

Sub Area A2

Sub Area A-2 is located south of Tuttle Grove II Subdivision, and east of Sub Area A1, see Exhibit F. The site is ±29.1 acres in size. The residential final plat will not be filed until the construction contracts have been let for Cosgray-Britton Connector and the Britton Road Extension from Hayden Run Road to the existing Britton Parkway to the north.

A. Permitted Uses

1. The only permitted uses within this sub area shall be multi-family apartments, related uses and facilities (i.e. Clubhouse, Pool, etc.) and/or Park. All other uses shall be prohibited.
2. Residential Units shall meet the following square footage minimums:
 - a. 1 Bedroom – 750 square feet
 - b. 2 Bedroom – 900 square feet
 - c. 3 Bedroom – 1,000 square feet, maximum 15% of the units

B. Unit Types

1. Apartments shall comply with the design guidelines of the development standards in this text.

C. Development Standards

1. 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.

A2.01 Density, Height, Lot and/or Setback Commitments

1. There shall be a maximum of 470 dwelling units ~~developed at 16.0 dwelling units per gross acre.~~
2. Lot coverage shall not exceed 40% as defined by Hilliard City Code Section 1107.01(46). Total impervious surface coverage shall not exceed 70%.
3. The maximum height limit shall be 45 feet ~~with the exception of one building located a minimum of 250 feet from the right-of-way of the Cosgray-Britton Connector (a.k.a. Riggins Road) shall be permitted to have a maximum height limit of 55 feet.~~
4. No unit entrances shall be located below ground level.
5. The building and pavement setback from the right-of-way of Cosgray-Britton Connector (a.k.a. Riggins Road) shall be 30 feet.
6. The building and pavement setbacks from the north, west and east property lines shall be 30 feet.
7. All parking setbacks shall be landscaped in accordance with the requirements of this text.

A2.02 Access, Loading, Parking and/or Traffic Related Commitments

1. Parking requirements shall be 1.8 off-street parking spaces per unit including garages.
2. No carports shall be permitted. The developer shall work with staff at Final Development Plan approval to determine if any additional parking is necessary.
3. All parking lots shall be curbed. Parking blocks shall not be permitted.

4. Vehicular access points to the Cosgray-Britton Connector shall be limited to two locations approved by the Hilliard City Engineer.
5. Reasonable and good faith efforts will be made to not back homes onto public right-of-ways. If this cannot be achieved, the developer must demonstrate a reasonable hardship and what mitigating factors will be made.
6. Within the right-of-way along Cosgray-Britton Connector a 5-foot walk shall be constructed to extend and connect to the bike path in Sub Area B1. The bike path shall be installed with roadway improvements and will be dedicated to the City of Hilliard.

A2.03 Architectural Standards

The site plan layout and architecture will be reviewed at the Preliminary Development Plan stage before final approval is granted.

1. Color Palette:
 - a. Earth tones, muted and natural tones are required. Accent colors in brighter hues are permitted for building accent features only such as awnings, doors, limited trim, etc. A mixed palette on a single building should be carefully selected so all colors are harmonious with each other.
2. Materials:
 - a. Warm-tone brick.
 - b. Stone veneer or stucco stone with limestone trim.
 - c. Natural wood, wood composite or high quality vinyl sidings with wood trim.
 - d. On pitched roofs, standing seams, cedar shakes, tile, slate or dimensional asphalt or fiberglass shingles with a minimum of 25-year warranty shall be used.
 - e. Stucco may be used as an accent material provided it does not exceed 50% of the exterior façade material.
 - f. Concrete or masonry foundations should only have ±16-inch exposure above finished grade before the primary exterior finish materials begin.
 - g. Exterior Cladding: shall be within the color palette described and be traditional materials, most commonly found on similar building types. These materials shall include the following.
 - 1). Brick Veneer
 - 2). Stone/Cultured Stone (equal to or better than Stone Products Corporation).
 - 3). Wood lap siding, composite lap siding and cedar shake siding painted or stained.
 - 4). Vinyl siding – minimum of .042 inch nominal thickness with wood grain finish.
 - 5). Stucco – per industry standards – light to medium textures.
 - 5)-6). Fiber Cement,
 - h. No building elevation shall have more than 40% vinyl siding. The remaining 60% of the elevation shall be the other materials provided herein. All buildings shall have approximately the same façade material percentages mix on all four sides of the building.
 - i. Roofs

- 1). Pitched roofs with gables or hips shall have a minimum slope of 6:12. Pitched roofs with gables or hips shall have a minimum slope of 4:12 if such gables or hips are enhanced with multiple mono-sloped or single sloped elements as prominent roof features

remake

- 2). Materials shall be shingles, cedar shakes, slate or synthetic slate. Shingles to be a minimum, medium weight dimensional or dimensional-look shingles.
- 3). Minimum 12-inch eave overhang and 6-inch overhangs.

j. Scale

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

k. Wall Articulation/Fenestration

- 1). 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.
- 2). The amount of fenestration should be balanced with the amount of solid façade.
- 3). All buildings shall reflect the same articulation, finish, and ration of façade materials on all four sides.

- l. Before final design approval is granted, the Planning and Zoning Commission must review the building architecture.

A2.04 Buffering, Landscaping, Open Spaces and/or Screening Commitments

1. Landscaping

- a. All landscaping shall be in accordance with the requirements of Hilliard City Code Section 1331.
- b. Landscape plans shall be reviewed by the Hilliard Shade Tree Commission at the Final Development Plan Stage.
- c. Street trees will be planted at a minimum distance of 50 feet on center along all internal streets and along Cosgray-Britton Connector. This spacing shall be sensitive to the visibility of regulatory signs in the right-of-way and site distance at driveways. Trees will be of a deciduous species normally attaining full grown height in excess of 40 feet and will be of 2-inch caliper or greater at the time of planting.
- d. Within the 25 foot buffer along the north and east property lines there shall be a buffer planting consisting of 2 deciduous shade trees and 4 evergreen trees per each 100 linear feet. Evergreens shall be a minimum height of 6 feet at the time of installation. Proposed trees shall be grouped and staggered to present a natural appearance. Existing trees may count towards the 2 deciduous shade trees per 100 linear feet requirement. This buffer shall be installed in its entirety at the start of construction of the residential units.
- e. There shall be private recreation facility provided within this sub area to include at a minimum a pool and clubhouse.

- f. 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.

- g. Interior landscaping for vehicular use areas: Any open vehicular use area, excluding loading, unloading, and storage areas in a business zone, containing more than 4,000 square feet of area, or twelve or more vehicular parking spaces, shall provide interior landscaping in addition to previously required perimeter landscaping. Interior landscaping may be peninsular or island types.
- h. Landscape Area: For each 100 square feet or fraction thereof, of vehicular use area, a minimum total of five square feet of landscaped area shall be provided.
 - 1). 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.
- i. Minimum interior trees: The following minimums are required, based upon total ground coverage of vehicular use areas:
 - 1). 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 1 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 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 in tree trunk size for every 4,000 square feet over 50,000 square feet in 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.
- j. Parking lot screening: There shall be 3-foot (ht.) hedge and 5 ornamental trees per 100 linear feet and/or earthen mound along the pavement setback of Cosgray-Britton Connector wherever structures do not exist at the building setback line.
- k. Tree Planting Requirements: For residential development, 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-inch caliper at the time of installation and are in addition to the street tree planting requirements.
 - 1). 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.
- l. 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 curbs 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.

- m. Standard tree preservation practices will be in place to preserve and protect trees during all phases of construction.
- n. Screening of Mechanicals: No materials, supplies, equipment or products shall be stored 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 plant materials harmonious with the building.
- o. 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.
- p. Landscape Materials:
 - 1). Plants: Artificial plants are prohibited. All plant materials shall be living plants and shall meet the following requirements.
 - (a) Quality: Plant materials used in conformance with the provisions of this chapter shall conform to the standards of the American Association of Nurserymen and shall have passed any inspections required under State regulations.

A2.05 Dumpster, Lighting, Outdoor Display Areas and/or other Environmental Commitments

- 1. All parking lot lighting shall not exceed 18 feet in height from finished grade.
- 2. External lighting shall be cut-off type fixtures.
- 3. All types of parking, pedestrian and other lighting shall be on poles shall be from the same type and style.
- 4. All light poles and standards shall be metal and shall be black in color.
- 5. Parking lot lighting shall be ~~either~~LED, high-pressure sodium, or metal halide. As long as it is consistent throughout the development. Building and landscaping lighting may be LED, incandescent, or metal halide.
- 6. Landscape and building uplighting from a concealed source shall be permitted.
- 7. All lights shall be arranged to reflect light away from any exterior street or adjacent property.
- 8. All building illuminations shall be from concealed sources.
- 9. No colored lights shall be used to light the exterior of the buildings.
- 10. 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 and at least 6 inches taller than the height of the dumpster. The fourth side shall contain a wood gate, which shall be at least 6 inches taller than the height of the dumpster.

11. Storage and Equipment and Services 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.
- b. Mechanical equipment or other utility hardware shall be screened from public view with plant materials or materials harmonious with the building.
- c. All refuse, trash and garbage collection shall be enclosed and not visible from the street or adjoining property.
- d. No noises, smoke, odors, vibration or other nuisances shall be permitted.
- e. No area of the site will be used for outdoor storage.

A2.06 Graphics and Signage Commitments

1. The developer shall be permitted one ground mounted project identification sign per entry/exit to the development. Project identification signs shall not exceed 32 square feet per sign face and no part of the sign or associated structure shall exceed 8 feet in height. Individual signs shall be previewed and approved by the Planning and Zoning Commission.

A2.07 Miscellaneous Commitments

1. Utilities: All utility lines including water service, electricity, telephone and gas, and their connections or feeder lines shall be placed underground. Provided, however, that the existing overhead transmission lines shall remain above ground. Meters, transformers, etc. may be placed above ground, but shall be screened from view. Where feasible, all above ground utility boxes shall be placed at the rear lot lines or sufficiently screened.
2. A community development authority (CDA) shall be created for this sub area that would be the vehicle for infrastructure cost recovery on the developed property, used to pay a portion of the cost of the infrastructure required to service the property. The millage collected and associated time frame by the CDA shall be comparable to the millage and associated time frame that is or may be required to be placed upon residential units in the City of Columbus developments located north of Hayden Run Road, but shall not exceed 5 mills.

EXHIBIT A

