



ORDINANCE 036-2024

TO APPROVE PLANNING COMMISSION'S RECOMMENDATION TO REZONE +/- 591.6 ACRES
NORTH OF SCOTSLAWN ROAD, EAST OF WEAVER ROAD, SOUTH OF THE UNION COUNTY
AIRPORT AND WEST OF THE RAILROAD, FOR THE MARYSVILLE SOUTH PUD

WHEREAS, an application was submitted to the City Planning Commission by Aaron Underhill of Underhill and Hodge, representing the New Albany Company, and the Planning Commission has reviewed the application to rezone existing parcel numbers 2800200150010, 2900300600000, 2900300470000, 2900300480000, 2900300560010, 2900300670000, 2800200150010 (undergoing annexation), 2800200160000 (to be annexed), 2900230740000, 2900230560000, 2900230731000, 2900300521050 and 2900300500000 from Manufacturing/ Innovation District and Light Manufacturing District to a Planned Unit Development (PUD). The Planning Commission Resolution approving the rezoning, along with the PUD (attached as Appendix A to the Resolution) is attached and incorporated herein as Exhibit A; and

WHEREAS, on July 2, 2024 the City Planning Commission reviewed the application and recommended approval of the rezoning to the aforementioned Planned Unit Development (PUD) as set forth and incorporated herein as Exhibit A; and

WHEREAS, upon receiving this recommendation from the Planning Commission, the City Council shall consider Planning Commission's recommendation and hold a public hearing on the aforementioned zoning amendment with the publication of at least seven (7) days' notice of said hearing; now, therefore

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MARYSVILLE, OHIO, That:

SECTION I. City Council hereby approves the recommendation from Planning Commission and hereby rezones existing parcels 2800200150010, 2900300600000, 2900300470000, 2900300480000, 2900300560010, 2900300670000, 2800200150010 (undergoing annexation), 2800200160000 (to be annexed), 2900230740000, 2900230560000, 2900230731000, 2900300521050 and 2900300500000 from Manufacturing/ Innovation District and Light Manufacturing District, to a Planned Unit Development, as set forth and incorporated herein as Exhibit A.

SECTION II. The Clerk of Council shall cause the City's Zoning Map to be modified consistent with this amendment.

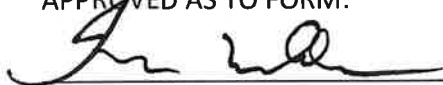
1st Reading July 22, 2024

2nd Reading Amended August 12, 2024

3rd Reading August 26, 2024

Passed: August 26, 2024

APPROVED AS TO FORM:



Law Director



PRESIDENT OF COUNCIL

ATTEST:



CLERK OF COUNCIL

EXHIBIT A

RESOLUTION _____

TO APPROVE A PLANNED UNIT DEVELOPMENT ZONING FOR THE MARYSVILLE SOUTH PLANNED UNIT DEVELOPMENT

WHEREAS, on July 2, 2024, the City Planning Commission has reviewed an application for the Planned Unit Development (PUD) zoning for Marysville South PUD as set forth in Appendix A, incorporated herein; and

WHEREAS, The City Planning Commission recommended APPROVAL for the PUD, which is set forth in Appendix A, attached and incorporated herein; and

WHEREAS, a recommendation from the City Planning Commission is to be transmitted to City Council pursuant to Section 1141.34 of the Planning and Zoning Code, now therefore;

BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF MARYSVILLE, OHIO,
That:

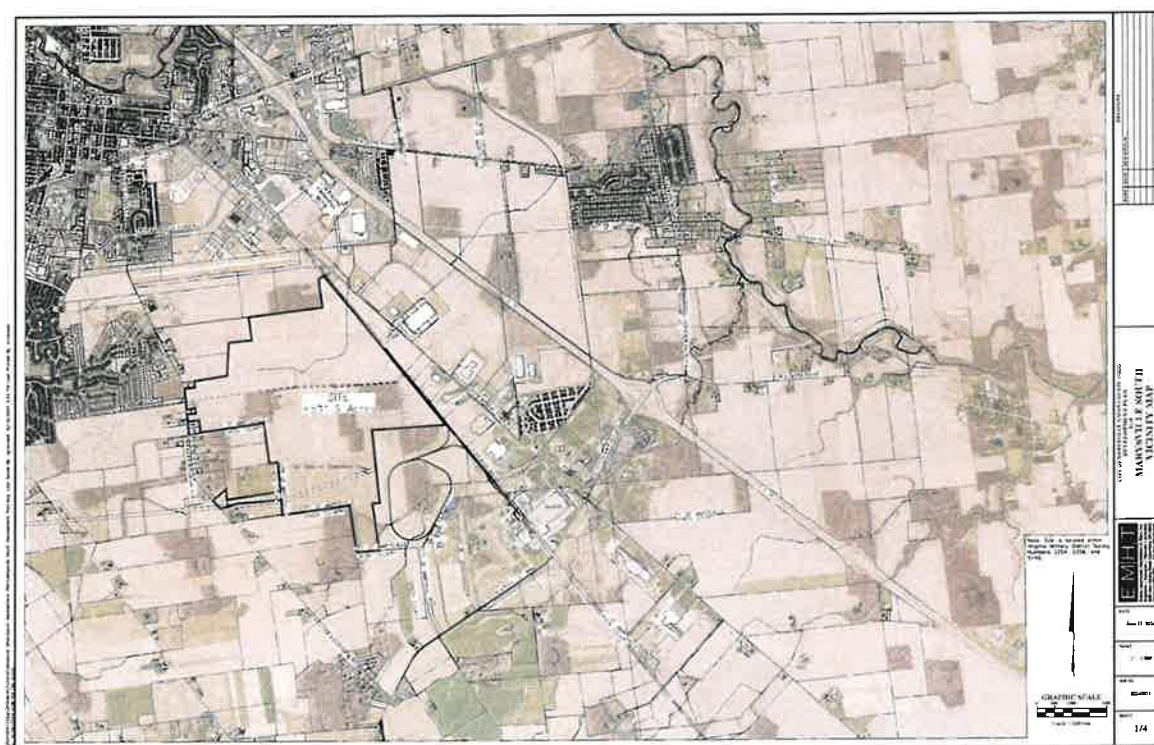
SECTION I. The City Planning Commission recommends to City Council that the requested Planned Unit Development zoning of Marysville South be APPROVED in accordance with this Resolution.

Passed 7-2-2024


Chairman of Planning Commission

ATTEST:


Planning and Development Manager, Ashley Gaver



Marysville South PUD

Marysville, OH

PUD Development Plan

Original Submittal – June 11, 2024

Updated – July 1, 2024 & August 19, 2024

Development Plan Document Index

1. PUD Development Plan Application
2. Existing Conditions – Exhibits A-D
 - a. Vicinity map
 - b. Location by Virginia Military Service
 - c. Existing conditions map
3. Proposed Development Plan – Exhibits A-E
 - a. Boundaries of PUD/subdivision and its acreage and proposed setbacks
 - b. Proposed streets and rights-of-way and connections to existing public infrastructure
 - c. Proposed location and size of each subarea and their intended general uses
 - d. General location of proposed bike paths, other trail systems, and connections to existing public infrastructure
 - e. Location of any vegetation including street trees, tree lines, hedge rows, tree groupings, or other vegetative areas.
4. Development Text
 - a. Permitted and conditional uses
 - b. Minimum lot size and width
 - c. Maximum percentage of lot to be occupied
 - d. Minimum floor area
 - e. Maximum principal building and accessory building height
 - f. Maximum off-street parking and loading
 - g. Lighting plan
 - h. Landscaping and screening/buffering plan
 - i. Architectural design standards
 - j. Sign plan
5. Written developer presentation
 - a. How the development meets objectives set forth in *Section 1135.01* of the Planning and Zoning Code
 - b. How the proposed development impacts public services and facilities

Received (stamp):



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

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

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

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

Project Site Information (Please print clearly)

Address of land to be rezoned: Approximately 588.5 acres north of Scottslawn, east of Weaver, south of the airport, and west of the railroad

Present Zoning District: M / I and LMD Present Use of the Land: Agriculture

Proposed Zoning District: PUD Proposed Use of the Land: Technology and Advanced Manufacturing

Owner of Property: See accompanying landowner page

Owner's Address (Street): See landowner page

City, State and Zip Code: See landowner page

Owner's Telephone Number: See landowner page

Applicant Information (Please print clearly)

Applicant: Aaron Underhill ☐ Owner ☐ Agent ☒ Representative ☐ Other

Company: Underhill & Hodge LLC

Address (Street): 8000 Walton Pkwy.

City, State and Zip Code: New Albany, OH 43054

Telephone Number: (614) 939-8000

E-mail Address: aaron@uhlawfirm.com



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

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

**Mary Ann Vickner, Trustee of the Rosemary A. Emswiler Trust dated December 27, 1978 and
Rosemary A. Emswiler, Trustee of the Rosemary A. Emswiler Trust dated December 27, 1978**

- Parcel numbers:
 - 2800200150010
 - 2900300600000
 - 2900300470000
 - 2900300480000
 - 2900300560010
 - 2900300670000
 - 2800200150010 (*undergoing annexation*)
 - 2800200160000 (*to be annexed*)
- Contact name - Mary Ann Vickner
- Address - 13167 Morse Road, S.W., Pataskala, Ohio 43062
- Email - mvickner6@yahoo.com


14879 Industrial Parkway LLC

- Parcel numbers:
 - 2900230740000
 - 2900230560000
 - 2900230731000
 - 2900300521050
- Contact name(s) - Brandon Hess; Rusty Deaton
- Address - 302 State Street, Zanesville, Ohio 43701
- Phone - 740.587.7441
- Email(s) - bhess@shai-hess.com; rdeaton@mattinglymail.com

Weaver Road Holdings LLC

- Parcel numbers:
 - 2900300500000
- Contact name - Al Weinberger
- Address - 229 Penn Street, Brooklyn, NY 11211
- Phone - 646.207.1532
- Email - wfinancial11@gmail.com

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

Signature of Applicant:  Date: 6/11/2024

Signature of Owner: Margaret Vick Date: 6/10/2024

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

Signature of Applicant:



Date:

6/11/2024

Signature of Owner:



Date:

6/10/2024

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

Signature of Owner:



Date:

June 4th 24

Signature of Applicant:



Date:

6/11/2024

FOR CITY USE ONLY

Paid (stamp):

Fees Due: \$500 \$ _____

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

City Staff

Date

DECISION OF THE PLANNING COMMISSION

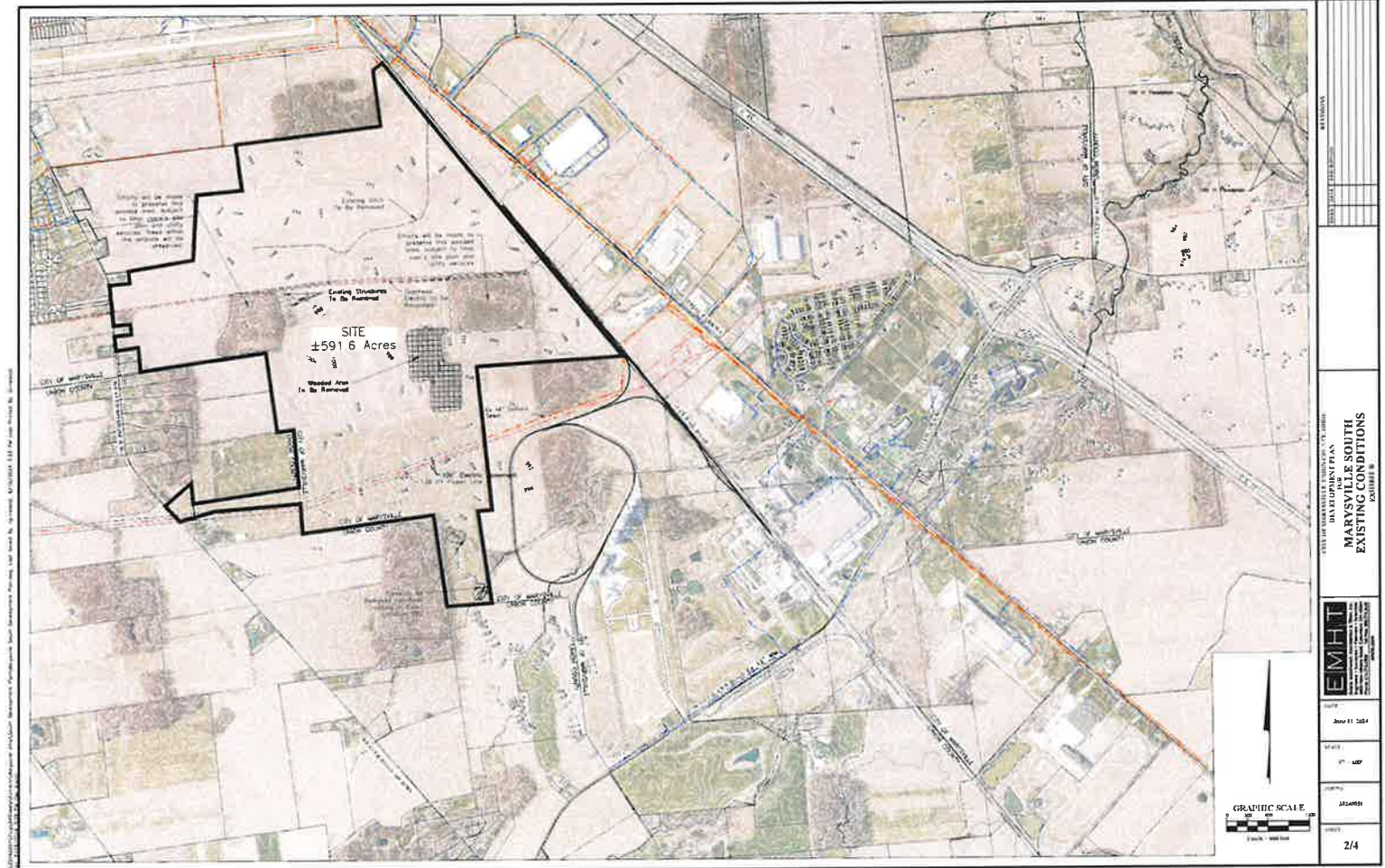
☐ Approved

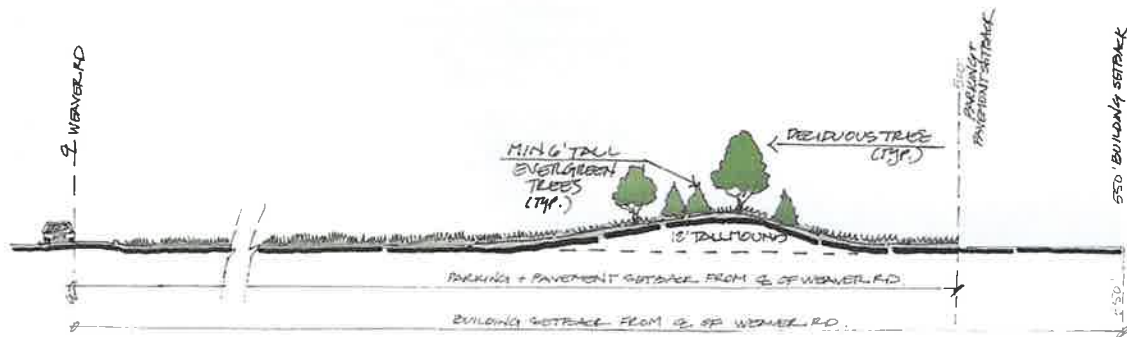
☐ Disapproved

☐ Approved with conditions

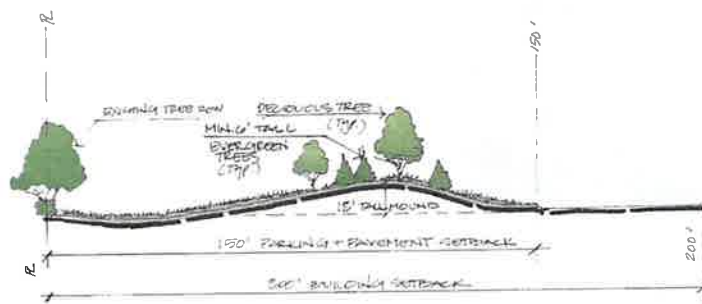
Chairperson, Planning Commission

Date





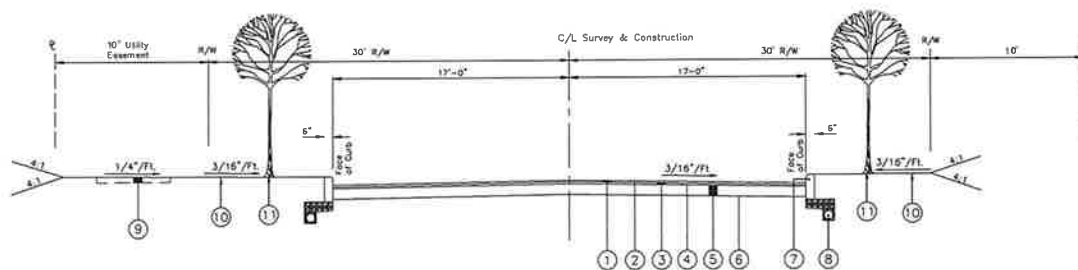
Section 2 at West Property Line/ Weaver Road



Section 1 at West Property Line

TYPICAL SECTION

Not to Scale



LEGEND

- ① Item 441 - Asphalt Concrete, Surface Course, Type 1, PG70-22M (T=1.5")
- ② Item 407 - Tack Coat for Intermediate Course, Trackless Tack (0.04 Gal/SY)
- ③ Item 441 - Asphalt Concrete, Intermediate Course, Type 2, (T=1.5")
- ④ Item 407 - Trackless tack, 702.13, (0.08 Gal/SY)
- ⑤ Item 305 - Concrete Base (T=8") OR Item 307 Roller Compacted Concrete Base
- ⑥ Item 204 - Subgrade Compaction
- ⑦ Item 609 - Curb, Straight 18"
- ⑧ Item 605 - 6" Pipe Underdrains
- ⑨ Potential Future Concrete Sidewalk
- ⑩ Item 659 - Seeding & Mulching, Class 1
- ⑪ Street Trees At 30' On Center

REZONING STATEMENT

Marysville South consists of ~591.6 acres, the majority of which is industrial-zoned land in the City of Marysville, being master planned by the Marysville Land Company, which is owned by the New Albany Company. The subject property is located south of the Union County Airport, west of the CSX railroad tracks, north of Scottslawn Rd., and east of Weaver Rd.

Several of Marysville South's existing conditions are barriers to development:

- At the time of this Development Plan application's filing, the site consists of two zoning classifications: Manufacturing / Innovation District and Light Manufacturing District. The site also includes a ~6.5 acre parcel that is undergoing annexation and a ~3.1 acre parcel will subsequently be annexed. These parcels shall be included in the Marysville South PUD so long as they are annexed by 12/31/2025.
- The Union County Airport, CSX railroad, and Scottslawn Rd. at-grade rail crossings impede the flow of employee and truck traffic.
- The current minimum requirements under the existing zoning districts do not provide adequate setbacks or buffering between development on the subject property and residential development along Weaver Road.

A single zoning district that is better aligned with the site's physical characteristics, surrounding uses, and current market conditions is critical to unlocking its potential for the City of Marysville. To achieve this goal, the site is being rezoned to Planned Unit Development (PUD) under Chapter 1135 of the Codified Ordinances of Marysville as they exist and are effective on the date when this zoning text is approved by Marysville City Council (the "Codified Ordinances"). All references herein to Chapter or Section numbers refer to applicable Chapter or Section numbers of the Codified Ordinances.

DEVELOPMENT TEXT

The flexibility of a PUD will maximize Marysville South's potential by providing a zoning district with uniform standards and requirements. This PUD will eliminate less desirable uses that are permitted under the existing zonings while also clarifying the nature of certain uses that will be permitted or conditional in this PUD.

The Marysville South PUD will consist of a single subarea and implement robust standards intended to reduce the impact on surrounding uses compared to existing zoning requirements. As a result, the economic opportunity to Marysville from the development of this property will be maximized.

Permitted Uses

- Artisan Workshop
- Commercial and Industrial Equipment and Machinery Sales, Rental, Leasing
- Commercial Printing and Publishing
- Contractor Offices
- Essential Public Services and Utilities – includes electrical substations
- Essential Private Services and Utilities – includes water or material storage tanks, generator

yards, chillers, and other exterior equipment reasonably necessary for the operation of a permitted use

- Laboratory Research Facility
- Manufacturing, General
- Professional Offices
- School, College or University, Vocation and Technical, Trade or Business
- Warehousing, Private/Public
- Wholesale and Distribution
- Data Processing/Call Center
- Data Center
- Light Manufacturing

For purposes of clarity, such permitted uses shall include as a permitted use, among other uses that are permitted, production and assembly uses. The term “data centers” shall mean “facilities containing large groups of networked computer servers typically used by organizations for the remote storage, processing, and distribution of large amounts of data and information.”

Conditional Uses

The following uses shall be conditional uses in this subarea which are subject to review and approval in accordance with City Code Sections 1141.22 through 1141.28:

- Ground Passenger Dispatch

Accessory Structures

Permitted accessory structures shall not be limited to those listed in applicable provisions of the Code or those defined below, but also shall include accessory buildings that customarily accompany the primary use on a property, as approved as part of the Design Review application. Approved accessory structures include:

- Electrical substations
- Water or material storage tanks
- Generator yards
- Chillers, including roof-top and ground-mounted equipment
- Other external equipment reasonably necessary for operations of permitted or conditional uses
- Security structures and barriers

Electrical substations are anticipated to be an accessory structure to the primary use and shall follow the City of Marysville’s Design Review process.

Wireless Telecommunications Antenna, Facility, and/or Towers are subject to Marysville City Code 1123.26.

Lots Size, Open Space, or Coverage Ratio

- The minimum lot width shall be 100’ and the minimum lot size shall be 2.0 acres.
- Maximum building height – 70’
- Maximum accessory structure height shall be 20’ or as approved by Design Review Board.

- There is no minimum floor area
- A minimum of 10% of the land developed will be dedicated to common open space. Whether open space will be accessible to the public is dependent on the site's development plan and end user's security requirements.
- This subarea has no minimum yard dimensions as long as all setbacks and open space requirements are satisfied.
- This subarea has no maximum lot coverage as long as all setbacks and open space requirements are satisfied.

Setbacks

Parking and pavement and building setbacks, all of which, except where specifically provided below, shall be measured from either the edge of right-of-way or the perimeter boundary of the PUD, as applicable, shall be as follows:

- Unless otherwise specified below, elsewhere in this text, or in the exhibits, setbacks from the perimeter boundary of the PUD shall be a minimum of 50' for parking and pavement and 100' for buildings. Private entry roads may extend into and through the minimum pavement setback when connecting to a public street.
- The minimum setbacks from interior public roads which are not otherwise specified herein shall be 25' from the edge of the right-of-way for parking and pavement and 50' from the edge of the right-of-way for buildings.
- See Exhibit C for expanded minimum setbacks from the neighboring residential lots on Weaver Road. Exhibit C shall govern with respect to the setback requirements from those properties.
- Entry features, security buildings, pedestrian trails, underground utilities, stormwater management basins, drainage facilities, and improvements relating to any of the foregoing shall be permitted to be located within any required minimum setbacks, subject to the mounding and screening requirements of this text and security requirements of the end user.

If a future parcel located adjacent to this PUD comes under common ownership or control, or is zoned to allow compatible non-residential uses, then any minimum building, pavement, or landscaping setbacks set forth in this text as they apply to common or perimeter property line setbacks shall no longer apply.

Access, Parking, Loading, and Pedestrian Connectivity

- A new public road (Road A) will be constructed from Scottslawn Rd to access the site. The alignment and location of Road A has not yet been determined. The road will have a typology and streetscape that will include fencing, street trees, and landscaping, and may have either a ditch/swale design or curb and gutter design. The location and final specifications for Road A and roads internal to this PUD shall be approved by the City Engineer and shall be subject to the City's platting process. The timing of the construction of all the roadway improvements will be defined by the developers(s) and the City and County Engineers working together. All public and private roads may be constructed in phases consistent with the pace of development and as approved during the platting process for public roads and/or the Design Review process for private roads.
- Off-Street Parking and Loading: Parking and loading spaces shall be provided in accordance with Code Chapter 1127. For data center uses, off-street parking shall be provided at the minimum rate of one space for each employee on the main shift, and off-street loading spaces shall be provided at the minimum rate of one loading space per

building.

- Pedestrian Connectivity will be determined as part of the approval of each project and will include sidewalks and/or multi-purpose trails along Weaver Road. Public pedestrian connections shall be located within or immediately adjacent to any public street right-of-way and shall follow City Engineering requirements. Pedestrian connections into the site from Weaver Road or otherwise internally within the site shall not be required if pedestrian activity or connectivity creates a safety or security concern for a user of the site.

Lighting Plan

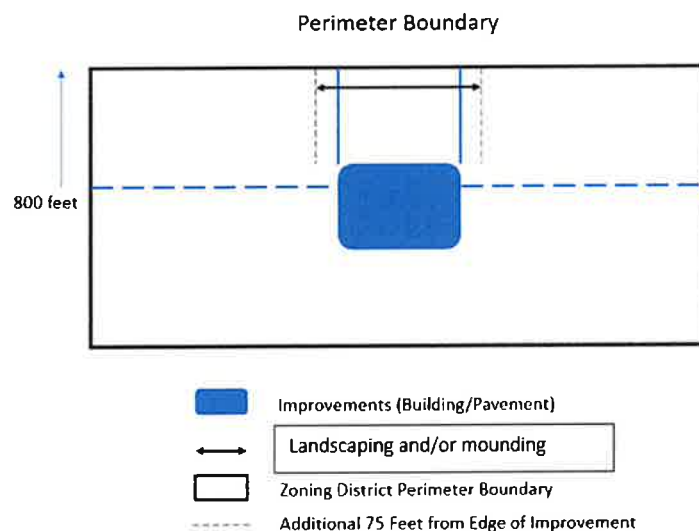
- All parking lot and private driveway lighting shall be cut-off type fixtures and downcast. Parking lot lighting shall be from a controlled source in order to minimize light spilling beyond the boundaries of the site.
- All parking lot lighting within an individual development project shall be of the same light source type and style.
- All parking lot light poles shall be constructed of metal, shall be dark in color, and consistent throughout each individual development. Light poles shall not exceed 28 feet in height, including the base as measured from the pavement level, except that light poles located within 300 feet of properties where residential uses exist or are permitted shall be no higher than 18 feet in height.
- No permanent-colored lights that would result in a "color washing" of a building or neon lights shall be used on the exterior of any building.
- All other lighting on the site shall be in accordance with the Code.
- Street lighting must meet the City's standards and specifications.
- No light spillage onto properties that are adjacent to the PUD shall be permitted from lighting sources within the PUD.

Landscaping and Screening/Buffering Plan

- The landscaping requirements of the PUD will be per the general landscaping standards identified in Section 1125 of the Marysville Codified Ordinances unless noted below.
- For those perimeter boundaries of the PUD that abut real property (i) containing existing residential uses or, as determined at the time that an application is filed for a building permit ("Building Permit") on real property located within the PUD, has a zoning classification which permits the development and operation of residential uses thereon, and (ii) that is not owned by the applicant for the Building Permit or by the applicant for the rezoning/Preliminary Development Plan approval that pertains to the PUD or its affiliates (any real property meeting either of the foregoing criteria to be referred to herein as "Residential Property"), a minimum average 12-foot high mound shall be installed on the property to which the Building Permit applies along the shared property line with the abutting property. The mound shall include a landscape buffer which shall consist of a mixture of deciduous trees, evergreens, and bushes to provide an opacity of at least 80% on the date that is 4 years after planting to a minimum height of 18-feet above ground level. These mounds shall be installed within the required minimum pavement setback area as required by this zoning text. See Exhibit D. Where this PUD and a residential property as described above have an intervening public street right-of-way located between them, the mounding and screening requirements of this paragraph shall apply.
 - If existing trees are found within perimeter areas that have existing screening and buffering, the mounding may be omitted and the existing trees may be utilized as the required screening. The requirement for a minimum 80% opacity within 4 years after

installation is still applicable with this alternative and, therefore, if necessary, additional landscaping materials (i.e., deciduous trees, evergreens, or bushes) shall be planted along those perimeter boundary areas to meet the minimum 80% opacity requirement. The plan for these areas must be reviewed and approved by the Design Review Board.

- **Phasing of Residential Screening.** In recognition of the significant amount of land area and the lengths of the perimeter boundaries contained within the PUD for all portions of the PUD where there is required mounding and landscaping, it may be installed in phases. For each phase of development in the PUD, such required mounding and landscaping shall be installed when it is anticipated (as provided in plans associated with relevant applications) that buildings, paved parking areas, and/or above-ground equipment or utility infrastructure, once constructed within that phase, will be located within 800 feet of the relevant perimeter boundary line. At a minimum for each phase, this mounding and landscaping shall be installed along the portion of the relevant perimeter boundary line of the PUD between two points which are determined by extending two straight lines from the perimeter boundary line of the subarea to the furthest distance on each side where planned improvements are to be constructed in that phase, and then adjusting those lines so that they are an additional distance of 150 feet apart. The following illustration is being provided as an example of this requirement:



- **Service and Loading Areas:** Service areas and loading docks shall be screened to limit visibility from off-site with a minimum opacity of 75%.
- Landscaping and/or the use of existing vegetation shall be utilized where appropriate to enhance the aesthetics of the building and to lessen its visual impact when viewed from public rights-of-way.
- Within parking areas large unbroken expanses of parking lot shall be avoided. Large lots should be separated into a series of smaller interconnected lots separated by peninsulas or islands. No individual landscape areas shall be smaller than three hundred fifty (350) square feet. For each one hundred (100) square feet of parking area, a minimum of five (5) square feet of landscaped area shall be provided. Within the parking lot landscape islands or peninsulas at least one deciduous canopy tree with a clear trunk of at least five (5) feet above the ground shall be planted. Vehicular use area requirement, one (1) standard tree with a nursery caliper of not less than two (2) inches shall be planted for each fifty (50) feet of vehicular use area and/or parking area perimeter distance.

- Pending a user's final site plan and utility services, efforts will be made to preserve the two wooded areas noted in Exhibit B. One wooded area marked with a crosshatch in Exhibit B will be removed. Trees located within parking and pavement setbacks shall be preserved. The City of Marysville Tree replacement program will not apply to these areas.

Architecture Design Standards

- **Building Designs** - The following design requirements and criteria shall apply to all permitted building typologies in this subarea, other than the Office Building Typology:
 - Building designs shall not mix architectural elements or ornamentation from different styles.
 - Buildings shall be required to employ a consistent use of materials on all elevations.
 - The number, location, spacing, and shapes of windows and door openings shall be carefully considered. Subject to functional requirements for a specific building, door openings and windows should be arranged in a regular or symmetric manner except as appropriate to highlight entrances. Primary entrances shall be made sufficiently prominent that they can be easily identified from a distance, except on buildings where pedestrian traffic is expected to be minimal such as, but not necessarily limited to, data centers or warehouses, or in the context of multi-building projects where the visibility of building entrances may be obstructed.
 - Elements such as meter boxes, utility conduits, generators, water and material tanks, and roof and wall projections such as vent and exhaust pipes, basement window enclosures, and trash containers shall be designed, located, or screened so as to minimize their visibility and visual impact from off-site. Solar energy systems shall be excluded from the requirements of this section.
- **Building Forms**
 - All building elevations shall be designed to be compatible with each other and to reflect a consistent design approach.
 - Gable or hip roofs shall be avoided unless a building design replicates a traditional American architectural style that employs such roof forms. Flat roofs are permitted.
- **Materials**
 - Exterior building materials shall avoid overly reflective surfaces. Traditional materials such as, but not limited to, wood, stone, brick, and concrete shall be permitted, along with contemporary materials such as, but not limited to, aluminum, metal, glass, stucco, or cementitious fiberboard (e.g., Hardi-plank or equivalent) shall be permitted on buildings not employing traditional styles. The use of reflective or mirrored glass shall be prohibited.
 - Majority of building colors will be natural colors but additional colors can be considered to allow for innovation/variations in the PUD. Fluorescent colors are prohibited. Color palettes for future buildings will be discussed and reviewed as part of the Design Review process.
 - Prefabricated metal buildings, untreated masonry block structures, and buildings featuring untreated poured concrete exterior walls are prohibited. Notwithstanding the foregoing, ancillary structures built and operated for the purpose of enclosing equipment and which are not occupied by tenants or persons on a regular basis may be constructed using pre-engineered metal.
 - Generally, the quantity of materials selected for a building shall be minimized. A single material selection for each of the independent building components of roof, wall, and accents (i.e. different material or color) is permitted.
 - Loading docks are not required to have the same degree of finish as a main entry

unless they are visible from a public right-of-way.

- Additional Standards
 - In designing buildings, the user or applicant shall take into account the following, which are intended to set a level of expectation for the quality of design:
 - Architectural designs for all portions of a building or structure that are visible from a public right-of-way (excluding public rights-of-way whose primary purpose is to accommodate truck traffic or service loading areas) shall be of high quality while taking into account the unique nature of the use(s) that will be found therein.
 - Uninterrupted blank wall facades shall be prohibited to the extent that they are visible from a public right-of-way. Design variations on long exterior walls shall be employed in order to create visual interest. Examples of such design variations include but are not limited to, the use of offsets, recesses and/or projections, banding, windows, and/or reveals; scoring of building facades; color changes; texture or material changes; and variety in building height. The distance between offsets, recesses, and/or projections will vary depending on the size of a particular building, the size of exterior building panels, and the number and location of entry points.
 - The use of one or more architectural or design elements may be used to soften the aesthetics of the building, such as but not limited to canopies, porticos, overhangs, arches, outdoor patios, community spaces, or similar devices.
 - Contemporary exterior designs, while not required, shall be encouraged in order to create architecture that does not look aged or dated even many years after the facility is built.
 - HVAC, generators and similar equipment and associated gravel or concrete yards or pads shall be located subject to the minimum building setbacks.
- Roof-Mounted Equipment
 - Screening of all roof-mounted equipment shall be required on all four sides of buildings using materials that are consistent and harmonious with the building's façade and character. Such screening shall be provided to screen the equipment from off-site view as measured from the property line of the parcel. Parapets (among other architectural elements) may be used to provide screening. Where a building is screened from view from outside of this subarea by a building located within this subarea, the Design Review Board may waive or reduce these screening requirements.
- The buildings that are shown below are representations of the quality of buildings that will be manifested from compliance with the architectural requirements for this subarea. These images are not meant to require any particular building type to be designed in the manner that is illustrated, and a variety of building aesthetics and character is encouraged throughout the subarea.



Sustainability

- The Marysville South PUD will encourage end users to incorporate sustainability into their

site plan when feasible. This includes, but is not limited to:

- LEED construction
- Green infrastructure for stormwater management
- Water efficient landscaping
- Building water use reduction
- Construction waste management
- Materials reuse
- Bicycle storage
- Electric vehicle charging stations
- The purchase of renewable energy credits

Fencing

- Code Section 1123.20.c.(1) shall not apply to the PUD. Vinyl, barbed wire, and chain link fencing shall be prohibited in this subarea, except that black vinyl-coated chain link fencing, which shall only be permitted to screen exterior equipment. The setback requirements for fencing that apply to this subarea are set forth in Codified Ordinances Section 1121.13 (M/I District) and are minimum requirements. Any fencing that is adjacent to or in front of a building façade that fronts a public roadway shall be screened with landscaping which will achieve at least 50% opacity and a height of 75% of the fence height within 5 years of installation.

Signage

- The standards and requirements of relevant provisions of the City's Codified Ordinances for signage shall be the baseline for permitted signage in this subarea. Notwithstanding the foregoing, an applicant may present a master signage plan as part of a Design Review Board application. Such a plan shall identify the types of signs, number of signs, maximum heights, maximum sign areas, and general designs of proposed signs (not including content that falls under state or federal constitutional protections). If approved, the master sign plan, once approved, shall provide rights, obligations, and standards for signage within the development that is the subject of the application. To the extent that a master signage plan conflicts with any standard in relevant provisions of the Codified Ordinances, the standards in the master signage plan shall apply, and to the extent that the master signage plan is silent on a particular standard, the relevant standard in the Codified Ordinances shall apply.

Sound

- Development within the PUD shall comply with the performance standard regulations of Codified ordinances Section 1123.17. Noise levels shall be measured at the perimeter boundary lines of the PUD.

How the development meets objectives set forth in Section 1135.01 of the Planning and Zoning Code

The New Albany Company, through its affiliate The Marysville Land Company LLC, is in the early stages of developing Marysville East, which also involved establishing a PUD. While the Marysville East site does not have the same physical constraints as Marysville South, the flexibility of a PUD was instrumental in creating a zoning district that put Marysville in the most competitive economic development position while minimizing the impact on nearby residential development.

During the Marysville East PUD approval process feedback was gathered from residents, Planning Commission and City Council in determining permitted uses, setbacks, buffering and screening, lighting, etc. Many of those provisions are captured in the Marysville South PUD and are reflected in this application.

The site is bounded by the Union County airport on the north, a railroad to the east that only has an at-grade crossing, and residential development to the west. The site is unlikely to attract end users that fit within its existing zoning districts without major proactive infrastructure investments.

Chapter 1135.01 notes the following objectives of a PUD:

- Allowing the creation of development standards that respect the unique characteristics of a site
- The promotion of economical and efficient use of land and reducing infrastructure cost through unified development.
- Assure compatibility between proposed land uses within and around the PUD through appropriate development control.

The objective of the Marysville South PUD is to maximize the site's potential value to the City of Marysville while minimizing its impact on the surrounding area. The site is envisioned to attract high-paying tech jobs and substantial capital investment to supplement the city's innovation economy, which is currently driven by Honda, Nestle, and Scotts, along with investments made by the community in the U.S. 33 Smart Mobility Corridor and Connected Marysville.

The site will generate income and real estate tax revenues to support City services, infrastructure improvements, and the Marysville EVSD. At the same time, any new construction on the site will be substantially more buffered and screened from neighboring residential compared to the existing zoning of the property and minimize the impact on Weaver Road.

Potential impacts public services and facilities, including but not limited to schools, water, sewer, and traffic.

The Marysville Land Company is working with City Council and the Marysville EVSD to put together a plan to create revenue streams for the City and Schools. For example, Marysville South will be included in the same New Community Authority (NCA) as the industrial subarea of Marysville East. The NCA will include a 9.75 mil charge on land and improvements that does not expire and can be used to fund roadways, public utilities, other infrastructure improvements, and services.

The Marysville Land Company is working closely with the City Engineer to facilitate the extension of water and sewer laterals to serve Marysville South. There is an existing 12" water main located on Scottslawn Road that will be extended with Road A to the site's southern boundary. There is also a 16" water main on Industrial Parkway which could be extended to the site from the east. Sanitary sewer service will come from an existing 48" line that extends through the adjacent Heritage Cooperative site to the eastern boundary of the District. There is also a 60" sanitary line on Industrial Parkway that could be extended to the site. AES has a 138kV transmission line on-site and the Darby substation adjacent to the site on Industrial Pkwy. Natural gas service will be provided by Union Rural Electric or Columbia Gas of Ohio.

Traffic flow is a key consideration for rezoning the site, which is being pursued to align the property's existing conditions with the attributes of the surrounding area and market conditions.

Traffic was listed among the most important issues in the most recent Marysville Comprehensive Plan. The PUD has stated a goal of minimizing the traffic impact on Weaver Road. A traffic study will be conducted during the site's development phase.