

Mill Run PUD
Development Text for 3799 Park Mill Run Drive

Application Number: 15-0172LC
Property Location: 3799 Park Mill Run Drive
Parcel Number: 050-0007238
Lot Size: 1.944 acres

Introduction:

The intent of this Planned Unit Development (PUD) text is to create a high-quality development with a range of potential uses that are compatible with development plans for the area. All development on this site shall conform to the provisions of the City of Hilliard Codified Ordinances and the Hilliard Development Handbook. All site plans and building exterior elevation drawings shall be reviewed for approval as part of a PUD Final Development Plan by the Planning and Zoning Commission.

A. Uses

1. Permitted Uses:

- a. Hotels except for economy stay hotels which shall be prohibited
- b. Offices (including those for executive, administrative, medical and similar professional activities)
- c. General retail businesses with less than 15,000 square feet of usable floor area
- d. Personal services,
- e. Commercial schools and studios (including art, dance, atrial arts, and music)
- f. Training centers (including corporate, engineering, and sales)
- g. Bars, taverns and restaurants serving alcoholic beverages
- h. Restaurants without drive-through facilities.
- i. Recreational use (indoor shooting range)

2. Conditional Uses:

- a. General retail businesses with 15,000 square feet or more usable floor area
- b. Restaurants with drive-through facilities

B. Development Standards

1. Hotels shall have a height of not less than three stories and not more than six stories above finished grade. All other uses shall have a height of not more than 45 feet.
2. Setbacks from Park Mill Run Drive shall be 75 feet for buildings and 30 feet for parking. Setbacks from side and rear property lines shall be 20 feet for buildings and 10 feet for parking. The side and rear building setbacks shall be increased by two feet for each foot of additional building height above 45 feet.
3. All buildings shall have a consistent finish on all sides and shall be consistent with the level quality of architectural design and exterior materials as shown on the approved renderings included in this text. Individual walls shall be articulated with fenestrations, patterns, and structural expression on all sides of the building. The amount of fenestration shall be

balanced with the amount of solid façade. Any roof-mounted mechanical equipment shall be screened to the height of the equipment with materials that are architecturally compatible with the rooftop and the aesthetic character of the building.

4. Off-street parking and loading shall meet the provisions of the Hilliard Code.
5. Site lighting shall meet the provisions of the Hilliard Code and the Hilliard Development Handbook.
6. Landscaping shall meet the provisions of the Hilliard Code and the Hilliard Development Handbook.
7. Signage shall meet the provisions of the Hilliard Code unless otherwise approved by the Planning and Zoning Commission as part of a comprehensive signage plan for the site.