

P.U.D. General Development Standards.

A. Definitions

1. Applicant ... Is the Ansmil Limited Partnership and Wolpert Enterprises
2. Developer Means any owner, purchaser, lessee, entity in control or entity having an interest in real property located in the Ansmil PUD.
3. Offices A use conducted within a building or part of a building, involving the conduct of the administrative, executive, management, or clerical affairs of a business.
4. Medical Professional. A use conducted within a building or part of a building, involving the conduct of the administrative, medical related services with limited in patient services, management, or clerical affairs of a business.
5. Retail... local retail business or services supplying commodities or performing services primarily for the residents and businesses of a local community.
6. Continuing Care Retirement Community...a retirement community that combines private living quarters with centralized dining services, shared living spaces, and access to on-site social and recreational activities as well as medical and complimentary commercial services within a campus setting.
7. Renaissance Garden ... is the branded name for the residential units of the Continuing Care Retirement Community, please refer to U.S Department of Labor SIC Code for classification descriptions. SIC Description for 8051, 8052, and 8059.
- 8) All references to Proposed Road 'A' from the Ansmil PUD Development Text document dated December 13, 1999 shall be changed to "Leap Road."
9. All references to Proposed Road 'F' from the Ansmil PUD Development Text document dated December 13, 1999 shall be changed to "Arthur Drive."
10. All references to Proposed Road 'I' from the Ansmil PUD Development Text document dated December 13, 1999 will be changed to "Clara Circle."

B. General Intent

1. It is the intent of the Applicant/Developer to create a unified, high quality multiple use development. The proposed development shall be designed to foster a human scale, pedestrian friendly, mixed-use environment with multi access points from neighborhoods to the arterial/collector system.

2. Mid-rise, signature office buildings will be promoted along freeway frontage.
3. If the standards contained herein conflict in any way with the City of Hilliard Codified Ordinances, then the standards contained in this PUD shall prevail. In the event the General Development Standards contained herein conflict in any way with any Specific Sub Area Development Standard provided in the following individual Sub Areas, then the Specific Development Standards for that sub area shall prevail. Standards in the City of Hilliard Zoning Code applicable to matters not specified in this document shall apply to each of the sub areas in the PUD.
4. Final development plans for only office buildings within sub areas, A5, A6, B1, B2, C1, C2, C3, C4, CS, C6, C7, and C8, and the continuing care retirement communities within the E1 sub area will be reviewed for approval by the City of Hilliard administrative staff without the necessity of going before the Planning and Zoning Commission, provided that the plans conform with the provisions of this PUD development plan text. Final development plans for all other uses within sub areas B1, B2, C1, C2, C3, C4, CS, C6, C7, C8 and E1 will be reviewed for approval by the Planning and Zoning Commission. The City of Hilliard Planning and Zoning Commission will review final development plans for any development within sub areas A1, A2, A3, A4, and DI for approval. Development within each sub area will be according to the platting process as required by the City of Hilliard Code.
5. Street plan alignments shown on the Sub Area Plan give a general indication of where such streets will be platted and constructed. They are not, however, intended to be precise, and while the functional system will be produced, its precise alignment and construction may vary from that shown so long as the functional objectives are attained. Based upon final roadway designs, minor adjustments may need to be made to individual sub area configuration. To the extent that such minor adjustments necessitate a lot split, such *lot split* may be accomplished by administrative staff approval without the necessity of approval by the Planning and Zoning Commission, as long as code requirements are met for such lot split(s).
6. The Applicant/Developer of the property shall dedicate the amount of right of way, as determined by the City Engineer, sufficient to construct all public improvements, including all roadways, pedestrian paths, and bike paths, and shall provide such temporary and permanent easements as are necessary for all public, quasi-public and private uses and utilities. All rights-of-way and easements shall be provided to the City at no cost at platting or Final Development Plan.
7. The applicant/developer shall provide for cross-access easements, in appropriate locations, between all sub areas and individual uses to assure proper and safe vehicle access, as required by the Hilliard City Engineer.
8. Any and all of the improvements within each sub area as recommended in the Trans Associates, Inc., Traffic Study dated October 1, 2005 as further modified by the EMH&T Traffic Study dated November 8, 2006, and updated February 2007 and as

maybe revised by the Hilliard City Engineer and/or any other government entity, shall be paid for by the development or by tax money generated from the development through a public-private partnership which may include creative financing mechanisms, including but not necessarily limited to the use of Tax Increment Financing ("TIF). The priority and timing of the infrastructure improvements shall be determined by the City Engineer, subject to approval of City Council if required. In general, on-site improvements shall be funded by the development, and off-site improvements shall be funded by the public-private partnership described above. Prior to approval of an application for final development plan, the Applicant/Developer shall enter into such agreements as required by the City to address the development, phasing and financing of all public infrastructure improvements. Attached as Exhibit F is the proposed and anticipated phasing of Infrastructure Improvements for the Development.

9. In the event that it is required to facilitate the development of sub area C5, the existing sewer line located north of proposed Anson Road which runs between Britton Parkway and Leap Road may need to be relocated. In such event, the City may consider using, but is under no obligation to use, revenue generated from the development of sub area C5, C6 and C7 through a public/private partnership which may include creative financing mechanisms including, but not necessarily limited to, the establishment of a Tax Increment Finance (TIF), or otherwise non-committed revenues from other TIF established in the Ansmil development may, at the discretion of the city, be used for such purposes.

C. Phasing

The following phasing requirements are based upon input from the Developer/Applicant's consultants, the City of Hilliard Staff and Hilliard City Council. The phasing of development within Ansmil shall comply with the following:

1. All phasing of the Ansmil rezoning shall consider maximizing tax revenue generation in the early phases of the development.
2. With each phase or development plan the Applicant /Developer shall provide updated fiscal data to be compared to the City of Hilliard fiscal projections contained in Exhibit 9. The Applicant/Developer shall also enter into an economic development agreement if required by the City for the purpose of constructing on-site and off-site improvements. Each Developer shall work with the City to update the Ansmil fiscal projections for a sub area to determine if the development of the sub area within the Ansmil PUD maintains the average revenues projected in Exhibit 9. In the event a proposed phase or development plan, for all parcels except for those contained in sub area E1, shows a lower than average revenue projections than as shown in Exhibit 9, the Developer shall make reasonable, good faith efforts while working with the City of Hilliard, to compensate for the shortfall in revenues in the proposed phase and/or future phases.
3. An occupancy permit for Sub Area E1 shall not be issued prior to completion of construction (but not formal acceptance by the City) of Britton Parkway between the

current northerly terminus of Britton Parkway at Davidson Road and the southern terminus at Reynolds Drive, unless otherwise approved by Hilliard City Council. The Developer of Sub Area E-1 shall enter into a binding agreement, or shall cause the entity financing the Britton Parkway improvements, to enter into a binding agreement with the City to establish the obligation and timeline for the construction of the Anson Drive and Leap Road improvements, prior to the issuance of any building permits in Sub Area E-1.

D. Traffic

1. The Traffic Impact Study completed by Parsons Transportation Group dated September 9, 1999 and as modified in the October 28, 2005 work paper by Trans Associates and as further modified by the EMH&T Traffic Study dated November 8, 2006 shall be the foundation for access management, roadway alignments, connectivity and build-out of the Ansmil development.

* 2. The Applicant/Developer and its successors, when requested by the Hilliard City Engineer, shall update the Traffic Impact Study. Such requests by the City Engineer shall be based upon changes within the Ansmil development phasing or land uses, changes to the surrounding roadway network, or significant changes in land use or traffic-generating characteristics of land assumed in the submitted traffic studies. The Traffic Study prepared by E.M.H.&T dated November 8, 2006, and revised February 26, 2007, meets this update requirement for development of Sub Area E1.

3. In general, access to Davidson Road, Leap Road, Britton Parkway and Anson Drive shall be strictly controlled. Commercial sites and residential neighborhood streets shall be designed to minimize direct vehicular access to these main streets. The number and general location of all access points serving the Ansmil Development are shown in Exhibit E, Access Management Plan. If discrepancies exist between the text and the exhibits, Exhibit E shall govern with respect to access.

4. Overall geometry and right-of-way needs per the thoroughfare plan and City Engineer are to be in place at the time of development. Additional lanes and/or right-of-way may be required at intersections, subject to detailed design, and as determined by the Hilliard City Engineer.

5. No direct vehicular access shall be permitted to Davidson Road from the railroad tracks east to Britton Parkway other than as shown in the PUD and access management plan.

6. All access points shown on the plans are conceptual in nature. Final location of access points shall be determined at the time of final development using data supported by a traffic study. All access points shall be submitted to the Hilliard City Engineer for review and approval.

7. All access points with public streets shall be designed to meet City Standards as determined by the Hilliard City Engineer, including the design of medians.

E. **Signage and Graphics**

Except as otherwise herein stated:

1. All signage and graphics shall conform to the Hilliard Graphics and Sign Code Chapter 1.191, unless specifically provided otherwise herein.
2. Freeway oriented signage shall be 60 square feet per sign face and 15 feet tall if incorporated into an icon structure and located within the reserve area of the traffic circle at Lyman Drive and Arthur Drive. If illuminated, signs shall be externally illuminated per code. Any external 'uplighting' of signs or buildings shall be subject to the approval of City staff. **A double sided freeway Pylon of 370 sf per face with internal illumination is also permitted within designated area.**
5. See each section for applicable signage restrictions.

F. **Lighting**

1. The streetlights shall be constructed along all public streets in accordance with City of Hilliard standards for arterial and /or subdivision streets.
2. External lighting within all sub areas shall be cut-off type fixtures.- No light spillage off the site shall be allowed. All lighting shall be arranged to reflect light away from any street or adjacent property.
3. All types of parking, pedestrian and other lighting shall be on poles or wall mounted cut-off type fixtures and shall be from the same type and style as defined in each of the Sub Area Development Standards.
4. All light poles and standards shall be metal and shall be black or dark bronze in color.
5. Parking lot lighting shall be metal halide, so long as it is consistent throughout the development. Building and landscaping lighting may be incandescent or metal halide.
6. **No colored lights shall be used to light the exterior of buildings.** Low-emitting lighting is permitted to 'uplight' the exterior of a building, without having a big 'spot-light' effect, subject to staff approval.

G. **Landscaping and Stormwater Management**

1. **Landscaping**

- a. The Applicant/Developer shall submit a tree survey and preservation plan to the City, with the goal of saving as many existing trees as possible along the perimeter of the entire site.

b. Any portion of a developed lot upon which a building or parking area is not constructed shall be landscaped per code with lawn as a minimum. Those areas designated as landscaped buffers, tree lawns, tree preservation zones, entry features or other landscaped features shall be maintained meeting the minimum standards in Hilliard Codified Ordinances Chapters 917, 921 and 1331, or as thereafter amended. The use of in-ground sprinkler systems, where appropriate, is strongly encouraged.

c. Street trees on each side of any entry drive shall be set back a minimum of twenty (20) feet from the curb to accentuate the entry/exit points to accommodate the visibility triangle, as approved by the City Engineer.

d. Area-specific landscaping requirements are contained within each sub area standard.

e. Reasonable and good faith efforts will be made to preserve existing trees, tree stands and tree rows occurring within this development. Standard tree preservation practices to preserve and protect trees during all phases of construction shall be part of each preliminary plat.

f. The Hilliard City Arborist shall review and approve tree preservation plans and landscaping plans.

* g. Parking lot screening: There shall be a 3-foot continuous evergreen hedge and a 3-foot earthen mound along all public streets, unless designated otherwise in the sub area text. Where buildings front a public roadway, with no parking or circulation between, no such screenings shall be required.

h. All mounding shall be located outside the public right-of-way and shall not obstruct site distance at any driveways or public intersections.

i. Quality: all plant materials used in conformance with the provisions of this text shall conform to the standards of the American Association of Nurserymen and shall have passed any inspection required under State regulations,

1. Plant material shall be installed with a minimum size requirement at installation as follows:

1). Deciduous trees – 2-1/2" caliper

2). Evergreen trees – 7'-8' height

3). Ornamental trees – 2" caliper

4). Evergreen shrubs used for purpose of screening – minimum 30" height/ 24" spread depending on plant species.

5). All other evergreen and deciduous shrubs – 5 gal.

6). Landscape Materials:

- a) Plants: Artificial plants are prohibited. All plant materials shall be living plants meeting the requirements above.

2. Stormwater Management

a. Where feasible, stormwater management within each sub area shall be provided by wet retention ponds aesthetically integrated into the surrounding development. All wet retention ponds sh. all be equipped with fountains.

b. Storm water management must meet The City of Hilliard code requirements and be approved by the City Engineer

c. Each sub area, when submitted for final development plan approval, will meet the City Storm Water Management Program (SW11P) subject to the review and approval by the City Engineer, or will provide for a regional SW\fi> subject to the City Engineer's approval.

H. Fences/Walls

1. All fencing must meet Hilliard Fence Code Chapter 1139, unless noted otherwise herein.

I. Utilities

1. All new utility lines including water service, electricity, telephone, gas, cable television, and their connections or feeder lines shall be placed underground as required by Chapter 941 of the City's Codified Ordinances.

2. All permanent utility connections shall be out of view or sufficiently screened if they can be seen from a public right of way.

3. All mechanical equipment and related structures shall be effectively screened from grade level view by a fence, vegetation, or wall of harmonious architectural material and character, subject to approval by City staff.

4. Mechanical equipment or other utility hardware on roof, ground, or buildings shall be screened from public view with materials harmonious with the building, subject to staff approval if not part of a final development plan.

J. Architecture

1. Please refer to Sub Areas A1 for Assisted Living Standards. Refer to A2 for Clubhouse Standards. Refer to A3 and A4 for Condominium Standards. Refer to Sub Areas B1, B2, C1, C2, C3, C4, CS, C6, C7 and C8 for Office Standards. Refer to Az, B2, C1 and

C3 for Retail/Commercial Standards. Refer to Sub Area E1 for Continuing Care Retirement Community Standards.

K. Miscellaneous

1. Hotel/motels are a conditional use in sub areas C1, C3 C4, C5, C7, and C8. No more than a total of three hotel/motels shall be located in the combined area of those sub areas, and at least one hotel shall be a full service hotel with full service conference facilities. Hotel/motels must be approved as a conditional use by the Planning and Zoning Commission. The conditional use of hotel/inotel excludes the use of such premises for the exclusive overnight stay or boarding of animals.

2. All 90-degree parking spaces shall be a minimum of 9 feet wide by 18 feet in length. Drive aisles shall be a minimum of 24 feet wide.

3. The City of Hilliard will maintain all parklands dedicated to the City. An owners association or individual property owners will maintain all private open space, landscaping, irrigation, etc.

4. The Applicant shall be required to form a property/business owners association to specify maintenance responsibilities of all properties, including the care, maintenance, mowing, irrigation, planting, fertilizing of all grounds in the public rights of way. This owners' association shall be formed and such shall be recorded in the Franklin County Recorder's Office, prior to the issuance of a building permit. The Applicant shall work with the City to provide a water source for irrigating the public right of way.

5. Each Developer shall pay a park management fee of \$1,000 per acre that shall be paid by the Developer prior to issuance of a building permit by the City. Sub Area E1 is exempt from this requirement. The park management fee shall be used by the City to fund improvements required in the park to be dedicated to the City in D1 of this development text.

Sub Areas CIa & CIb

Sub Areas CIa and CIb are located south of Davidson Road, west of I-270 and east of Britton Parkway Extension, and on the north and south sides of Clara Circle. Site CIa is \pm 3.0 acres +/- 1.3 acres and CIb is \pm 2.9 acres. See Exhibit B.

I. Permitted Uses

1. The uses listed below shall be permitted uses within this Sub Area. Unless the definition of a use is provided in this Development Text, the use definitions contained in the City's codified ordinances shall apply. "Drive-up" is defined as a customer staying in their automotive vehicle and being served by the business through transaction and communication at only one window.
 - a) Neighborhood Retail and Personal Services
 - b) Institutions and Offices
 - c) Regional and Professional Offices
 - d) Restaurants
 - e) Professional Activities
 - f) Banks, With or Without Drive-up
 - g) Hotel - hotel excludes the use of the premises exclusively for the overnight stay or boarding of animals.
2. Drive thru uses require conditional use approval by the Planning and Zoning Commission. A Drive-thru is defined as a customer staying in his/her automotive vehicle and being served by the business through transaction and communication at more than one window or a window and a separate or remote speaker system.

II. Unit Types

All buildings shall comply with the design guidelines of the development standards in this text.

III. Development Standards

Unless otherwise specified in the submitted drawings or in this written text the development standards of Chapter 1157 of the Codified Ordinances of the City of Hilliard shall apply to this sub area. Basic development standards are compiled regarding proposed density, site issues, traffic, circulation, landscape and architectural standards. These component standards ensure consistency and quality throughout the parcel's development.

CI.01 Density, Height, Lot and/or Setback Commitments

1. There shall be a maximum density of 10,000 square feet per acre for office uses only.
2. There shall be a minimum building footprint of 3,000 square feet for retail/restaurant uses.
3. The lot coverage shall not exceed 30% for all Commercial uses as defined by Hilliard City Code Section 1127.03. Total impermeable surface coverage shall not exceed 70%.
4. The lot coverage shall not exceed 40% for all Office uses as defined by Hilliard City Code Section 1127.03. Total impermeable surface coverage shall not exceed 70%.
5. The maximum height limit for Commercial Buildings shall be 35 feet.
6. The maximum height limit for Office Buildings shall be 45 feet.
7. There shall be a minimum side yard of 20 feet.
8. There shall be a minimum ~~60~~ 40 foot building and pavement setback from the Britton Parkway Extension right-of-way within Sub Area CIa.
9. There shall be a 60 foot building and pavement setback from the Britton Parkway Extension right-of-way within Sub Area CIb.
9. There shall be a minimum 30 foot building and pavement setback from the right-of-way of Clara Circle.

1.02.1 Access, Loading, Parking and/or traffic related Commitments

1. Loading requirements for an individual use shall be set forth in Hilliard City Code Chapter 1133. Sub area minimum parking shall be one space per 250 square feet of gross floor area and a maximum of one space per 150 square feet of gross floor area. *Medical Office requirements will be 1 space per 300 sf of building area.*
2. Cross-access easements are required within this sub area between adjoining uses subject to the approval of the City Law Director.
3. See Exhibit E, Access Management Plan for all access locations.

4. Five-foot wide sidewalks shall be provided along both sides of all other public streets within this sub area. The sidewalk shall be installed with roadway improvements and will be dedicated to the City of Hilliard.

CI.03 Architectural Standards

1. Color Palette: 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 shall be carefully selected so all colors are harmonious with each other.
2. Materials:
 - a) Warm-tone brick (predominant material) or stone veneer or stucco stone with limestone trim. Unless approved otherwise by the Planning and Zoning Commission, brick or stone shall be integrated into the exterior elevation, at a minimum of 40 percent of the total façade facing a public street and 20 percent of the remaining building elevations. "Exterior elevation" is defined as the entire exterior surface area and excludes windows and doors in calculating the minimum percentage of material required.
 - b) Natural wood, wood composite, stucco.
 - c) On pitched roofs, standing seams, cedar shakes, or asphaltic shingles shall be used.
3. Roof:
 - a) Pitched roofs with gabled or hipped ends are required with a slope equal to 5:12 or greater.
 - b) Minimum 8 inch overhangs are required.
 - c) Flat roofs are prohibited.
4. Wall Articulation/Fenestration:
 - a) In addition to using building elements to articulate the building mass, individual walls must be articulated with fenestration, pattern, or structural expression equally on all sides of each structure.
 - b) The amount of fenestration shall be balanced with the amount of solid facade.
 - c) Four sided architecture is required. Buildings shall have a consistent finish on all four sides. Fenestration shall be proportional with building size and massing.
5. Side Yard Standards: A minimum building side yard of ~~1/4~~ the sum of the height ~~of the structure and the length of the wall parallel to the side lot line (1/4 (height + length))~~. In no case shall the side yard be required to be more than 50 feet or less than 20 feet.

CI.04 Buffering, Landscaping, Open Space and/or Screening Commitments

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1. Landscaping

- a) All landscaping shall be in accordance with the requirements of Hilliard City Code Section 1331.
- b) Any portion of a lot upon which a building or parking area is not constructed shall be landscaped with lawn as a minimum. Those areas designed as landscaped buffers, tree lawns, tree preservation zones, entry features or other landscaped features shall be maintained meeting the minimum standard in Hilliard Codified Ordinances Chapters 917, 921 and 1331. The use of in-ground sprinkler systems, where appropriate, is strongly encouraged.
- c) Within the ~~60-foot~~ 40 foot setback from the right-of-way of Britton Parkway Extension, there shall be either a ~~four (4)~~ three (3) foot high continuously meandering and undulating earth mound, except for areas of ingress and egress for roadways and ponds, or a continuous three (3) foot high evergreen hedge. The mound will have a \pm 6:1 slope that will begin at the right-of-way line. The mound will also have a 3:1 slope on the opposite side which will begin at the 60-foot setback line so that the crest of the earth mound will begin approximately 12-15 feet from the setback line and extend for approximately five (5) feet in width. Along the crest of the earth mound will be a continuous three (3) foot (ht.) evergreen hedge.
- d) Street trees will be planted at a minimum distance of 40 feet on center along Clara Circle. There will be a double row of street trees planted along Britton Parkway Extension at a distance of 40 feet on center and spaced 25 feet between. Trees will be of deciduous species normally attaining full grown height in excess of 50 feet and will be of 2 1/2 inch caliper or greater at the time of planning.
- e) There shall be a three (3) foot high hedge or three (3) foot high earth mound along the pavement setback of Britton Parkway Extension, Clara Circle wherever structures do not exist at the building line.
- f) Fencing within this sub area shall be permitted upon receipt of conditional approval by the City's Planning and Zoning Commission.
- g) Protection of Landscaped Islands: Parked vehicles may hang over the interior landscaped area not more than two and one-half feet, as long as concrete or other well stops are provided to insure no greater overhang or penetration of the landscaped area. AH parking spaces and landscaped islands shall meet the requirements of the Hilliard Codified Ordinances, Chapters 1133 and 1331.

Ct.0S Dumpsters, Lighting, Outdoor Display Areas and/or other Environmental Commitments

- 1, All parking lot lighting shall not exceed ~~18~~ 25 feet in height from finished grade.

2. External lighting shall be cut-off type fixtures.
3. There shall be a consistent and uniform lighting fixture for parking lot lighting within all commercial and office areas, as approved by the Hilliard City Engineer.
4. All types of parking, pedestrian and other lighting shall be on poles or wall mounted cut-off fixtures and shall be from the same type and style.
5. All light poles and standards shall be metal and dark bronze or black in color
6. Parking lot lighting shall be metal halide or LED. Building and landscaping lighting shall be incandescent or metal halide, or LED
7. Landscape and building "uplighting" from a concealed source shall be permitted as an accent, subject to staff approval.
8. All lights shall be arranged to reflect light away from any street or adjacent property.
9. All building illumination shall be from concealed sources.
10. No colored lights shall be used to light the exterior of the buildings.
11. Waste and Refuse:
 - a) All waste and refuse shall be containerized and screened from view on all three sides by a solid brick wall, wood fence, or material compatible with building materials at least six inches taller than the dumpster. The fourth side shall be a gate with a metal frame made of durable metal, resin or similar material, of which the outer material of the gate may be wood; metal, resin or similar materials. The gate shall be at least 6 inches taller than the height of the dumpster.
12. Storage and Equipment and Service Areas
 - a) No materials, supplies, equipment or products shall be stored or permitted to remain on any portion of the parcel outside the permitted structure. Mechanical equipment or other utility hardware on roof, ground, or buildings shall be screened from view with material harmonious with the building.
 - b) All refuse trash and garbage collection shall be enclosed or not visible from the street or adjoining property.
 - c) No noises; smoke, odors, vibration or other nuisances shall be permitted.
 - d) No area of the site shall be used for outdoor storage.

- e). Service courts and loading docks shall be screened from all streets or adjacent buildings by landscaping, mounding or walls.
- f) There shall be bike racks installed at locations in close proximity to the buildings, as approved in the Final Development Plan.
- g) Cart corrals shall be permitted when necessary at locations in close proximity to the buildings, as approved in the Final Development Plan.

CI.06 Graphics and Signage Commitments

- 1. All signage and graphics shall conform to the Hilliard Graphics and Sign Code Chapter 1191.
- 2. Other signage is subject to approval by the City's Planning and Zoning Commission.

CI.07 Miscellaneous Commitments

- 1. Utilities: All new utility lines including water service, electricity, telephone and gas, and their connections or feeder lines shall be placed underground. Where feasible, all above ground utility boxes shall be placed at the rear lot lines or sufficiently screened, subject to staff approval.

SUBAREA C2

Sub Area C2 is located south of Davidson Road, west of I-270, east of Britton Parkway and north of Arthur Drive. The site is ~~±23.7~~ 25.4 acres.

I. Permitted Uses

1. The uses listed below shall be permitted uses within this Sub Area. Unless the definition of a use is provided in this Development Text, the use definitions contained in the City's codified ordinances shall apply.
 - a) Institutions and Offices
 - b) Public Uses
 - c) Regional and professional Offices
 - d) Professional Activities
2. Restaurants and Banks are permitted within office buildings, subject to receiving conditional use approval by the Planning and Zoning Commission.
3. Parking Garages are permitted, subject to receiving conditional use approval by the Planning and Zoning Commission.
4. Hospitals are permitted, subject to receiving conditional use approval by the Planning and Zoning Commission.

II. Unit Types

All buildings shall comply with the design guidelines of the development standards in this text.

III. Development Standards

Unless specified otherwise in this written text, the development standards of Chapter 1157 of the Codified Ordinances of the City of Hilliard shall apply to this sub area. Basic development standards are compiled regarding proposed density, site issues, traffic, circulation, landscape and architectural standards. These component standards ensure consistency and quality throughout the parcel's development.

C2.01 Density, Height, Lot and/or Setback Commitments

1. There shall be a maximum density of 18,000 square feet per acre.
2. There shall be a minimum building footprint of 25,000 square feet and a minimum height of three stories **except for hospitals which shall have no minimum height, and medical office buildings which shall not be less than 2 stories.**
3. The lot coverage shall not exceed 40% as defined by Hilliard City Code Section ~~1127.03.~~

4. The maximum height limit shall be 100 feet within 400 feet of I-270. Buildings next to Britton Parkway Extension shall have a maximum height limit of 45 feet within 300 feet. The balance of the site shall have buildings with a maximum height limit of 65 feet.
5. There shall be a minimum side yard of 20 feet.
6. There shall be a minimum rear yard of 30 feet.
7. There shall be a ~~100~~ 40 foot building and pavement setback from the right-of-way of Davidson Road. This ~~100~~ 40 foot building setback shall be a build-to line with no parking between the building and Davidson Road.
8. There shall be a 50 foot building and pavement setback from the right-of-way of I-270. This 50 foot building setback shall be a build-to line with no parking between the building and I-270.
9. There shall be a minimum 50 foot pavement and 30 foot building setback from the right-of-way of Arthur Drive.
10. There shall be a minimum 50 foot building and 30 foot pavement setback from the right-of-way of Clara Circle.
11. There shall be a minimum ~~60~~ 40 foot building and pavement setback from the Britton Parkway Extension right-of-way.

C2.02 Access, Loading, Parking and/or Traffic Related Commitments

1. Loading requirements for an individual use within Sub Area C2 shall be as set forth in Hilliard City Code Chapter 1133. Sub area minimum parking shall be one space per 250 square feet of gross floor area and a maximum of one space per 150 square feet of gross floor area. **For hospital uses there shall be 1 space per 2 beds, and 1 space per peak staff. For medical office uses there shall be 1 space per 300 sf.**
2. Cross-access easements are required within this sub area between adjoining uses subject to approval of the City Law Director.
3. Lyman Drive shall be removed as a through roadway when Britton Parkway, Arthur Drive and Clara Circle are open to public traffic.
4. See Exhibit E, Access Management Plan for all access locations.
5. Five foot wide sidewalks shall be provided along all sides of streets within this sub area where bike paths are not present. The sidewalk shall be installed with roadway improvements and will be dedicated to the City of Hilliard.

C2.03 Architectural Standards

The building materials and design shall be consistent and compatible with the freeway oriented office buildings along 1-270 outer belt along the west side of the 1-270 outer belt between Tuttle Crossing and Davidson Road.

1. Color Palette: Buildings shall be constructed of subdued, earth tone materials; muted colors are required. Accent colors brighter hues are permitted for building accent features only.
2. Materials: Brick, stone, stucco stone, pre-cast concrete, metal window frames and glass are all permitted building materials.
3. Roof: Mansard roofs are permitted so that the roof appears to be pitched when viewed from each side, and provided all rooftop mechanical units are fully screened from view. **Flat roofs are permitted provided that screening materials for all rooftop mechanical units shall extend above the height of each unit.**
4. Articulation and Fenestration: Buildings shall have four-sided architecture and a consistent finish on all four sides. Fenestration shall be proportional with building size and massing.
5. Lot Coverage: Lot coverage shall not exceed 70% impervious surface. Impervious surface shall be defined as the building footprint and all paved surfaces including parking lots, but shall not include any interior parking lot landscaping or other similar unpaved surfaces.
6. Side Yard Standards: A minimum building side yard of 1/4 the sum of the height of the structure and the length of the wall parallel to the side lot line (1/4 (height + length)). In no case shall the side yard be required to be more than 50 feet or less than 20 feet.

C2.04 Buffering, Landscaping; Open Space and/or Screening Commitments

1. Landscaping
 - a) All landscaping shall be in accordance with the requirements of Hilliard City Code Section 1331.
 - b) Any portion of a lot upon which a building or parking area is not constructed shall be landscaped with lawn as a minimum. Those areas designated as landscaped buffers, tree lawns; tree preservation zones, entry features or other landscaped features shall be maintained meeting the **minimum** standards in Hilliard Codified Ordinances Chapters 917, 921 and 1331. The use of in-ground sprinkler systems where appropriate, is strongly encouraged.

- c) Interior landscaping for vehicular use areas: Any open vehicular use area, excluding loading, unloading and storage areas in an industrial zone or business zone, containing more than 6,000 square feet of area, or twenty or more vehicular parking spaces, shall provide interior landscaping in addition to previously required perimeter landscaping. Interior landscaping may be peninsular or island types.
- d) Landscape Area: For each 100 square feet or fraction thereof, of vehicular use area, a minimum total of five (5) square feet of landscaped area shall be provided.
- I. Minimum area: The minimum landscape area permitted shall be sixty-four square feet with a four-foot minimum dimension to all trees from edge of pavement where vehicles overhang.
 2. Maximum contiguous area: In order to encourage the required landscape areas to be properly dispersed, no individual landscape area shall be larger than 350 square feet in size, and no individual area shall be larger than 1,500 square feet in vehicular use areas over 30,000 square feet. In both cases, the least dimension of any required area shall be four feet minimum dimension to all trees from edge of pavement where vehicles overhang. Individual landscape areas larger than above are permitted as long as the additional area is in excess of the required minimum total.
- e) Minimum trees: The following minimums are required, based upon total ground coverage of structures and vehicular use areas:
- I. Up to 20,000 square feet: A minimum of one tree per 5,000 square feet of ground coverage, and a total tree planting equal to I inch in tree trunk size for every 2,000 square feet of ground coverage.
 2. Between 20,000 and 50,000 square feet: A minimum of one tree for every 5,000 square feet of ground coverage, and a total tree planting equal to ten inches plus one-half inch in tree trunk size for every 2,000 square feet over 20,000 square feet in ground coverage.
 3. Over 50,000 square feet: A minimum of one tree for every 5,000 square feet of ground coverage, and a total tree planting equal to twenty-five inches plus one-half inch in tree trunk size for every 4,000 square feet over 50,000 square feet of ground coverage.

4. Trees shall have a clear trunk of at least five feet above the ground, and the remaining area shall be landscaped with shrubs, ground cover, not to exceed two feet in height.
- f) Protection of Landscaped Islands: Parked vehicles may hang over the interior landscaped area not more than two and one-half feet, as long as concrete or other well stops are provided to insure no greater overhang or penetration of the landscaped area. All parking spaces and landscaped islands shall meet the requirements of the Hilliard Codified Ordinances, Chapters 1133 and 1331.
 - g) Curbs to protect screening material: Whenever screening material is placed around any trash disposal unit or waste collection unit which is emptied or removed mechanically on a regularly occurring basis, a curb to contain the placement of the container shall be provided within the screening materials on those sides where there is such material. The curbing shall be at least one foot from the material and shall be designed to prevent possible damage to the screening when the container is moved or emptied.
 - h) Tree Planting Requirements: There shall be tree plantings equal to one-half inch in tree trunk size for every 500 square feet in ground coverage by a residential structure. These trees shall be a minimum of 2 1/2 inch caliper at the time of installation.
 1. No new tree planting shall be required if existing trees and the aggregate trunk sizes of such trees meet or exceed the requirements as set forth in this chapter. The minimum tree size for such tree plantings shall be no less than two and one-half inch in trunk diameter.
 2. The applicant or owner shall plant such trees as may be required within one year or the next planting season after issuance of a building permit. Failure to comply with the landscaping requirements shall be in violation of this section and be subject to citation.
 - i) Within the ~~100~~ 40 foot pavement and building setback from the Davidson Road right-of-way, there shall not be a 4 foot high continuous meandering and undulating earth mound, except for areas of ingress and egress for roadways and ponds. Mounding may not be feasible along the ramped area of Davidson Road over I 270. The mound will have a \pm 8:1 slope that will begin at the right-of-way line. The mound will also have a \pm 3:1 slope on the opposite side which will begin at the 100 foot setback line so that the crest of the mound will begin approximately 12-15 feet from the setback line and extend for approximately 5 feet in width.

- j) In addition to the street tree planting, there shall be a 100 foot landscape buffer along Davidson Road. This buffer will be planted with a mixture of deciduous shade and ornamental and evergreen trees at a rate of 8 trees per 100 lineal feet.
- k) Street trees shall be planted at a minimum distance of 40 feet on center along Arthur Drive and Clara Circle. Trees will be of a deciduous species normally attaining full grown height in excess of 50 feet and will be of 2-2 1/2" caliper or greater at the time of planting.
- l) There shall be a 3 foot high evergreen hedge ~~or~~ and a 3 foot high earth mound along the pavement setback of Davidson Road, and Arthur Drive wherever structures do not exist at the building setback line.
- m) Fencing within this sub area is permitted upon receiving conditional use approval by the Planning and Zoning Commission.

C2.05 Dumpsters, Lighting, Outdoor Display Areas and/or other Environmental Commitments

1. All parking lot lighting shall not exceed ~~25~~ 18 feet in height from finished grade.
2. External lighting shall be cut-off type fixtures.
3. There shall be a consistent and uniform lighting fixture for parking lot lighting within all office areas, as approved by the Hilliard City Engineer.
4. All types of parking, pedestrian and other lighting shall be on poles or wall mounted cut-off fixtures and shall be from the same type of style.
5. All light poles and standards shall be metal and shall be dark bronze ~~or~~ black in color.
6. Parking lot lighting shall be metal halide or LED. Building and landscaping lighting shall be incandescent, ~~or~~ metal halide, ~~or~~ LED.
7. Landscape and building uplighting from a concealed source shall be permitted, as accent lighting, subject to staff approval.
8. All lights shall be arranged to reflect light away from any street or adjacent property.
9. All building illumination shall be from concealed sources.
10. No colored lights shall be used to light the exterior of the buildings;

11. Waste and Refuse:
 - a) All waste and refuse shall be containerized and screened from view on all three sides by a solid brick wall, wood fence, or material compatible with building materials. The fourth side shall be a gate with a frame made of durable metal, resin or similar material, and the outer material may be wood, metal, resin or similar material. The gate shall be at least 6 inches taller than the height of the dumpster.

12. Storage and Equipment and Service Areas:
 - a) No materials, supplies, equipment or products shall be stored or permitted to remain on any portion of the parcel outside the permitted structure. Mechanical equipment or other utility hardware on roof, ground, or buildings shall be screened from view with material harmonious with the building.
 - b) All refuse trash and garbage collection shall be enclosed.
 - c) No noises, smoke, odors, vibration or other nuisances shall be permitted.
 - d) No area of the site will be used for outdoor storage.
 - e) Service courts and loading docks shall be screened from all streets or adjacent buildings by landscaping, mounding or walls.

C2.06 Graphics and Signage Commitments

1. All signage and graphics shall conform to the Hilliard Graphics and Sign Code Chapter 1191.
2. Other signage may be used subject to approval by the City Planning and Zoning Commission.
3. A temporary marketing sign similar to the temporary marketing sign in Sub Area B2T may be permitted to be placed within this Sub Area C2 for a maximum of five (5) years or until it is replaced by the permanent Freeway Oriented Icon or until such time as construction begins within any portion of Sub Area C2. This sign shall be located so as to be seen from I-270 and be approved by the City staff.
4. Once Lyman Drive is vacated and the construction of the roundabout at the intersection of Arthur Drive and Lyman Drive is completed the Freeway Oriented Icon, is to be built within the reserve. The maximum height shall be 35 feet. Any

departure from the approved concept (See Exhibit L) will require approval by the Planning and Zoning Commission

C2.07 Miscellaneous Commitments

1. Utilities: All new utility lines including water service, electricity, telephone and gas, and their connections or feeder lines shall be placed underground. Where feasible, all above ground utility boxes shall be placed at the rear lot lines or sufficiently screened, subject to staff approval.