

# ALTON PLACE

**Property Location:** Alton & Darby Creek Road, NW corner of Roberts.

**Owners:** Homewood Corporation; H & G LLC

**Applicant:** Dublin-Cosgray LLC

**Existing Zoning:** RR and R-1

**Proposed Zoning:** PUD

**Application Number:** \_\_\_\_\_-2018

**Application Date:** October 3, 2018

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## **1.0 INTRODUCTION**

The subject property involves approximately 343.39 acres and is generally located on the west side of Alton Darby Creek Road, and generally north of Roberts Road. The Applicant/Developer is applying to rezone this property from R-R and R-1 to PUD, Planned Unit Development, for the entire 343.39 acres to permit the development of a cohesive, residential community with high end estate single family residential together with inter-generational housing types, all integrated together with purposeful walkability to a neighborhood service and retail core component which provides both the development and the broader west Hilliard community a central gathering place, all in compliance with conservation development principles and the Hilliard Comprehensive Plan.

## **2.0 GENERAL INTENT**

**2.1** It is the intent of the rezoning to create a unified, high quality, inter-generational residential development designed around the bisecting Hamilton Ditch/wetland preserve area complimented by an integrated, walkable neighborhood service and retail core component which serves as a community activity and gathering place.

**2.2** Final development plans for all buildings and development (except detached single family houses) within each individual Subarea shall be reviewed and approved by the Hilliard Planning and Zoning Commission in accordance with the requirements of City Code.

**2.3** The development is divided into four broad use categories: Single Family Residential, Attached Residential, Commercial/Community Gathering Core, and Open Space/Preserve which are as shown on the Land Use/Housing Types Exhibit attached hereto. Within the four use categories are 8 different Subareas, also shown on the Land Use/Housing Types Exhibit, each with different uses and development standards which are further articulated herein.

**2.4. Definitions and Abbreviations.** Words in this Text which have common, ordinary meaning should be understood as having the same common and ordinary meaning herein. Words and terms which have are separately defined in the Hilliard City Code shall be understood to have the definition contained within the City Code, provided, however, in the event the definition provided herein conflicts with the City Code definition, the definition provided herein shall control.

**2.4.1 ADCR.** Alton & Darby Creek Road

**2.4.2 Building height.** A building's height is determined by an average between the height of the eave at the gutter/drip line as its low point, with the peak of the gable as its apex. The building height is exclusive of any chimney or other architectural projections which protrude above the top of the gable ridge.

**2.4.3 CDA.** Community Development Authority created by the City in cooperation with the Developer which collects additional tax millage from improvements within the Development pursuant to the Development Agreement between the Developer and the City and expends those funds on improvements within the Development or which benefit the Development.

**2.4.3 City.** The City of Hilliard, Ohio, an Ohio municipal corporation.

**2.4.3 Developer.** Dublin-Cosgray LLC, the contract purchaser from property owners Homewood Corporation and H & G LLC.

**2.4.4 Development.** The proposed development addressed in this Text.

**2.4.5 Drive up.** Is a form of retail or restaurant use where the customer stays in their automobile and is served by the business through communication via only one window.

**2.4.6 Drive-through.** Is a form of retail or restaurant use where the customer stays in their automobile and is served by the business through more than one window or a window with a separate or remote speaker system.

**2.4.4 ERU.** Equivalent Residential Unit. A measure of sanitary sewer capacity historically used by the City of Hilliard and City of Columbus to determine the sanitary demand for other than single family structures and development.

**2.4.3 HDP.** Hamilton Ditch Preserve Area. The area which is subject to an easement to the City of Hilliard which bisects the property and is more specifically shown on the Development Plan.

**2.4.3 HOA.** Home Owners Association.

**2.4.6 New Roberts Road.** That portion of Roberts Road which lies west of ADCR and generally north of Olde Roberts Road as both are identified on the Franklin County Engineer's Map and Street Locator.

**2.4.5 Required Minimum Sq.ft.** The minimum house size, including conditioned space, and walk-out basements, excluding standard basements, unconditioned breezeways, and garages.

**2.4.6 Road B.** Road B is the north-south road which connects Roberts Road west of the HDP to Alton Darby Connector as generally located on the Hilliard Comprehensive Plan. Road B lies in part under and adjacent to the high voltage power transmission line which runs north and south west of the HDP.

**2.4.7 Side Loaded Garage.** Garages having the vehicular door facing perpendicular to the home frontage street. Garages on corner lots that load from the secondary street (the street on which the front door of the house is not located) shall be considered side-loaded.

**2.4.8 Brownstone.** An attached residential unit with a zero side yard setback, attached to one or more residences at the side yard, where the primary entrance is one-half story above grade, and the one half story below grade is habitable, conditioned space.

**2.4.9 Townhouse.** An attached residential unit with a zero side yard setback, attached to one or more residences at the side yard, where the primary entrance is at grade. Townhouse shall also include the term Row house or Rowhouse.

**2.4.9 Alton Darby Extension.** The road west of ADCR which is identified as Road A.

**2.4.10 Mother-in-law suite.** A mother-in-law suite is a semi-separate living unit located within a single family residence which contains a separate kitchenette and bath facilities which shall be occupied only by a member(s) of the same family as the occupants of the residence within which the suite is located. It shall further be connected to an internal access to the residence, shall not be separately identifiable as a separate living unit from the adjacent right-of-way, and shall not have separate utility connections or metering from the residence which contains the suite.

2.4.11 **SF.** Single Family Home or Unit.

### **3.0 GENERAL DEVELOPMENT STANDARDS**

**3.1 General.** Unless otherwise specified in the submitted Plans, drawings or in this written Text, the development standards of the Codified Ordinances of the City of Hilliard for R-3 shall apply to the single family residential subareas (subareas 1A, 1B, 1C, 1D and 2), R-4 zoning and development standards shall apply to the attached residential subareas (Subareas 3, 4, and 5), and Chapter 1111 zoning and development standards for B-2 shall apply to the commercial subareas (Subareas 6 and 7). Basic development standards are provided regarding the overall density, site issues, traffic, circulation, landscape, and architectural standards. These component standards ensure consistency and quality throughout the development. In the event a more specific standard is provided within the applicable Subarea Development Standards than these General Development Standards, the more specific standard shall apply.

**3.2. Sanitary Sewer Demand Calculation.** There are a maximum total of approximately 148 single family homes proposed for Subareas 1 and 2. There are a maximum total of approximately 267 attached residential units proposed for Subareas 3, 4, and 5. In accordance with the historic sanitary sewer formula administered by the City of Columbus Sanitary Sewer Department in cooperation with the City of Hilliard for attached residential units, one attached residential unit is allocated the equivalent of 0.65 single family ERU. Thus, the 267 attached residential units are the calculated accepted sanitary sewer capacity equivalent of 174 single family homes in accordance with this administrative formula. In addition, the proposed Development Plan allocates approximately 90 ERU's (based on acreage, use, and anticipated

demand) to commercial development within Subarea 6 and 7. There are also 30 attached residential units over first floor commercial within Subarea 6, which equals 20 ERU's, for a total sanitary sewer ERU calculated demand of 432 ERU's within the development. The permitted sanitary ERU allocated to the properties included within the development is 439 ERU's, thus, the development has the flexibility to add approximately 8 ERU units of additional development. Total SF unit count in subareas 1, 2 and 3 may increase or decrease by not more than 3% subject to final engineering, provided however the total ERU's shall not exceed 439 on the entire development.

**3.2 Utilities.** All utility lines internal to the development shall be placed underground, including water service, electricity, telephone, gas, and their connections or feeder lines. Meters, transformers, etc. may be placed above ground, but shall be reasonably attempted to be discreetly located and at the rear of lots when possible.

**3.3 Open Space.** The Hilliard Comprehensive Plan and the Big Darby Accord recommends 50% of the property be designated as open space, or approximately 171.7 acres. The proposed plan complies with this recommendation by providing 171.7± acres (50.0%). The open space and internal conservation areas as shown on the Development Plan shall be either publicly owned or privately owned by the Homeowners Association, as identified on the Development Plan or in this Text. The HDPA is currently encumbered by a preservation easement to the City of Hilliard. Upon development of Phase I of the project, the Developer shall dedicate this area to the City of Hilliard as publicly owned open space subject to crossings as shown on the plan for the extension of walking paths, utilities, and roadways.

**3.4 Land Dedication for Recreational Facilities.** Hilliard City Code requires the provision of 10 acres of parkland for every 1000 people that the development will create; The 2010 U.S. Census indicates the “average family size” for the City of Hilliard is 2.77 per residential unit.

$$((445 \text{ d.u.} \times 2.77) / 1000) \times 10 = 12.015 \text{ acres required parkland dedication}$$

The proposed plan exceeds this requirement by providing 50.95 ± acres of publicly dedicated open space contained within the dedication of the HDPA.

**3.4.1** Public and private open space shall be permitted to vary with final engineering provided the total open space does not change by more than +/- 3%.

**3.4.2** The City of Hilliard (in accordance with the terms of the existing preservation easement encumbering the HDPA) shall install and maintain multi-use paths as shown on the Development Plan

**3.4.3** Open space areas are located and identified on the Open Space Plan, Sheet #C209. Final acreages contained within individual open space areas are subject to Final Engineering.

#### **3.4.4 [Reserved]**

**3.4.5** The Developer shall work with the City and other non-profit stakeholders concerning the ownership, use and condition of the Tree stand located at the westernmost portion of the property which is south of Hilliard Darby High School.

**3.4.6** The Developer shall work with the City and other non-profit stakeholders concerning the ownership, use and condition of the open space at the north west corner of the property which lies between the southerly extension of Alton Darby Connector and Hilliard Darby High School.

**3.4.7** Concurrently with zoning and prior to issuance of a building permit, the Developer/ builder shall enter into a Developer's Agreement with the City as necessary to construct the project and further provide for the disposition and maintenance of the publicly owned portions of the development which shall supersede the provision of this zoning text.

**3.4.8** This Text may be amended by variance obtained from the City BZA, or in the event of a minor-ministerial amendment, by ministerial approval by the Planning Commission as a part of the Final Development Plan or Preliminary Plat process.

**3.4.9** All 90-degree parking spaces provided within the Development shall be 9 feet wide by 18 feet in length.

### **4.0 HOME OWNERS ASSOCIATION**

**4.1 Establishment.** One or more private Home-Owners Associations (HOA) shall be established in accordance with the laws of the State of Ohio, which shall own and maintain all private open spaces and facilities within residential subareas of the Development. The HOA shall be comprised of all residential units within the development, but may be divided into separate HOA associations containing solely single-family residences and containing attached residential residences.

**4.2 Architectural Review.** The HOA shall establish recorded deed restrictions and an Architectural Review Committee (ARC) for the purpose of upholding architectural and appearance standards established in this text and in an accompanying architectural guidelines for all new construction, exterior alterations or additions, or change to architectural appearance (colors or materials), clearing, grading, landscaping, fencing, or site improvements.

### **5.0 STREETS AND CIRCULATION**

**5.1 Access to Existing Road Network.** The Development shall access the existing road network at the following access points (See Development Plan):

**5.1.1 Access to Alton Darby Creek Road and Alton Darby Extension.** The Developer shall construct Alton Darby Extension, including the round-about at its intersection with ADCR from the round-about west to “Road B”. The ADCR-Alton Darby Extension intersection shall be a round-about as shown on the Development Plan and Overall Plan #200. The Developer shall not be required to build more than one half of the road section anticipated in the thoroughfare plan, west of the round-about to Road B, including the necessary culvert across HDPAs, which shall be engineered and constructed to provide temporary two-way vehicular traffic from ADCR to Road B until the remainder of the road is completed by others.

**5.1.2 Access to ADCR north of Roberts Road and south of the proposed ADCR-Alton Darby Extension round-about** shall be at three locations, located as shown on the Development Plan and the Residential and Commercial Lot Layout Plan #C208.

**5.1.3 Access to the Subarea 7 from ADCR south of “New” Roberts Road** shall be at one point, shown on the Development Plan. This access shall be a 3 way full movement curb cut.

**5.1.4 Access to Alton Darby Extension west of the ADCR round-about east of the HDPAs** shall be a full movement intersection as shown on the Development Plan. This intersection shall be a four way stop or otherwise as provided in the Traffic Study as reviewed and approved by the City Service Director.

**5.1.5 Access to ADCR north of the ADCR round-about** shall be at one location, as shown on the Development Plan, which shall extend in a south-westerly direction and connect to Alton Darby Extension.

**5.2.1 Access to Robert Road.** Access to Roberts Road shall be as shown on the Development Plan. Access to New Roberts Road shall be at a four way intersection which shall be either a four way stop or as determined by the City Engineer.

**5.2.2.** Access to Roberts Road west of HDPAs shall be at Road B, provided however, an additional drive way access may be located west of Road B for the purpose maintaining the open space area locate west of Road B. The design of the Road B-Roberts Road intersection shall be determined at the time of final engineering.

**5.2.3.** Access to Olde Roberts Road from Subarea 7 shall be one intersection, the location of which is determined at the time of Final Development Plan for the Subarea \_\_\_.

**5.3.1 Internal Roads and Connectivity.** Access to Road B from residential streets located west of the HDPAs is shown on the Development Plan, and more specifically on Sheet #s 201, 202, 203, 204, 205, and 206. Other neighborhood streets east of the HDPAs are also shown on the Development Plan and Overall Plan, Sheet # C200 attached hereto.

**5.3.2 Street Specifications.** The dimensional specifications for streets are provided on the Typical Sections Plan, Sheet #C300, attached hereto and made a part hereof.

**5.3.2.1** All road designs and improvements shall be as illustrated in the street sections included in shall meet City of Hilliard standard details and specifications, or as otherwise approved by the City Engineer. It is expected that road alignments may be adjusted as requested by the Developer at the time of Final Development Plan and/or Final Engineering and based on further engineering and site survey data.

**5.3.2.2** Raised pavement markers may be installed as directed by the City Engineer.

**5.4.1.1 Right of Ways.** Road rights of way within the Development shall be conveyed to the City of Hilliard at no cost to the City.

**5.4.1.2** ADCR Right-of-way shall be dedicated by the Developer to the City of Hilliard for the potential expansion of ADCR on the west side of ADCR. The right-of-way dedication shall vary in width and be as shown on the Residential and Commercial Lot Layout Plan, Sheet #C208, attached hereto. Dedication shall occur when the Final Development Plan or Final Plat, as appropriate, for the adjacent subarea receives final and irrevocable approved by the City of Hilliard.

**5.4.1.3** Developer shall construct pedestrian crossing safety features on ADCR to link the development with Alton Darby Creek Elementary School in a configuration and design as approved by the City Engineer, generally as shown on the overall plan, sheet #C200.

**5.4.1.4** Except where noted herein, all internal street shall be built by the Developer and publicly dedicated, provided however within Subareas 4, and 5, which are anticipated to be developed as condominium attached residential. In these Subareas, streets and driving shall be built by the Developer or condominium builder and remain privately owned and maintained by the condominium association.

## **5.5 Right-of-Way Improvements**

**5.5.1 Roadway Lighting/Fixtures.** Lighting shall be required at roundabouts and roundabout approaches, shall be designed to the standards of NCHRP Report 672, and approved by the City Engineer. One fixture shall be located at each street intersection and other high-priority safety locations, such as shared-use path crossing locations, as shown on the Lighting Plan. Further lighting of roadways shall not be required. All light fixtures, posts, bases, arms, and accessories shall be decorative in nature. Light source shall be Light-Emitting Diode (LED). Fixtures shall be as approved at the time of Final Development Plan for a subarea or as otherwise approved by the City Engineer. Street light fixtures shall be full cut-off. Street light poles, arms, and bases shall be approved by the City Engineer. Constant foot-candle light levels shall not be required, and light locations may be staggered on opposite sides of the road.



5.5.2 Islands may be provided at cul-de-sacs, courts, eyebrows, as determined with final site engineering.

5.5.3 Sidewalks, Multi-Use Paths and Pedestrian Walkway System.

5.5.3.1 5' sidewalks or 8' multi-use paths, as appropriate shall be built as shown on the Multi-Use Plan/Pedestrian Walk System Plan contained within the Plan Package

5.5.3.2 Sidewalks, if constructed, shall be located on the same side of the street as the on-street parking.

5.5.3.3 Multi-Use Paths shall be permitted to meander within the right of way, and shall be located a minimum of 6 feet from the back of curb or edge of pavement, and 1 foot from the right-of-way line, subject to approval by the City Engineer, provided however, the width and location of sidewalks located in Subarea 5 and 6 shall be determined at the time of Final Development Plan to encourage and reflect that these subareas provide a Semi-Urban Street Scape. Sections of Multi-use paths will be located outside of right-of-way lines as indicated on the Development Plan. Multi-use paths may also be constructed of boardwalks in Subareas 5 and 6 where adjacent to the HDP, or as required to address sensitive ecological areas.

5.5.3.4 Main utility lines shall not be located directly beneath a meandering sidewalk so as to maintain accessibility. Preferably, lines should be placed on a side of the street where a sidewalk is not scheduled, or within the tree lawn between a sidewalk and the curb.

5.5.3.5 A multi-use path shall cross the HCPA in two locations, approximately located as shown on the Multi Use Path/Pedestrian Walk System Plan contained within the Plan Package. These multi-use paths shall be field located in accordance with the advice and consent of the City staff to minimize ecological damage during construction.

5.5.3.6 In Subarea \_\_\_ curbs and sidewalks may be omitted at the Developer's discretion, to be determined with the Final Development Plan and with approval by the City Engineer.

5.5.3 [Reserved]

## **6.0 LANDSCAPE, BUFFERING AND MOUNDING**

### **6.1. Tree Protection and Replacement**

6.1.1. Developer shall make reasonable good faith efforts to preserve existing healthy trees on site during construction.

6.1.2 A tree survey will be completed in areas where necessary at the time of the Final Development Plan or Preliminary Plat for single family subareas and shall meet the requirements of the City Code.

6.1.3 Tree replacement shall meet City code requirements. Replacement quantities and locations shall be determined at time of Final Development Plan approval.

### **6.3 Street Trees**

6.3.1 Street Trees shall only be required along single-family lot frontage and on one side of the street in attached residential subareas. Street trees shall not be required, but may be permitted at the Developer's discretion, along lengths of streets adjoining open spaces and/or natural areas. Along Alton Darby Extension, street trees shall be provided in a quantity of 1 per 50 lineal feet of road frontage, but may be informally located and grouped, and placed within an adjoining open space.

6.3.2 Street trees along all streets shall be permitted to vary in species from one another. Native species will be used.

6.3.3 Street trees along roads shall be permitted, with City Engineer approval, to be planted with variable spacing within the right-of-way and, on either side of the sidewalk, if provided, so as to allow clustering and an informal arrangement. Tree quantities shall be determined with 1 tree required per 50 lineal feet of eligible street frontage.

6.3.4 At time of installation, all street trees shall have a clear canopy height of at least five feet above the ground for traffic safety purposes.

6.3.5 Within the right-of-way of local streets and within any provided sidewalk and landscape easement the Developer may install massings of ornamental shrubs, grasses, or perennials, provided that they do not obstruct sight-distance at intersections, encroach upon pedestrian facilities, or obstruct pedestrian visibility, and subject to approval by the City Engineer.

### **6.4 Screening and Mounding.**

6.4.1 Screening Mounding between portions of the road and residences may be provided adjacent to Road B as shown on the Development Plan. Mounding shall range in height from 3 feet to 8 feet.

6.4.2 Slopes for mounding may vary with the typical maximum slope of 4:1. Up to 20% of slopes may reach a maximum of 3:1 in instances of limited space.

6.4.3 Surface of any mound shall be planted in turf grass at a minimum. The screen mounding may be planted with deciduous shade trees, understory/ ornamental trees, and/ or evergreen trees, shrubs and native or ornamental grasses. Shrubs shall consist of a mix of deciduous and evergreen materials.

6.4.4 Mounding shall be varied in height and slope and shall have a rolling, natural appearance.

6.4.5 Mounding shall generally be located outside the public right-of-way and shall not obstruct site distance at any driveways or public intersections, provided, however, mounding may be located in the right-of-way adjacent to Road B as approved in the Final Development Plan for such area.

6.4.6 Existing quantities of trees 2 inches in caliper and larger in good condition may be credited toward any screening requirements with staff approval.

## **6.5 Landscape Materials**

6.5.1 Quality: All plant materials used in conformance with the provisions of this text shall conform to the standards of the ANSI Z.60 and shall have passed any inspection required under state regulations.

6.5.2 Invasive plant species as listed by the ODNR shall be prohibited from being planted within this P.U.D. The use of native plants is encouraged.

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

6.5.4 Deciduous trees: 2 ½ inch caliper

6.5.5 Evergreen trees: 6 feet height

6.5.6 Ornamental trees: 1 ½ inch caliper (single-stem) or 6 feet height (multi-stem)

6.5.7 Evergreen and deciduous shrubs used for purpose of screening: 24 inch height and spread

6.5.8 All other evergreen and deciduous shrubs: 2 gallon container

6.5.9 A landscape plan shall be provided at each roundabout in accordance with provisions of NCHRP Report 672 and shall be approved by the City Engineer.

## **7.0 GRAPHICS AND SIGNAGE**

7.1 All graphics and signage shall conform to the City of Hilliard Planning and Zoning Code, Chapter 1191, Graphics and Sign Code, unless approved otherwise by Planning Commission at the time of final development plan.

7.2 A final signage package shall be submitted for review and approval by the Planning Commission at the time of Final Development Plan submission for each subarea.

7.3 Design and materials for street-name signs and roadway regulatory signs shall be consistent with street name signs for other residential development west of ADCR, subject to approval by the City Engineer.

7.4 All signage shall be contained within a Master Sign Package submitted, which may be submitted on a per Subarea basis, to address all signage within the Development.

## **8.0 SUBAREAS 1 AND 2-SINGLE FAMILY RESIDENTIAL**

### **8.1 Introduction.**

8.1.1 The single-family development subareas of the PUD are, with the exception of Subarea 1D, located west of the HDPA, east and west of Road B. The single-family areas in the Development are generally adjacent to open spaces, ponds, lakes, tree stands, the HDPA, or ground water recharge areas and have been designed to advantage each lot with such natural features and amenities.

8.1.2 The Single Family development Subareas are identified as Subareas 1A, 1B, 1C, 1D and 2 of the Overall Plan, Sheet #C200 of the Plan Set.

**8.2 Permitted Uses**

8.2.3 Single-family residential

8.2.4 Public and private open spaces

8.2.4 Storm water management facilities.

8.2.5 Accessory uses in accordance with Hilliard City Code.

8.2.6 Attached mother-in-law suites.

8.2.7 Home occupations in accordance with Hilliard City Code.

**8.3 Private Open Spaces**

8.3.1 Privately owned and maintained open space including lakes shall be provided within the Single-Family Subareas, generally located as shown on the Development Plan and Open Space Plan, Sheet #C209 of the Plan Set.

8.3.2 A 10 foot wide easement shall be provided in Subarea 1B for the routing of the multi-use Path on the HDPA boundary as shown in the Development Plan, Multi-Use Path/Pedestrian Walk System of the Plan Set and the Overall Plan, Sheet #200 of the Plan set, which shall be publicly owned and maintained.

8.3.3 Entry features, including fencing, walls, signage, columns, fountains, and related landscaping and lighting shall be permitted within the private open space.

8.3.4 The areas identified as ponds, lakes or Ground Water Recharge Areas on the Overall Plan, Sheet #200 of the Plan Set, shall be privately owned by the HOA of the adjacent residential subarea, provided however, such ponds, lakes or recharge areas shall be encumbered by an easement for public use, which shall include non-commercial kayaking, canoeing, rowing, fishing, swimming and boating (no motorized boats with the exception of electric trolling motors less than 3 HP) within such waterways and recharge areas.

**8.4. Density, Height, Lot and/or Setback Commitments**

8.4.1 There shall be a maximum of 148 total single family residences and lots in the Single Family Subareas: Subarea 1A, 1B, 1C, 1D and Subarea 2.

8.4.2 Typical Minimum Lot Setback Standards:

<b>Min. Lot Width</b>	<b>Min. Front Setback</b>	<b>Min. Side Yard</b>	<b>Min. Building Separation</b>	<b>Min. Rear Yard</b>
70 feet	24 feet	6 feet	14 feet	20 feet
80 feet	24 feet	6 feet		20 feet
90 feet	24 feet	8 feet		20 feet
>90 feet	24 feet	8 feet		20 feet

8.4.3 Typical Lot Width Standards

<b>Subarea</b>	<b>Lot widths permitted</b>	<b>Required minimum sq.ft.</b>
Sub 1A	80ft.-100 ft.	1,800
Sub 1B	80ft.-90 ft.	1,800
Sub 1C	70 ft.-75 ft.	1,500
Sub 1D	70 ft.-75 ft.	1,500
Sub 2	110 ft.-150 ft.	2,100

8.4.4 Subarea Lot Count:

	<b>Lot Count provided on Plans</b>	<b>Maximum Lot Count (not to exceed 148 total units)</b>
Subarea 1A	8	8
Subarea 1B	36	37
Subarea 1C	26	27
Subarea 1D	30	31
Subarea 2	46	48

8.4.5 Lot width shall be measured at the setback line, or at mid-depth, whichever is narrowest.

8.4.6 The maximum building height shall be 38 feet to midpoint of gable as measured per code, however, on walk-out basement lots, the maximum building height shall be measured from the floor plate of the front elevation.

8.4.7 The minimum front yard setback shall be measured from the right-of-way line. Corner lots shall apply a front yard setback against all adjoining street rights-of-way. Corner lots shall be increased a minimum of 10 feet in width.

8.4.8 Minimum lot depth are shown on the Residential Lot Layout Plans C-201, C-202, C-203, C-204, C-205, C-206 and C-207 of the Plan Set.

8.4.9 Above-ground swimming pools shall be prohibited. In-ground swimming pools and detached hot tubs shall be permitted with approval of the ARC, and shall meet all City code requirements. Hot tubs which are enclosed or semi-enclosed and not visible from adjacent lots shall be permitted.

**8.5. Parking in Single Family Subareas**

8.5.1 There shall be a minimum of four off-street parking spaces per unit, including 2 garages and driveway stack spaces. All houses shall have a minimum two-car garage.

8.5.2 Garages may be front-load or side-load. On front entry garages, no more than three bays may face the street. In Subarea 2, garages which contain no more than 2 standard garage spaces may be detached, provided however, any detached garage shall meet all building setback lines.

8.5.3 Decorative garage doors (i.e. decorative hinges, windows, architectural trims, etc.) shall be required on all front-load garage doors.

8.5.4 In Subarea 2, garages shall be side-loaded or shall be setback from the face of the house. The “face of the house” shall mean the forward-most building element, which generally contains

the primary house entrance, including bump-outs, overhangs, and porches.

8.5.5 Garages on homes in Subarea 1C and 1D shall not extend beyond the face of the house.

8.5.6 Driveways shall be a maximum of 16' in width at the right-of-way line, shall be setback a minimum of 1 foot from all side property lines, and shall not direct runoff onto adjoining properties.

## **8.5 Architectural Standards**

8.5.1 Architecture in Subareas 1 and 2 shall conform to the following minimum requirements.

8.5.2 Color Palette: Exterior siding wall colors shall be based on traditional or historic color palettes, and/or to those color palettes found in nature. A variety of color will be encouraged. Accent colors in brighter hues are permitted and generally encouraged for building accent features only such as awnings, doors, window frames, limited trim, etc. A mixed palette on a single building should be carefully selected so that all colors are harmonious with each other. All colors shall be approved by the ARC.

### **8.5.3 Materials.**

8.6.3.1 Exterior Cladding: Permitted materials shall include the following:

8.6.3.2 Brick Veneer

8.6.3.3 Stone/Cultured Stone or stone veneer

8.6.3.4 Ohio Limestone stucco stone or comparable

8.6.3.5 Wood board and batten siding, composite board and batten siding and cedar shake siding (painted or stained) Limited horizontal siding may be permitted as accents.

8.6.3.6 Stucco – per industry standards – light to medium textures

8.6.3.7 Vinyl siding vertical board-and-batten, with a gauge of .044 minimum thickness shall be permitted homes in Subarea 1.

### 8.6.5 Roofs

8.6.5.1 Permitted materials shall be cedar shakes, tile, slate, synthetic slate, standing seam metal or, dimensional look asphalt or fiberglass shingles.

8.6.5.2 [Reserved]

### 8.6.6 Chimneys

8.6.6.1 No exposed metal flues or caps, cantilevered chimneys or wood framed chimney shall be permitted.

8.6.6.2 Gas direct-vent fireplace projections without full chimneys shall be permitted.

8.6.6.3 Full chimneys shall be either full masonry, or full stone/ cultured stone or brick veneer and be provided with decorative flue pots.

## **8.7 Landscaping**

8.7.1 Any portion of a lot upon which a building or parking area is not constructed shall be landscaped with lawn or mulched planting areas at a minimum. For areas designated as tree lawns, preservation zones, entry features or other community amenities, landscaping shall be maintained to meet the minimum standards specified in Hilliard City Code.

8.7.2 Within individual lots, Existing trees shall be preserved whenever possible. The subarea layout shall generally maximize the use and preservation of existing tree rows.

8.7.3 Minimum Single-Family Landscaping: All homes be provided with and shall maintain landscaping in accordance with the Hilliard City Code. Additionally, each lot shall be provided with a minimum of two (2) 2 1/2” caliper deciduous trees in the rear yard.

8.7.4 All fencing must meet Hilliard Fence Code Chapter 1139, unless noted otherwise herein. There shall be no chain link fences installed on any lot.

8.7.4.1 No privacy fencing or fencing with greater than 20% opacity shall be permitted adjacent to HDPAs, lakes, ponds, water recharge areas or rights-of-way.

8.7.4.2 All fences and enclosures are subject to approval by the ARC.

## **8.8 Lighting and Mailboxes**

8.8.1 See General Development Standards for street lighting requirements.

8.8.2 Landscape lighting from a concealed source and “cut-off” fixtures shall be required.

8.8.3 All lights shall be arranged to direct light away from any exterior street or adjacent property.

8.8.4 No colored lights shall be used to light the exterior of the buildings, except temporarily for holiday purposes.

## **8.9 Model Homes**

8.9.1 Individual homes may be used as model homes for the purpose of marketing and sales.

8.9.2 A manufactured modular building also may be used as a sales office during the development of the project and the construction of residential units therein.

8.9.3 Construction Trailers may be used during construction in accordance with Hilliard City Code.

## **9.0 SUBAREAS 3, 4, AND 5 ATTACHED RESIDENTIAL**

**9.1 Introduction.** The attached residential development areas of the PUD are shown on the Development Plan and the Overall Plan, Sheet #C-200 of the Plan Set. Subareas 3, 4 and 5 are adjacent to ponds, lakes, groundwater for recharge areas or the HDPAs to provide vistas and adjacent recreational amenities and pedestrian opportunities, easy walking access to the commercial/community gathering areas and in the case of Subareas 5, a Semi-Urban Street Scape.

9.1.2 The attached residential development Subareas are identified as Subarea 3, 4 and 5 of the Overall Plan Sheet #C-200 of the Plan Set.

**9.2 Permitted Uses:** Attached Residential Units as further set forth herein.

9.2.1 Subarea 3. Two- and one-half story or three-story Lakefront Brownstones. Each unit shall be located on its own lot with a zero side yard.

9.2.2 Subarea 4. Patio Home Condominiums

9.2.3 Subarea 5. Attached Residential including: Townhomes, Brownstones, Condominiums, Courtyard, accessory dwelling units, attached and detached Single-family Residential.

9.2.4 Public and Private Open Space

9.2.5 Accessory Recreational Amenities

9.2.5.1 Swimming pool and patio

9.2.5.2 Exercise facility, yoga/aerobics studio

9.2.5.3 Community building, gathering room, workshop

9.2.5.4 Outdoor kitchen, patio, community fireplace, gazebo

9.2.5.5 Outdoor recreation, walking paths

9.2.6 Accessory support facilities

9.2.6.1 Maintenance building, shop

9.2.6.2 Garages, mailbox structures

9.2.6.3 Trash enclosures

9.2.7 Attached Mother-in-law suites

9.2.8 Home Occupations

9.2.9 [Reserved]

**9.3 Development Standards**

**9.3.1 Development standards for Subarea 3**

9.3.1.1 Minimum lot depth 75’.

9.3.1.2 Minimum unit square footage: 1,000 sq.ft.

9.3.1.3 Minimum lot width 22’.

9.3.1.4 Minimum garage spaces / unit: 1



9.3.1.5 Trash receptacle: stored within individual garage for public pick-up or in community container for private removal

9.3.1.6 Setbacks

9.3.1.6.1 Front yard: 5'

9.3.1.6.2 Side yard: 0'

9.3.1.6.3 Rear yard: 5'

9.3.1.7 Bedroom count

9.3.1.7.1 Minimum 2 bedroom/unit

9.3.1.7.2 Maximum 4 bedroom/unit

9.3.1.7 Building Height – maximum building height is 48' as defined in this Text

9.3.1.8 Total unit count in Subarea: The unit count in Subarea 3 shall not exceed 38 units

9.3.1.9 Parking

9.3.1.9.1 Each unit shall have not less than 2 garage spaces per unit

9.3.1.9.2

### **9.3.2 Development Standards for Subarea 4**

9.3.2.1 Minimum lot size: N/A condominium

9.3.2.2 Minimum unit sq. ft.: 1,500 sq.ft.

9.3.2.3 Minimum lot width: N/A condominium

9.3.2.4 Minimum garage spaces/unit 1.5 (based on average within the project)

9.3.2.5 Trash receptacles stored within individual garages for pick-up or in community containers for private removal.

9.3.2.6 Building setbacks for entire development within Subarea:

9.3.1.5.1 From Road B 24'

9.3.1.5.2 From Alton Darby Extension 24'

9.3.1.5.3 From the HDP 20'

9.3.1.5.4 From the south property line 20'

9.3.2.7 Bedroom Count

9.3.1.6.1 Minimum 2 bedrooms/unit

9.3.1.6.2 Maximum 3 bedrooms/unit

9.3.2.8 Building Height. Maximum building height is 35' as defined in this Text

9.3.2.9 The unit count in the Subarea shall not exceed 58 units.

9.3.2.10 Parking. Each unit shall have not less than 1 or 2 garage spaces per unit.

### **9.3.3 Development Standards for Subarea 5**

9.3.3.1 Minimum lot size

9.3.3.1.1 Townhouse: TBD

9.3.3.1.2 Brownstone: TBD

9.3.3.1.3 Courtyard: 1 ac.

9.3.3.1.4 Single-family: TBD

9.3.3.2 Minimum unit sq. ft.

9.3.3.2.1 Townhouse: 1,200 sq.ft.

9.3.3.2.2 Brownstone: 1,500 sq.ft.

9.3.3.2.3 Courtyard: 1BR: 800 sq. ft. 2 BR: 1,000

9.3.3.2.4 Single-family: 1,500

9.3.3.3 Minimum lot width

9.3.3.3.1 Townhouse: 22'

9.3.3.3.2 Brownstone 24'

9.3.3.3.3 Courtyard: 60'

9.3.3.3.4 Single-family 40'

9.3.3.4 Minimum Garage Spaces/unit

9.3.3.4.1 Townhouses: One

9.3.3.4.2 Brownstone: 2

9.3.3.4.3 Courtyard Multi-family: 0

9.3.3.4.4 Single-family: 2

9.3.3.5 Trash Receptacles:

- 9.3.3.5.1 Townhouse: individual
- 9.3.3.5.2 Brownstone: individual
- 9.3.3.5.3 Courtyard Multi-family: community container
- 9.3.3.5.4 Attached Single-family: individual
- 9.3.3.5 Building Setbacks
  - 9.3.3.5.1 Townhouse
    - 9.3.3.5.1 (a) Sideyard: 0
    - 9.3.3.5.1 (b) Frontyard: 5'
    - 9.3.3.5.1 (c) Rearyard: 5'
  - 9.3.3.5.2 Brownstone
    - 9.3.3.5.2 (a) Sideyard: 0
    - 9.3.3.5.2 (b) Frontyard: 5'
    - 9.3.3.5.2 (c) Rearyard: 5'
  - 9.3.3.5.3 Courtyard
    - 9.3.3.5.3 (a) Sideyard: 12'
    - 9.3.3.5.3 (b) Frontyard: 5'
    - 9.3.3.5.3 (c) Rearyard: 20'
    - 9.3.3.5.3 (d) from HDPA: 20'
- 9.3.3.6 Bedroom Count
  - 9.3.3.6.1 Townhouse: Minimum of 2
  - 9.3.3.6.2 Brownstone: Minimum of 2
  - 9.3.3.6.3 Courtyard: Minimum of 1
  - 9.3.3.6.4 Single-family: Minimum of 2
- 9.3.3.7 Building Height
  - 9.3.3.7.1 Townhouse: 35'
  - 9.3.3.7.2 Brownstone: 48'
  - 9.3.3.7.3 Courtyard Multi-family: 60'
  - 9.3.3.7.4 Attached Single-family: 35'
- 9.3.3.8 Total Unit Count (maximum)
  - 9.3.3.8.1 Townhouses: 46
  - 9.3.3.8.2 Brownstone: 68
  - 9.3.3.8.3 Courtyard Multi-family: 68
  - 9.3.3.8.4 Single-family: 8
- 9.3.3.9 Off Street Parking (including spaces in the garage)
  - 9.3.3.9.1 Townhouse: 2/unit

- 9.3.3.9.2 Brownstone: 2/unit
- 9.3.3.9.3 Courtyard Multi-family: 1.5/unit
- 9.3.3.9.4 Single-family: 2/unit

## **9.4 Architectural Standards**

9.4.1 Color Palette: Earth tones, muted and natural tones are required. Trim colors may include white or black or similar. Accent colors in brighter hues are permitted and encouraged for building accent features only such as awnings, doors, window frames, limited trim, etc. A mixed palette on a single building should be carefully selected so that all colors are harmonious with each other.

### 9.4.2 Materials:

9.4.2.1 Warm-tone brick, stone veneer or Ohio Limestone stucco stone (equal or better than Stone Products Corporation, type: Ohio Limestone) must be used on a percentage of front elevations of all residential building types.

9.4.2.2 Exterior Cladding: shall be within the color palette described and be comprised of traditional materials commonly found on similar building types. These materials shall include the following:

9.4.2.2.1 Brick Veneer

9.4.2.2.2 Stone/Cultured Stone or stone veneer

9.4.2.2.3 Wood board and batten, composite board and batten siding and cedar shake siding (painted or stained) Limited horizontal siding may be permitted as accents.

9.4.2.2.4 Vinyl siding vertical board-and-batten – minimum of .044” nominal thickness

9.4.2.2.5 Vinyl shake siding – minimum of .044” nominal

9.4.2.2.6 Stucco – per industry standards – light to medium textures

9.4.2.3 Roof materials: cedar shakes, tile, slate, synthetic slate, standing seam metal or dimensional asphaltic or fiberglass shingles. Shingles shall be medium weight dimensional or dimensional-look shingles.

### 9.4.2.4 Wall Articulation/Fenestration

9.4.2.4.1 Building fenestration refers to the arrangement of openings in a building facade by elements that are designed to permit the passage of air, light and people (such as doors and windows).

9.4.2.4.2 In addition to using building elements to articulate building mass, individual walls must be articulated with fenestration and pattern on each exterior elevation.

9.4.2.4.3 The amount of fenestration should be balanced with the amount of solid facade.

## **9.5 Landscape Buffering and Screening**

### 9.5.1 Landscaping Requirements

9.5.1.1 Any portion of a lot upon which a building or parking area is not constructed shall be landscaped with lawn as a minimum. For areas designated as landscape buffers, tree lawns, preservation zones, entry features or other community amenities, landscaping shall be maintained to meet the minimum standards specified in Hilliard City Code.

### 9.5.1.2 Screening

9.5.1.2.1 All mechanical, service, and utility equipment, including air conditioner condensers, utility meters, trash enclosures and compactors, transformers, whether on the ground, on building walls, or on roofs, shall be screened per city code.

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

9.5.1.2.3 Surface parking screening shall be per code with any combination of plant materials and mounding, except that required screen height shall be a minimum 3 feet. If provided, screens shall include breaks for pedestrian connections.

### 9.5.2 Waste and Refuse:

9.5.2.1 All common waste and refuse storage areas shall be containerized and screened from view on three sides by a solid brick wall, wood fence, or materials compatible with the main buildings' materials and at least as tall as the height of the container. The fourth side shall contain a wood or painted metal gate, which shall also be at least as tall as the height of the container.

9.5.2.2 Except for on trash pickup day prior to pick-up, gates must be kept in a permanently closed position. The enclosure must be sized to ensure that no open trash needs to be stored outside the enclosure between scheduled pickups.

9.5.2.3 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.

### 9.5.3 Planting Requirements:

9.5.3.1 Parking areas shall be landscaped per City Code. Trees shall be at least 2.0 inches in caliper at the time of installation. All trees within parking areas or along streets shall have a minimum clear canopy height of 5 feet.

9.5.3.2 Trees per square foot of building coverage shall be installed per City Code. These trees may be distributed throughout the site to achieve an overall canopy, and may include evergreen trees and ornamental trees to create interest and species diversity.

## **9.6 Lighting**

### 9.6.1 Site Lighting

9.6.1.1 Interior private street and parking area lighting shall not exceed 15 feet in height. All light fixtures, posts, bases, arms, and accessories shall be decorative in nature. Light source shall be Light-Emitting Diode (LED).

9.6.1.2 All lighting shall be full cut-off type fixtures.

9.6.1.3 All types of parking, pedestrian and other lighting shall be on poles or mounted on individual units, and shall be of the same type and style.

9.6.1.4 Landscape and building up-lighting from a concealed source shall be permitted.

9.6.1.5 All lights shall be arranged to direct light away from any exterior street or adjacent property.

9.6.1.6 No colored lights shall be used to light the exterior of the buildings.

## **9.7 Graphics and Signage**

9.7.1 All graphics and signage shall conform to the City of Hilliard Planning and Zoning Code, Chapter 1191, Graphics and Sign Code, unless approved otherwise by Planning Commission

9.7.2 A final signage package shall be submitted for review and approval by the Planning Commission at the time of final development plan submission.

## **10.0 SUBAREAS 6 AND 7-COMMERCIAL**

### **10.1 Permitted Uses:**

10.1.1 Permitted Uses in Subarea 6.

10.1.1.1 Administrative, General, Medical, or Professional offices, co-work space, shared office

10.1.1.2 Public Uses, except service buildings.

10.1.1.3 Retail Business (not to exceed 20,000 sq.ft.)

10.1.1.4 Restaurants, Taverns, Brew Pubs and other Eating & Drinking Establishments (with or without outdoor seating).

10.1.1.5 Professional, Personal, Business and Financial Services

10.1.1.6 Essential Services

10.1.1.7 Commercial or non-commercial Recreational Facilities, indoor or outdoor, skating rink, outdoor volleyball, or similar court or sports uses

10.1.1.8 Entertainment Facilities

10.1.1.9 Laboratories, Scientific research facilities, incubator or start up space

10.1.1.10 Printing and Publishing Uses (Kinkos)

10.1.1.11 Vet Clinic, Animal Hospitals and Clinics (no boarding; no kennel facilities shall be permitted)

10.1.1.12 Childcare facilities, including nursery school and day care facilities

10.1.1.13 Banks, financial institution, Credit Unions (without Drive-through or Drive-ups), Automated Teller kiosk

10.1.1.14 Places of worship, religious institutions

10.1.1.15 Art, music, dance, yoga studio

10.1.1.16 Continuing care residential facility, congregate care, developmental disability residences, rehab clinic, transitional residential housing, dormitory housing as accessory to educational institution.

10.1.1.17 Dwelling units on the upper floors of building with non-residential uses at street level

10.1.1.18 Mail order business and fulfillment, parcel drop box, post office, (Fed X, UPS, Amazon)

10.1.1.19 Commercial schools and studios for children or adults (art, dance music martial arts, adult education, corporate training)

10.1.1.20 Micro-breweries, distilleries, breweries <10,000 sq.ft., wine bar, wine or liquor store

10.1.1.21 Bookstore, coffee shop (no drive up or drive through)

10.1.1.22 Event, wedding space, community theater (no first-run), performing arts venue

10.1.1.23 Second/third floor office of building with non-residential uses at street level

10.1.1.24 “Wharf” uses: recreation, boat, kayak, stand up paddleboard, paddleboat, fishing retail or rental, adjacent to pond in HDPA.

10.1.1.25 Bicycle sales, service, rental and storage

10.1.2 Prohibited Uses.

10.1.2.1 Tattoo Parlor

10.1.2.2 Pet Store

10.1.2.3 Adult entertainment

10.1.2.4 Gun Store

10.1.2.5 [Reserved]

## **10.2 Permitted Uses in Subarea 7**

10.2.1 All uses listed as Permitted uses in Subarea 6 above, (line items 10.1.1.1 to 10.1.1.25)

10.2.2 Restaurant, coffee shop or other food service with drive-up or drive-through service

10.2.3 Bank, financial institution, credit union with drive-up or drive-through service

10.2.4 Automobile service station, gas station, with accessory convenience store (only one permitted in Subarea 7).

10.2.5 Pharmacy with or without drive-up or drive-through.

10.2.6 Other commercial services which do not require sanitary sewer services;

10.2.7 Electric automobile charging stations

10.2.8 Temporary valet parking for other uses within Subarea 6 or 7

10.2.9 Bicycle storage

10.2.9 [Reserved]

## **10.3 Prohibited Uses in Subarea 7**

10.3.1 Tattoo Parlor



10.3.2 Pet Store

10.3.3 Adult entertainment

10.3.4 Gun Store

10.3.5 [Reserved]

10.4.1 Development Standards for Drive-up or Drive-through uses.

10.4.1.1 Lanes required for vehicle access to and waiting for use of a Drive-through or Drive-up shall be designed to have sufficient length to accommodate the peak number of vehicles projected to use the facility at any one time, based on a traffic analysis, and to minimize impacts on the use of other required parking or drives or on the use of abutting streets and hazards to pedestrians.

10.4.1.2 Drive-up or Drive-throughs which utilize microphones or other audible signals shall be designed to minimize sound impacts upon abutting uses. Drive-up and drive-through microphones shall not be audible beyond the property line.

10.4.1.3 The Development Plan of the use which proposes a drive-through or drive-up shall be designed to reduce the impacts of lighting, litter, noise and exhaust resulting from the drive-up or drive-through.

10.4.1.4 Drive-up and drive-throughs shall be located to minimize conflict with pedestrian and vehicular movements.

10.4.1.5 Drive-up and drive-through windows and canopies shall be located on the side of buildings away from Roberts Road and shall not be visible from Roberts Road.

10.4.2. Development Standards for automotive service stations:

10.4.2.1 The main building shall front New Roberts Road at the south west corner of ADCR and there shall be no pavement between any portion of any building and New Roberts Road. All pumps shall be located south of the main building.

10.4.2.2 No part of the canopy covering gas pumps shall exceed the width or height of the main building.

10.4.2.3 Vehicle sales, rental or leasing shall not be permitted on site.

10.4.2.4 There shall be more than one car wash facility, provided however, intermittent use of the property for car washes for charitable causes shall be permitted.

10.4.2.5 No permanent or temporary outdoor storage, display or sale of goods, product, or stock shall be permitted unless specifically set forth on the approved Final Development Plan.

10.4.2.6 Air compressor pumps (e.g. for tire inflation) and other outdoor equipment shall be identified on the Final Development Plan and shall be located and screened from view of the public right-of-way and in a manner which minimizes noise impacts to the surrounding properties. Screening may include landscaping, fencing or walls.

10.4.2.7 Architecture for any automobile service or gas station located within Subarea 7 shall comply with the architectural forms, façade materials, and generally qualitative appearance of the architectural renderings and photographs provided with this Text.

10.4.2.8 Access to the automobile service station shall be via the full-service curb cut from the Subarea to New Roberts Road and via an access point to ADCR located at the south east corner of the automobile service station property. Design of these access points shall be as approved in the Final Development Plan.

## **10.5 Development Standards for Subarea 6 and 7**

10.5.1 Building Height. The maximum building height in Subarea 6 and 7 shall be 48 feet as defined in this Text.

10.5.2 Building Setbacks.

10.5.2.1 Minimum front yard setback from public right-of-way: 5'

10.5.2.2 Minimum side yard setback 0'

10.5.2.3 Minimum rear yard setback 0', provided, however, in the event the use requires a loading dock, the minimum rear yard setback may be increased to allow such dock.

10.5.2.4 Minimum setback from private alley: 5'

10.5.2.5 Minimum setback from the HDP: 5'

10.5.2.6 For structures adjacent to New Roberts Road in both Subarea 6 and 7, there shall be a "Build-to" line of 5' which requires that not less than 50% of the exterior façade wall of the adjacent building shall be located on such line. This Build-to line shall be established 5' north and 5' south of New Roberts Road right-of-way.

10.5.2.7 Minimum setback from ADCR shall be 10'

10.5.3 Lot coverage for structures, pedestrian areas, parking areas and other hard surface or paved areas shall not cover more than 75% of the total lot area within the Subarea.

10.5.4 Parking Setbacks between internal property lines within each Subarea shall be as follows: minimum paving, parking and drive aisle setbacks between subdivided lots shall be five (5) feet. Paving setbacks shall be reduced to zero (0) feet if cross parking easements are in place. Shared curb-cuts are acceptable.

#### 10. 5.4 Buffering, Landscaping, Open Space and/or Screening.

10.5.4.1 In all parking areas, headlights shall be screened from the street and adjacent properties. Such screening shall be accomplished by the use of landscaped mounding, brick or stone walls, evergreen hedges, or combination thereof. The height of screening shall be at least 36 inches with maximum 4:1 slope for mounding.

10.5.4.2 For new buildings constructed along any public right-of-way where no parking is constructed between the building and the public right-of-way, no mounding or landscaping along the property frontage will be required.

10.5.4.3 Sidewalks shall be constructed within Subareas 6 and 7 as shown on the Multi-use/Pedestrian Walk System Plan of the Plan Set. Sidewalks shall be required on the south side of New Roberts Road only where on street parking is located.

10.5.4.4 No chain link fencing is permitted. Permitted fences include three-rail wood fences, and painted metal fences. Metal fences shall be powder coated black or other dark color.

10.5.5 Rooftop mechanicals, ground mounted mechanical and electrical equipment shall be screened from view to the full height of the unit.

### **10.6 Building Design and Exterior Treatment.**

10.6.1 The architectural character of the buildings in the Subareas 6 and 7 shall convey a welcoming community gathering and commercial activity space. Traditional forms, colors, and detailing consistent with areas which surrounded Ohio's county courthouse towns and "Main Street" architecture will be provided. Strip commercial retail with undifferentiated facades, lack of architectural detail, and uniform flat roofs are specifically discouraged.

10.6.2 Color Palette, lively, exciting but tasteful and traditional color palette shall be used throughout Subarea 6 and 7.

#### 10.6.3 Materials.

10.6.3.1 The same level of quality of architectural design and materials shall be provided on all building sides.

10.6.3.2 Roof materials shall be shingles, cedar shakes, slate or synthetic slate. Shingles shall be medium weight dimensional shingles. Standing seam metal roofs and other roofing materials are permitted as accents.

10.6.3.3 Flat Roofs are permitted. All rooftop mechanical units shall be screened to the full height of the unit.

#### 10.6.4 Dumpsters, Lighting, Outdoor Display Areas

10.6.4.1 All exterior lighting parking lot lighting shall be down lighting (cut off fixtures). All exterior lighting fixtures shall be reviewed and approved as a part of the Final Development Plan.

10.6.4.2 Parking lot lighting standards shall not exceed 20 feet in height from finished grade. There shall be no light trespass onto adjacent properties. In parking lots, light poles shall be placed in raised islands or medians to protect both lights and vehicles from damage.

10.6.4.3 All canopy lighting shall be recessed cut off fixtures with a flat lens mounted flush to the underside of the canopy structure.

10.6.4.4 Dumpsters and compactors shall be fully screened on all four sides to a minimum height of six feet or a height equal to that of the dumpster and compactor, whichever is greater. Such with a solid metal or wood gate and located so as to be in the most unobtrusive location within the property but still retaining its functionality. Dumpsters shall be located as approved on the Final Development Plan.

### **10.7 Graphic and/or Signage Commitments.**

10.7.1 All graphics and signage shall be reviewed and approve as a part of a Master Sign Package application submitted to address all signage within each Subarea. Otherwise, all signage and graphics shall comply with the Hilliard Graphics and Sign Code.

10.7.2 All signage shall be externally illuminated or non-illuminated. Halo-lit signage is permitted. Exposed or visible light sources shall not be permitted.

10.7.3 Menu signs shall be permitted in Subarea 7 but shall not be located between the building and any right-of-way line and shall meet all other Code provisions concerning menu signs. Menu signs shall be screened from view from the public right-of-way.

### **10.8 Loading and Parking**

10.8.1 Minimum parking requirements for permitted uses shall be determined by a shared parking matrix/analysis approved at the time of Final Development Plan. It is the intent of this

shared parking analysis to provide adequate parking opportunities within each Subarea during non-holiday period. However, “over-parking” or parking which is provided but only used during holiday periods is specifically discouraged. Parking shall be considered in the aggregate among adjacent lots and uses within each Subarea and not on a lot by lot basis.

10.8.2 All 90-degree parking spaces shall be a minimum of nine (9) feet in width and a minimum eighteen (18) feet in length. Parking aisles shall be a minimum of 24 feet wide.

10.8.3 Bicycle parking at a ratio of one bicycle space for every twenty-five (25) vehicular parking spaces shall be provided throughout the Subareas 6 & 7 and, at a minimum, in one location in each Subarea. Bicycle parking may count as required off-street parking up to a maximum of ten percent (10%) of the overall site’s required parking.

## **11.0 PUBLIC AND PRIVATE OPEN SPACE**

11.1 Introduction. The HDPA bisects the property and it includes over 50 acres currently subject to a preservation easement in favor of the City which area shall be dedicated to the City pursuant to the requirements of the preservation easement upon development of the property. This HPDA includes major woodlands, the now meandering Hamilton Ditch, wetlands and other ecologically sensitive areas which contribute to the wide variety of open space areas provided in this Development. Open Spaces serve as regional pedestrian and wildlife connections across the Development as encouraged by the Comprehensive Plan. The public open spaces provided in the proposed Development will connect the neighborhoods east of ADCR with the natural recreational opportunities found in the HDPA and connect the Development within the property with the educational institutions and neighborhoods which surround it.

### **11.2 Permitted Uses**

11.2.1. Public open space, including the HDPA, wetlands, ground water recharge areas, prairie restoration areas, tree preservation areas, ponds, lakes and streams.

11.2.2 Multi-use paths, sidewalks, leisure trails, and other pedestrian pathways.

11.2.3 Recreational uses as provided elsewhere in this Text

11.2.4 public parking as identified for users of the public open spaces as such are determined in the future.

### **11.3 Development Standards**

11.3.1 The Developer shall dedicate, in accordance with the terms of the stream restoration/preservation easement, not less than 50 acres of open space encumbered by the HDPA easement which shall be owned and maintained by the City.

11.3.2 Tree removal in the open space areas shall be permitted only in conjunction with the construction of multi-use paths and other developmental requirements (utility extensions, etc.) or as otherwise approved by the City Engineer. Dead or diseased trees that may pose a safety hazard may be felled.

11.3.3 Sidewalks and multi-use paths are provided to connect open spaces provided within the Development as shown on the Multi-Use Path/Pedestrian Walk System of the Plan set.

11.3.4 Multi-use paths shall be 8 feet in width, and shall be placed within an easement, width to be determined with Final Development Plan

11.3.5 Paths may be combined or narrowed at critical locations, such as street crossings or environmentally sensitive areas. The Developer shall be permitted to install the asphalt path in phases, and future installation of the aggregate path by the Developer or the CDA.

11.3.6 Multi-use path material shall be asphalt or compacted crushed aggregate. Paths shall be permitted to be built as boardwalks, to allow access to sensitive areas, such as wetlands. Final design, details, and specifications shall be approved by the City Engineer

11.3.7 Multi-use path construction through the HDP, wooded areas, or other environmentally sensitive areas shall be planned, field located and routed to minimize impact to existing trees and wetlands. Tree clearing shall be limited to the development footprint of the path plus 6 feet on each side, and “light” construction techniques shall be used to minimize disturbance of trees and wetlands.

#### 11.4 Secondary Paths and Trails

11.4.1 Minimally improved hiking trails shall be permitted throughout the open spaces of the site. Trails shall be permitted to be dirt, mowed grass, mulch, or gravel, or asphalt.

11.4.2 Trails shall be routed as spurs from main multi-use path segments or streets.

#### 11.5 Landscaping.

11.5.1 Final planting and seeding plans shall be provided at Final Development Plan or prior to dedication to any public entity. However, areas currently used as agricultural fields located east of Hilliard Darby High School shall be allowed to revert to their natural condition and regeneration of the existing seed bank without additional planting or seeding.

11.5.2 Seeding for native grasses, forbs, and or sedges or appropriate mixes

11.5.3 “Natural succession areas” may be planted with initial native plants and be managed for succession to woodlands.

11.5.4 Some open space areas may be maintained as mowed turf for the purpose of access, maintenance, as secondary paths, and where a more manicured appearance is suitable, such as at site entries, or as areas for passive recreation.

11.5.5 Ornamental plantings of native and adapted plants along roadways and near entry features is permitted.

11.5.6 A Community Garden may be located within any publicly dedicated open space as determined in the zoning process.

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