS ________ DAY OF __________, 20___

MY COMMISSION EXPIRES __________

NOTARY PUBLIC, STATE OF OHIO

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

IRON PINS, WHERE INDICATED, ARE TO BE SET AND ARE IRON PIPES, THIRTEEN-SIXTEENTHS INCH INSIDE DIAMETER, THIRTY INCHES LONG WITH A PLASTIC CAP PLACED IN THE TOP BEARING THE INSRIPTION "ADVANCED 7961." THESE MARKERS SHALL BE SET FOLLOWING THE COMPLETION OF THE CONSTRUCTION/INSTALLATION OF THE STREET PAVEMENT AND UTILITIES.


FLOOD DESIGNATION
BY GRAPHIC PLANNING ONLY THIS PROPERTY IS LOCATED IN ZONE X AREAS DETERMINED TO BE OUTSIDE OF THE 500 YEAR FLOODPLAIN AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 32595209001, WITH AN EFFECTIVE DATE OF 12/18/2003, IN UNION COUNTY. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

BASIS OF BEARINGS
BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM NAD83, NSRS 2007. A BEARING OF N74°48'51"E WAS HELD FOR NORTHERLY LINE OF DUNHAM STREET AND THE SOUTHERLY LINE OF THAT 1.477 ACRE TRACT OF LAND CONVEYED TO THE CITY OF MARYSVILLE IN O.R. 144, P. 422 BETWEEN TWO IRON PINS FOUND.

CERTIFICATION
I HEREBY CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF PROFESSIONAL PARKWAY DEDICATION, AS SURVEYED MAY 11, 2018.

ADVANCED CIVIL DESIGN, INC.

PRELIMINARY

JONATHAN E. PHELPS
REG. NO. 8241

SITUTATED IN THE STATE OF OHIO, COUNTY OF UNION, TOWNSHIP OF PARIS, CITY OF MARYSVILLE, VIRGINIA MILITARY SURVEY 3351, CONTAINING 3.333 ACRES OF LAND, MORE OR LESS, SAID 3.333 ACRES BEING OUT OF THE REMAINDER OF A 102.80 ACRE TRACT AS CONVEYED TO MARYWANGO LLC, AN OHIO LIMITED LIABILITY COMPANY IN INSTRUMENT NUMBER 20180801000123, RECORDER'S OFFICE, UNION COUNTY, OHIO.

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EASEMENTS ARE HEREBY RESERVED, IN, OVER, AND UNDER AREAS DESIGNATED ON THIS DEDICATION PLAT AS "UTILITY AND GRADING 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 LANDS AND FOR STORM WATER DRAINAGE.

IN WITNESS WHEREOF ROBERT J. WEILER, MANAGING MEMBER OF MARYWANGO, LLC, AN OHIO LIMITED LIABILITY COMPANY, HAS HEREBY SET HIS HAND THIS ________ DAY OF __________, 20___

MARYWANGO, LLC

ROBERT J. WEILER
MANAGING MEMBER

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

SIGNATURE

PRINTED

Notary for Owner

STATE OF OHIO

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED ROBERT J. WEILER, MANAGING MEMBER OF MARYWANGO, LLC, AN OHIO LIMITED LIABILITY COMPANY, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS FREE AND VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED.

IN WITNESS WHEREOF I HAVE HEREBY SET MY HAND AND AFFIXED MY OFFICIAL SEAL

THIS ________ DAY OF __________, 20___

MY COMMISSION EXPIRES __________

NOTARY PUBLIC, STATE OF OHIO

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BY GRAPHIC PLANNING ONLY THIS PROPERTY IS LOCATED IN ZONE X AREAS DETERMINED TO BE OUTSIDE OF THE 500 YEAR FLOODPLAIN AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 32595209001, WITH AN EFFECTIVE DATE OF 12/18/2003, IN UNION COUNTY. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

BASIS OF BEARINGS
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ADVANCED CIVIL DESIGN, INC.

PRELIMINARY

JONATHAN E. PHELPS
REG. NO. 8241
February 24, 2020
Updated comments are noted in red

To: City of Marysville
   Planning Commission Members

From: Ashley Gaver
   City Planner

RE: Planned Unit Development (PUD) Development Plan – Cooks Pointe

Motion for reconsideration to hear a Planned Unit Development (PUD) application to revise the PUD zoning code within ‘Sub-Area E’ of Parcel #2900090015000 of the existing Cooks Pointe PUD. This parcel is situated along Cooks Boulevard between SR 4 and SR 31. (If motion for reconsideration is granted, the aforementioned will be represented and reconsidered by Planning Commission)

Application: According to the submitted application materials, multi-family is currently a permitted use in ‘Sub Area E’ of the Planned Unit Development (PUD). The applicant is requesting a conversion from condos (owner occupied units) to apartments (rental units) for the remaining 10 acres within ‘Sub Area E’.

Applicant: David Cook
3D Properties
125 W. 5th Street
Marysville, Oh 43040

Owner: 3D Properties
125 W. 5th Street
Marysville, Oh 43040

Location: The applicant is requesting a zoning amendment to rezone Sub-Area E, located north of Cooks Boulevard and east of the ongoing Residences at Cooks Pointe (apartment) project within the existing Cooks Pointe PUD.
**Relationship to the Comprehensive Plan:**

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

The future land use map within the comprehensive plan locates the subject property in the Neighborhood Mixed Use District. This District is intended to include a well-integrated mix of housing, neighborhood-oriented retail, and parks and public space, all connected by a network of comfortable, pedestrian-friendly streets.

Residential development in this district will include a mix of housing options, from dense single-family homes, to two-unit and four-unit buildings and larger apartment complexes. Residential uses are encouraged to be located on upper floors of multi-use buildings, with commercial uses located on ground floors. The development of a diverse range of housing types is encouraged to attract and retain a future population with different demographic characteristics than Marysville’s current population. This includes a population with smaller household sizes, a growing number of households without children, an increasing elderly population, and a growing number of households with pets. Suggested uses in the Comprehensive plan for the Neighborhood Mixed Use District include Duplex/Quad-plex, Multi-family, Neighborhood retail, Neighborhood office, Dense single-family and Schools.

The Comprehensive plan also discusses population growth and potential population growth projections over the next 10-20 years. Marysville has experienced a population increase over the last several decades. Looking forward, population projections all point to a continued growth rate requiring additional and diverse housing options to accommodate the increase in population.

Allowing for a mixture of housing types ranging from traditional single family housing subdivisions, to low density multi-family duplexes and high density multi-family complexes are important for sustainable growth in the City of Marysville. The Comprehensive Plan discusses the development trends in each housing type which also focuses on quality design layouts, open spaces opportunities and high quality building materials.

**Planning & Zoning Analysis:**

The existing property is zoned as a Planned Unit Development (PUD) which was approved by City Council on October 23, 2008. At the time of adoption, it was intended for Sub Area E of the PUD to have a limitation on multi-family housing to “include no more than 14 acres” of the ±27.97 acres of land as apartment/rental units within the sub area.

Due to the change in housing trends and growth of the City over the past 12 years, there is a higher demand for multi-family rental housing. The Applicant is requesting the removal of Section E1.01(a)(2) which outlines the multi-family rental limitation, in order to meet the needs of the market by constructing additional multi-family housing within Sub Area E.
Section E1.01(a)(2) **Limitation on Multi-Family Housing.** No more than 14 acres of the land in this Sub Area shall be used for apartments and their associated facilities. Apartments means multi-family housing consisting of residential units intended or designed to be rented and occupied by individuals, groups of individuals or families living independently of each other with cooking facilities for the exclusive use of those who occupy the premises.

The Applicant has included the proposed multi-family development by Cody Coughlin, LLC as part of the Planned Unit Development - Development Plan submission. **The addition of multi-family will be located directly east of the Residences of Cooks Pointe, which is currently under construction. Maintaining multi-family residential in Sub Area E is a complementary use to the current and future development of Cooks Pointe.**

According to the current PUD development standards, **195 multi-family units would be permitted per the current PUD in the remaining undeveloped land of Sub Area E. Cody Coughlin, LLC is proposing 11 buildings on +/- 8.71 acres, consisting of 110 units including one bedroom, two bedroom townhomes, and two bedroom garden style units with the remaining +/- 1.898 acres within Sub Area E are proposed for green space. Coughlin’s proposed development with fewer units than currently permitted has significantly less impact on the surrounding area related to the proposed number of units, traffic and infrastructure, and the school system compared to 195 owner occupied units.**

The proposed multi-family development offers high-quality architectural design and materials, creative site amenities and a townhome rental product that has not been offered in other recently approved multi-family developments within the City. Per the ‘Sub Area E - Attached Residential’ PUD code requirements, the maximum permitted height of buildings within this Sub Area is 3 stories or 35 feet outlined in the Development Standards Section E1.02. Landscape buffer along the northern property line (Buffer Type A) is also required, per Section E1.03, to buffer the Fitzgerald’s property boundary. A portion of the landscape buffer will be implemented for the Residences at Cooks Pointe project.

As part of the Cooks Pointe PUD, a TIF was implemented to complete the construction and design of Cooks Boulevard. According to the City of Marysville Finance Department, continual development of the Cooks Pointe site will help to expedite the repayment of the TIF. Rental or owner occupied multi-family units essentially have the same financial and services impact to the City and TIF agreement.

**Planned Unit Development Zoning Code Requirements**

The City of Marysville Zoning Code outlines the procedures and process for Planned Unit Development applications in Chapter 1145. The following zoning code sections are critical for the Planning Commission members to use as a guide in the review and consideration of the application:

**Sec. 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.

Sec. 1145.17. - Development plan approval.
Within 60 days after accepted or within such further time frame as the applying party may agree to, the Planning Commission shall recommend that the Development Plan be approved as presented, approved with supplementary conditions, or disapproved. If disapproved, the reasons for a disapproving vote shall be stated by those members and it shall be captured in the minutes of the meeting. The Planning Commission shall then transmit the recommendation to City Council.

Sec. 1145.18. - Criteria for recommendations by Planning Commission.

(A) Before making its recommendation as required in Section 1145.16, the Planning Commission shall find that the information submitted with the application establishes that:

1. The development is capable of creating an environment of sustained desirability and stability, or that adequate assurance will be provided that such objective will be attained and the uses proposed will not be detrimental to present and potential surrounding uses;

2. The streets and thoroughfares proposed and affected are suitable and adequate to carry anticipated traffic for the development and any adjacent developments that will connect to the PUD.

3. Undeveloped adjacent areas can be planned and zoned in coordination and substantial compatibility with the proposed development and the development will be reasonably compatible with adjacent developments.

4. The planned unit development is in conformance with any and all City plans;

5. The existing and proposed utility services are adequate for the population densities and non-residential uses proposed.
(6) The written presentation submitted with the Sketch Plan, and any necessary revisions, is suitable and adequate.

(7) The proposed development meets the objectives set forth in Section 1145.01.

After review of the PUD Development Plan, Staff has the following comments:

**Planning & Zoning Comments**

As the Commission considers the applicants request for a revision to the PUD text related to Sub Area E, the Commission should:

- Take into consideration all of the aforementioned items in this report including but not limited to:
  - Multi-family is currently a permitted use in ‘Sub Area E’ of the Planned Unit Development.
  - The proposed multi-family will be located directly east of the Residences of Cooks Pointe, which is currently under construction. Maintaining multi-family residential in Sub Area E is a complementary use to the current and future development of Cooks Pointe.
  - The proposed development will offer 110 multi-family units which is less impactful in comparison to the 195 multi-family owner occupied units that would be permitted on the site.
  - Due to the change in housing trends and growth of the City over the past 12 years, there is a higher demand for multi-family rental housing.
  - The proposed multi-family development by Cody Coughlin LLC offers high-quality architectural design and materials, creative site amenities and a townhome rental product that has not been offered in other recently approved multi-family developments within the City.

- Take into consideration the objectives of the 2018 Comprehensive Plan.
- Take into consideration Chapter 1145 of the Planning and Zoning Code.
- Take into consideration the compatibility of the proposed request to adjacent properties.
- Take into consideration all discussions that occur at the Planning Commission meeting.

**Staff Recommendation**

Staff supports the revisions to the current Cooks Pointe PUD zoning code and recommends the removal of Section E1.01(a)(2) from the PUD text approved on October 23, 2008 to allow flexibility in multi-family housing development:

Section E1.01(a)(2) **Limitation on Multi-Family Housing.** No more than 14 acres of the land in this Sub Area shall be used for apartments and their associated facilities. Apartments means multi-family housing consisting of residential units intended or designed to be rented and occupied by individuals, groups of individuals or families living independently of each other with cooking facilities for the exclusive use of those who occupy the premises.

If you have any questions about the aforementioned items, please feel free to contact me by phone at (937) 645-7361 or by email: agaver@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 the Division of Engineering for completeness. Submittals found to be incomplete will be rejected and the application will not be placed on the Commission agenda. If an application is found to be incomplete, the applicant may submit the missing materials by the application deadline date to complete the application.
- **No late submittals or additional information will be accepted after the application deadline.**
- Any construction and/or occupancy of the site for which the 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: 3D Properties
Present Zoning District: PUD - Subarea E 10 acres
Present Use of the Land: Agriculture
Proposed Zoning District: 10 acres
Proposed Use of the Land: Multi-Family
Owner of Property: 3D Properties
Owner’s Address (Street): 125 West 5th Street
City, State and Zip Code: Marysville, Ohio 43040
Owner’s Telephone Number: 937-644-5015

**Applicant Information (Please print clearly)**

Applicant: David Cooke
Owner ☐ Agent ☐ Representative ☐ Other
Company: 3D Properties
Address (street): 125 West 5th Street
City, State, and Zip Code: Marysville, Ohio 43040
Telephone Number: 937-644-5025
E-mail Address: cookd5@nationwide.com davecookrealestate@gmail.com

Revised 3/2017
Please contact the Division of Engineering prior to making your application submittal. The Division of Engineering is available to assist you in reviewing all application requirements to ensure your application is complete.

<table>
<thead>
<tr>
<th>For staff Use</th>
<th>Yes</th>
<th>No</th>
</tr>
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</table>
| **Application Requirements**
| **REQUIRED FOR ALL SUBMITTALS:**
| One (1) original signed application |
| Two (2) copies of the Development Plan Drawing *(see below)* for the entire area of the proposed development, drawn at a suitable scale and 24 x 36 inches in size (unless staff grants an alternative size) |
| Two (2) copies of the Supplemental Map *(see below)* |
| Two (2) copies of the Application Information, Lighting Plans, Landscaping & Screening/Buffering Plan, Architectural Design Standards and Sign Plans; bounded together or in a ringed binder *(see below)* |
| Two (2) sets of mailing labels or a printed word template (5160 in size) containing the names and addresses of the property owner(s) contiguous to or directly across the street from the parcel(s) to be rezoned. You may also include the names and addresses of others that may have a substantial interest in the proposed rezoning. Please refer to the County website [http://www.co.union.oh.us/](http://www.co.union.oh.us/) to get this information and please make sure you go to the link for tax mailing address. |
| 11 x 17 Sketch Plan Map for each mailing label |
| **DIGITAL SUBMITTAL REQUIRED:**
| All applications require a digital (.pdf) submittal (applications, plans, renderings, text etc.) to be included with the completed application. Any application that does not include a digital submittal will be considered incomplete. |
| **DEVELOPMENT PLAN DRAWING:** *(Shall include the following information)* |
| The proposed name of the PUD, which shall not duplicate or closely approximate the name of any other PUD or subdivision in the City of County |
| Property owner’s name and address |
| Location by Virginia Military Survey (VMS) |
| North arrow |
| Vicinity map |
| Boundaries of the PUD/subdivision and its acreage |
| Existing and proposed streets and right-of-ways |
| Existing natural and manmade features such as soil types, vegetation, topography, including the location of the 100-year flood plain, wetlands, rivers, streams, ponds, lakes and other water courses |
| Location of all wooded areas, tree lines, hedge rows, natural areas and other features and indicate if they are remain or will be removed |
| Existing easements, railroad right-of-ways and service facilities |
| Current zoning classification of the tract(s) of land and properties within 500 feet of the development |
| The proposed location and size of each subarea and their uses |
| General location of proposed bike paths and other trail systems |
| Identify any existing buildings or structures to be removed or demolished |

Revised 3/2017
<table>
<thead>
<tr>
<th>SUPPLEMENTAL MAP:</th>
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<tbody>
<tr>
<td>Map showing the design of the proposed development along with all properties that are located within 500 ft. and how all of the developments relate</td>
</tr>
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<tr>
<th>THE FOLLOWING ITEMS ON THIS CHECKLIST SHALL BE SUBMITTED BOUND OR IN RING BINDERS (please do not bound or make individual binders for each item)</th>
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<table>
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<tr>
<th>APPLICATION INFORMATION</th>
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<tbody>
<tr>
<td>A reduced copy of the map to be 11 by 17 in size</td>
</tr>
<tr>
<td>A complete description of the zoning requirements for the PUD and each subarea within the PUD, which at a minimum shall include:</td>
</tr>
<tr>
<td>List of permitted and conditional uses</td>
</tr>
<tr>
<td>Minimum lot size</td>
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<tr>
<td>Minimum lot width</td>
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<tr>
<td>Maximum percentage of lot to be occupied</td>
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<tr>
<td>Maximum floor area</td>
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<tr>
<td>Maximum height of principal buildings</td>
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<tr>
<td>Minimum yard dimensions including front, rear, and side setbacks (for principal buildings, accessory buildings and off-street parking)</td>
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<tr>
<td>Maximum height of accessory buildings</td>
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<tr>
<td>Minimum off-street parking space requirements</td>
</tr>
<tr>
<td>Minimum off-street loading space requirements</td>
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<tr>
<td>Written presentation by the developer setting forth the following:</td>
</tr>
<tr>
<td>How the development meets the proposed and specific objectives set forth in Section 1145.01 of the Planning &amp; Zoning Code</td>
</tr>
<tr>
<td>How the proposed development impacts public service and facilities, including but not limited to, schools, water, sewer and traffic</td>
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<tr>
<td>How the proposed development conforms to the City’s Comprehensive Plan</td>
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<tr>
<th>LIGHTING PLAN:</th>
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<tbody>
<tr>
<td>Including but not limited to, light pole heights, pedestrian lighting, minimum foot-candles and maximum foot-candles</td>
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<tr>
<th>LANDSCAPING AND SCREENING/BUFFERING PLANS:</th>
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<tr>
<td>Including but not limited to the type, number and location of all proposed and existing landscaping</td>
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<tr>
<th>ARCHITECTURAL DESIGN STANDARDS:</th>
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<tbody>
<tr>
<td>Indication as to the type of architectural style proposed for the development and the type and amount of materials to be used</td>
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<tr>
<th>SIGN PLANS:</th>
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<tbody>
<tr>
<td>All signs and graphics within the PUD shall be compatible in size, location, height, material, shape, color and illumination. Information on the Sign Plan shall include:</td>
</tr>
<tr>
<td>A sign plan for the entire PUD shall set forth the design parameters for the entire project to ensure a consistent and comprehensive character throughout the project. The sign plan shall include the design, layout and dimensions of all ground, window and wall signs as well as</td>
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Revised 3/2017
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<td>distances from right-of-ways and the type and intensity of the</td>
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<td>illumination.</td>
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<td>Signs should contribute to the overall cohesive design, reflect</td>
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<td>simplicity and avoid visual clutter.</td>
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<td>The overall design and placement of buildings should take into</td>
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<td>account the general placement of signs so that all permanent</td>
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<td>signs and their associated lighting fixtures complement the</td>
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<td>appearance and architecture of the building and the PUD.</td>
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<td>Ground mounted signs should be designed to relate to and share</td>
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<td>common design with the building.</td>
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<tr>
<td>All materials and colors of the sign, sign background and sign</td>
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<tr>
<td>frame should be compatible with the buildings materials and</td>
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<td>colors.</td>
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I hereby attest to the truth and exactness of all information supplied on and with this application.

Signature of Applicant: [Signature]  Date: 1/16/20
Signature of Owner: [Signature]  Date: 1/16/20

FOR OFFICE USE ONLY

Paid (stamp):  Fees: ______________

PUD Development Plan Review Fee: $1,000 for 10 acres or less, plus $50.00 for each additional 5 acres or portion thereof over 10 acres.

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

City Staff  Date

Revised 3/2017
2019
Planning Commission
Meeting Schedule and Application Submission Deadline
(Applications due 21 days prior to meeting date)

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<thead>
<tr>
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<tr>
<td>FITZGERALD J DANIEL</td>
<td>18180 ST RT 31</td>
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<th>PL UILITIES-PR</th>
<th>NEIGHBORHOOD</th>
<th>INFLUENCE FACTORS</th>
<th>PROPERTY LOCATION</th>
<th>COMMENT</th>
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<td>SEWER</td>
<td>STATIC</td>
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<td>STANDARD</td>
<td>STANDARD</td>
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<td>13,770</td>
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Total Acres: 46.0150

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<th>2019 (53.94)</th>
<th>2018 (58.48)</th>
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<th>2017 (57.61)</th>
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<td>CAUV \ MIS \ CAUV</td>
<td>CAUV \ MIS \ CAUV</td>
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<td>CAUV \ MIS \ CAUV</td>
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<td>APPRaised VALUE LAND</td>
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<td>227,390</td>
<td>106,190</td>
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Residential/Agricultural
Printed: 12/26/2019 15:03 by: billy
Andrea Weaver, Union
Appraisal Research Corporation BF649(98217)
NOTICE: All property value information reflects 2019 final values

Parcel 2800090170000

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TAX CHARGES & PAYMENTS

1st Half Due Date 2/12/2020
2nd Half Due Date 7/15/2020

Mailing Address - 1st Half Tax Bill
FITZGERALD, BARBARA
18180 ST RT 31
MARYSVILLE, OH 43040-9767

Mailing Address - 2nd Half Tax Bill
FITZGERALD, BARBARA
18180 ST RT 31
MARYSVILLE, OH 43040-9767

ACTIVITY FOR CALENDAR YEAR 2020

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Ending Value: 1.2

Data extracted from County files
1/15/2020 11:11:03 PM

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1/16/2020
SUB AREA E – ATTACHED RESIDENTIAL

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

Uses anticipated for this sub area are similar to the Marysville High Density Multi-Family Residential District (R-5) Zoning Classification (Marysville City Code Chapter 1137.16).

E1.01 Uses

References and definitions of uses are those in the Marysville Zoning Code and the Standard Industrial Classification (SIC) Code as revised in 1987 by the Federal Office of Management and Budget adopted in the Marysville City Code. For uses with similar classifications identified in multiple use categories (as permitted, conditional and/or prohibited uses), the more specific or restrictive use classification shall control over the general classification.

(a). Permitted Uses

(1). Condominiums including single family units
Community Facilities for Use of Residents of the Development
Multi-family Housing
Multi-family Rental Office/Management Site
Nursing and Personal Care Facilities (805)

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

(b). Conditionally Permitted Uses

(1). None.

(c). Prohibited Uses

(1). Funeral Homes
(2). Group Homes
(3). Home Occupation
(4). Mobile Home Park
January 27, 2020

City of Marysville,

In regards to Three D Properties proposed request on the Cook's Point 27.97 acres, zoned residential, labeled Section E on the attached map (Planning attachment, Page 1). Currently, Metro Apartments owns 15.65 acres and has developed just under 9 acres with the remaining acreage to serve as green space within their complex. Cody Coughlin Company, LLC is proposing to buy the remaining 10.608 acres (Coughlin attachment, Page 1) comprising Section E to build additional high end, luxury apartments. With his proposal, he intends to build upon approximately 8.71 of the acres and leave the remaining 1.898 acres for green space. The current PUD, which was set up over 13 years ago, in 2007, reads "No more than 14 acres..." (Planning attachment, Page 2), we would like to have this line item removed to allow the 27.97 acres (17.54 acres actually developed upon, per Coughlin Attachment, Page 2) to be fully developed and complete the residential area labeled "E", while leaving sufficient green space within the total acreage. The additional revenue from this venture will expedite payments on the TIF, while maximizing the use of the acreage currently zoned to be developed residential.

Thank you for your consideration of this matter,

Dean Cook and Dave Cook

*Acreage differences fluctuate from 27.97 (on Marysville, original map) to 26.258 (on Coughlin proposal map) due to road frontage and other required items not accounted for in the original 27.97 acres zoned residential.
Cooks Pointe Sub-Area ‘E’ Residential

Cody Coughlin, LLC was founded by famed NASCAR Truck Series driver Cody Coughlin because he believes that there is a better product to be built that is to the highest standard of excellence. This Marysville, Ohio project is the ultimate in high-end apartment living, that is unrivaled in the current market. Cody Coughlin, LLC Rental Communities are decked with convenient amenities and staffed by people who share our commitment to customer service. This beautiful property in a key area of renewed economic vitality in one of America’s great towns, has 110 high end units consisting of one bedroom, two bedroom townhomes, and two bedroom garden style units. Amenities for residents include a well-appointed club house, fitness center, luxury garages, dog park, first rate Olympic type pool, beautiful green space and landscaping, and walking trails. This is an ideal community for those young professionals moving into the area or seniors looking for simple and maintenance free living.
Coughlin - Marysville Multifamily
Cookes Point Blvd  Marysville, Ohio

BUILDING TYPE B2

Dean A. Wenz
Architects

2463 East Main Street  Bexley, Ohio 43209  Phone (614) 239-6868  www.wenz-architecture.com
Coughlin - Marysville Multifamily
Cookes Point Blvd  Marysville, Ohio

BUILDING TYPE B2

DEAN A. WENZ
ARCHITECTS

2463 East Main Street  Bexley, Ohio 43209  Phone (614) 239-6868  www.wenz-architecture.com
Coughlin - Marysville Multifamily
Cookes Point Blvd  Marysville, Ohio
Coughlin - Marysville Multifamily
Cookes Point Blvd  Marysville, Ohio
PROJECT ATTRIBUTES
POOL
CLUB HOUSE
FIRE PIT
DOG PARK
BOCCE BALL COURT
PUTTING GREEN
FULL SIZE CHESS BOARD
WATER FEATURES
COOL URBAN ENVIRONMENT

NEIGHBORHOOD CONTRIBUTIONS
BUILDINGS FRAME THE COOKS BOULEVARD - GIVE ROAD PRESENCE
AMENITIES DESIGNED AROUND THE WATER FEATURE AT CORNER INTERSECTION THAT CREATE GOOD VIEWS WITHIN THE COMMUNITY
SERVICE AREAS HIDDEN IN THE COMMUNITY INTERIORS
FOUR SIDED ARCHITECTURE ENHANCES AESTHETIC APPEAL

CONCEPT PLAN
COOKES POINTE
PREPARED FOR CODY COUGHLIN
DATE: 1/28/20

Faris Planning & Design
Landscape Planning
Landscape Architecture
Columbia, CT 06230
203.860.9764
www.farisplanningdesign.com
SUB AREA E – ATTACHED RESIDENTIAL

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

Uses anticipated for this sub area are similar to the Marysville High Density Multi-Family Residential District (R-5) Zoning Classification (Marysville City Code Chapter 1137.16).

E1.01 Uses

References and definitions of uses are those in the Marysville Zoning Code and the Standard Industrial Classification (SIC) Code as revised in 1987 by the Federal Office of Management and Budget adopted in the Marysville City Code. For uses with similar classifications identified in multiple use categories (as permitted, conditional and/or prohibited uses), the more specific or restrictive use classification shall control over the general classification.

(a). Permitted Uses

(1). Condominiums including single family units
Community Facilities for Use of Residents of the Development
Multi-family Housing
Multi-family Rental Office/Management Site
Nursing and Personal Care Facilities (805)

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

(b). Conditionally Permitted Uses

(1). None.

(c). Prohibited Uses

(1). Funeral Homes
(2). Group Homes
(3). Home Occupation
(4). Mobile Home Park
E1.02 Development Standards

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

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

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

(c) **The minimum floor area:**
   (1) 1 Bedroom – 750 square feet
   (2) 2 Bedroom – 900 square feet
   (3) 3 Bedroom – 1,000 square feet, maximum 15% of the units

(d) **The maximum height of buildings:**
   (1) Principal buildings: 3 stories or 35 feet maximum.
   (2) Accessory buildings: 15 feet.

(e) **The minimum yard dimensions and setbacks.**

   (1) **Special Setbacks.**
      (i) **North Property Line:** pavement, principal and accessory buildings shall be setback a minimum of 30 feet.
      (ii) **Cooks Pointe Drive:** principal and accessory buildings shall be setback a minimum of 25 feet and pavement shall be setback be a minimum of 15 feet from Cooks Pointe Drive.

   (2) **Minimum setbacks for principal buildings** (except as otherwise provided above for Sub Area E):
      (i) Front setback: 25 feet
      (ii) Side setback: 10 feet
      (iii) Sum of sides: 25 feet
      (iv) Rear Setback: 30 feet

   (3) **Minimum setbacks for accessory buildings** (except as otherwise provided above for Sub Area E):
      (i) Front setback: 25 feet.
      (ii) Side yard setback: 5 feet
      (iii) Rear Setback: 10 feet

(f) **Open space requirement is 8% of the gross acreage.** Public amenity areas such as a pool and/or clubhouse shall be credited towards this requirement.
E1.03 **Special Landscape Buffer:** All landscaping shall be in accordance with the requirements of Marysville City Code Section 1140, and any additional requirements of this development plan and text.

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

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

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

3. **Landscape Buffer Type D:** A 520 lineal feet buffer of plantings consisting of two (2) ornamental trees, 1¾ inch minimum caliper, three (3) evergreen trees, six (6) feet minimum height, 15 evergreen and/or deciduous shrubs, minimum 24 inch height and four (4) to five (5) feet irregular mounding per each 100 lineal feet. The total quantity of plant material may be grouped in any configuration within the 30 feet landscape buffer and must be clustered adjacent to any existing neighboring residence. In addition to these Type D planting and mounding requirements, if required by the Design Review Board, a six foot high fence may be installed. Buffer Type B shall be installed in a 520 lineal feet section beginning at a point 450 lineal feet east of proposed public road B and continuing for a distance of 520 lineal feet east along the northern property line to the end of the Detail A Landscape Buffer as shown on Exhibit I.

(b). **Cooks Pointe Drive Landscape Buffer:** A buffer shall be established to screen car level views into parking areas. This buffer shall consist of a combination of three (3) foot minimum mounding with landscaping and may include fencing in the style shown on Exhibit E at the discretion of Developer. This buffer shall include per 100 lineal feet
of frontage at least five (5) ornamental trees (1 3/4 inch caliper minimum) and at least 15 low deciduous and/or evergreen shrubs (18 inches in minimum height). Mounding, fencing and plantings should NOT be intermixed randomly but instead should be grouped and arranged to create a pattern in the general character as shown on Exhibit E.

(c). **Fence**: Decorative white vinyl fence in the style shown on Exhibit E may be included as an accent along Cooks Pointe Drive. Instead of a continuous line, optional fencing may be installed in sections of no less than 24 feet to create a rhythm and to allow for visibility of signage, views and/or other aesthetic reasons. (See Exhibits E & F.)

**E1.04 Minimum Off Street Parking and Loading Requirements:**

(a). Parking requirements shall be a minimum of two (2) off-street parking spaces per unit (including garages).

**E1.05 Signs Permitted.** Except as otherwise provided, the Marysville Sign Code and the standards for the R-5 zoning district shall apply in Sub Area E.

(a). **Identification Sign.** Each multi-family development shall be permitted one free standing development identification sign per entry/exit to the development. The development identification sign shall be a monument style sign with an enclosed stone base that is compatible in design and style with the Business Identification Signs described in GDS 1.04(e) and shown on Exhibit G1 and the Development Identification Sign described in GDS 1.04(b)(2) and shown on Exhibit G1. Project identification signs shall not exceed 20 square feet per sign face and no part of the sign or associated structure shall exceed give (5) feet in height above the grade at the base of the sign, which shall in no event be more than 11 feet above the grade of the nearest street.

(b). Signs shall be located fifteen (15) foot behind the right-of-way line.

(c). All monument signs shall be placed in a landscaped area.

(d). Monument signs may be externally illuminated. Light sources to externally illuminate signs shall be shielded from views at public right-of-ways.

(e). Appropriate directional signage may be located at ingress/egress access points. On site permanent directional signs, e.g. employee and visitor parking, deliveries, etc. will be of a common design, material and size. Maximum height of directional signage shall be four (4) feet and the maximum copy area type face shall be four (4) square feet.

**E1.06 Architectural Standards**

(a) **Color Palette:**

(1). Earth tones, muted and natural tones are required. Accent colors in brighter hues are permitted for building accent features only such as awnings, doors, limited trim, etc. A mixed palette on a single building should be carefully selected so all colors harmonize with each other.
(b). Materials:

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

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

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

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

(5). Exterior cladding shall be within color palette described and be traditional materials, most commonly found on similar building types. These materials shall include the following:
   (i). Brick Veneer
   (ii). Stone/Cultured Stone (equal to or better than Stone Products Corporation).
   (iii). Wood lap siding, composite lap siding and cedar shake siding painted or stained.
   (iv). Vinyl siding – minimum of .042 inch nominal thickness with wood grain finish.
   (v). Stucco – per industry standards – light to medium textures.

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

(c). Roof materials: Standing seams metal, cedar shakes, slate or dimensional asphalt or fiberglass shingles.

(1). Pitched roofs with gables or hips at ends shall have a minimum slope of 6/12.
(2). Shingles to be minimum, medium weight dimensional or dimensional-look asphalt shingles.
(3). Minimum eight (8) inch eave overhangs.

(d). Scale:

(1). Structures shall be designed to harmonize with the landscape.
(2). The scale of each building can be aided through the use of articulated building elements, such as porticos, dormers, recesses, awnings and other such elements, which help break up the building mass.

(e). Wall Articulation/Fenestration:

(1). All buildings shall reflect a similar articulation, finish, and ratio of façade materials on all four sides.
E1.07 **Lighting**

(a). All drives and parking areas shall be illuminated for safety and aesthetic purposes.

(b). Light fixtures may include decorative street lights, bollards, building scones and landscape and building lighting.

(c). Street/parking lot lighting shall not exceed 18 feet in height from finished grade.

(d). At edge of property, all light fixtures and illuminates must be designed/located to eliminate spillage onto adjacent property. At final development, developer must supply a lighting plan that demonstrates no light from parking areas will spill over onto the single family residential lots.

E1.08 **Supplemental Design Guidelines for Site Planning.** Supplemental Design Guidelines have been included to assist in guiding final development approvals of Sub Area E to encourage an attractive quality multi-family development with architectural interest, creative design and improved site layout. Those Design Guidelines follow.
Cook's Pointe

Supplemental Design Guidelines for Subarea E - Multifamily Housing

The purpose of these guidelines is to supplement the Design Review Standards for Cook's Pointe PUD Mult-Family Residential Design Review District (DRD-1) to encourage a high quality, attractive, multi-family development(s) within Subarea E of the Cook's Pointe PUD.

(a) Building Architecture

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

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

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

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

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

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

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

8. Durable and high quality materials that require limited maintenance are encouraged.

(b) Site Planning

(1) Site Layout

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

2. Provide as many private, ground level entries to individual units as possible.

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

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

5. Locate any common facilities – such as community centers, pools and laundries – centrally and link them to other common outdoor space.
6. Locate buildings and landscaping to maximize solar access during cooler months and to control it during warmer months. Maximize natural ventilation, sunlight and views for each unit.

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

(2) Common Open Space

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

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

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

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

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

(3) Private Open Space

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

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

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

(4) Parking

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

2. Multiple smaller parking lots are encouraged in lieu of few larger lots.

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

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

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

6. Parking lots should be placed in close proximity to dwelling units to allow for casual surveillance.
7. Any bicycle and pedestrian paths should be separated from vehicular traffic as much as possible.

(5) Landscaping

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

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

3. Shading of paved areas is encouraged, especially parking lots.

4. A variety of seating is encouraged in common landscaped areas.

5. Paths are encouraged to accommodate pedestrians, bicycles, shopping carts, walkers, pets, furniture moving, etc. Any paths may include appropriate lighting to insure that paths are safe at night.
Cooks Pointe Currently Approved 'Sub Area E' PUD Code

LANDSCAPE TYPES

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

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

- Freeway Sign
- North Entry Feature: Development Identification Sign and Commercial Development Sign, See Exhibits F, G1 and G2
- South Entry Feature: Development Identification Sign Only, See Exhibits F, G1

Asphalt Bike Path: The bike path shall be 8 feet in width. The bike path shall be maintained by the Business Owners Association of all sub areas within the development unless it is within the R.O.W.

Concrete Wall: The wall shall be 4 feet in width and meet the design requirements of the City of Marysville.

OPEN SPACE DEVELOPMENT / MAINTENANCE

1. Landscape buffer on all multi-family sites shall be maintained by the Residents’ Association.

2. Landscape buffers on all commercial sites shall be maintained by the Business Owners’ Association.

3. All project-related signage and associated entry features shall be installed by the developer and maintained by the Business Owners’ Association.

4. Landscape buffers and entry features along S.R.4 and S.R. 31 shall be maintained at a relatively high level with mowed turf grass, mulching, mulched beds, pruned shrubs and seasonal color at high visibility areas.

5. Pond areas and drainage easements shall be maintained as a unit by the Business Owners’ Association. Landscape shall be designed to be low maintenance, and will feature native trees, shrubs, and ornamental grasses. The pond shall be maintained free of debris and overgrowth, and shall include an appropriate aeration.
Cooks Pointe Currently Approved 'Sub Area E' PUD Code

**Detail A - FITZGERALD'S LANDSCAPE BUFFERS**

**Landscape Buffer Type A**

Per 100 Linear feet of property line buffer Type A shall include:
1. Ornamental Trees: 3.5'-4' minimum caliper
2. Evergreen Trees: 4'-6' minimum height
3. Deciduous and Evergreen Shrubs: minimum 24' height

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

**Landscape Buffer Type B**

Per 100 Linear feet of property line buffer Type B shall include:
1. Ornamental Trees: 3.5'-4' minimum caliper
2. Evergreen Trees: 4'-6' minimum height
3. 2'-3' Height Irregular Mounding

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

**Landscape Buffer Type C**

Per 100 Linear feet of property line buffer Type C shall include:
1. Ornamental Trees: 3.5'-4' minimum caliper
2. Evergreen Trees: 6'-8' minimum height
3. Deciduous and Evergreen Shrubs: minimum 24' height
4. 4'-5' Height Irregular Mounding

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

**Landscape Buffer Type D**

Per 100 Linear feet of property line buffer Type D shall include:
1. Ornamental Trees: 3.5'-4' minimum caliper
2. Evergreen Trees: 6'-8' minimum height
3. Deciduous and Evergreen Shrubs: minimum 24' height
4. 4'-5' Height Irregular Mounding or a 6'-8' fence

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

**Recommended Plant List - All Buffers**

- Ornamental Trees: Deciduous Shrubs
- Rainier Blue: Evergreen
- Washington Hawthorn: Fatsia Japonica
- Serviceberry: Batsrdt Spirea
- Evergreen Trees: Viburnum
- White Fir: Oakleaf Hydrangea
- Douglas Fir: Evergreen Shrub
- Honey Locust: Juniper
- Siberian Spruce: Yew
- Colorado Spruce: Arborvitae
- Canadian Hemlock

**Landscape Buffer Type E**

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

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

1. Ornamental Trees - 1.34' minimum caliper
2. Evergreen Trees - 6' minimum height
3. Deciduous and Evergreen Shrubs - minimum 24' height

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

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

Existing vegetation may count towards the screening requirements.

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

**Landscape Buffer Type F**

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

Per 100 linear feet of property line buffer Type F shall include:

1. Ornamental Trees - 1.34' minimum caliper
2. Evergreen Trees - 6' minimum height
3. Deciduous and Evergreen Shrubs - minimum 24' height

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

Existing vegetation may count towards the screening requirements.

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