

**VESSEL PARK
PLANNED UNIT DEVELOPMENT**

Property Location: 2876 Hilliard – Rome Road
Applicant: Vessel Partners, LLC
Owner: Vessel Partners, LLC
Existing District: R-1, Suburban Residential
Proposed District: PUD
Date of Text: 08/05/2020
Application No.: TBD

I. INTRODUCTION

The subject property is composed of parcel #050-002905, which is approximately 4.04 +/- acres. The parcel is currently zoned for residential use. The applicant is requesting to rezone the Property to a Planned Unit Development to allow for a neighborhood office park. A PUD Zoning Development Plan showing the location of the two subareas for zoning purposes. A PUD Zoning Development Plan showing the location of the two subareas is attached hereto as Exhibit A.

The following general development standards shall apply to each of the subareas except as indicated otherwise in the text. In the event of conflict between a general standard and the text for a specific subarea, the more stringent standard shall apply.

II. GENERAL INTENT.

A. It is the intent of the developer to create a unified, high quality development designed to foster a neighborhood friendly office development.

B. Final development plans for all buildings within each Subarea will be reviewed for approval by the Planning and Zoning Commission.

C. If the standards contained herein conflict in any way with the City of Hilliard Codified Ordinances, then the Planned Unit Development shall prevail. Standards in the City of Hilliard Zoning Code applicable to matters not covered in this document shall apply to each of the Subareas in the Planned Unit Development.

III. GENERAL DEVELOPMENT STANDARDS

A. Density, Height, Lot Coverage and Setback Requirements.

1. There shall be a maximum density of 10,000 square feet per acre.

2. Each building shall have a minimum building footprint of 3,000 square feet and a maximum building footprint of 10,000 square feet.
3. The maximum building height shall be 35 feet as measured per Hilliard Code.
4. Lot Coverage. Structures, pedestrian areas, parking areas and other hard-surfaced or paved areas shall not cover more than seventy percent (70%) of the total subarea.
5. Building and Pavement Setbacks along the Property perimeter shall be as follows:
 - i. Along the north, and east sides of Subarea 1, the Pavement Setback and the Building Setback shall be thirty (30) feet and shall include a 4:1 slope mound with a minimum height of 3.5 feet and a maximum height of 4 feet. Along the south side of Subarea 1, the Pavement Setback shall be fifteen (15) feet and the Building Setback shall be thirty (30) feet. A landscape buffer consisting of a mix of evergreen trees and ornamental trees, as shown on Exhibit E – Landscape Plan, shall be installed along the north, east and south property lines of Subarea 1. Some trees will be preserved along the north side as identified on the Development Plan.
 - ii. Along the north and west (not adjacent to Hilliard Rome Road) side of Subarea 2, the Pavement Setback and the Building Setback shall be ten (10) feet and shall include 4:1 slope mound with a minimum height of 3.5 feet and a maximum height of 4 feet. A landscape buffer consisting of a mix of trees and ornamental trees, as shown on Exhibit C – Landscape Plan, shall be installed along the north property line of Subarea 2.
 - iii. Along the west property line of Subarea 2 adjacent to Hilliard Rome Road, the Pavement Setback and the Building Setback shall be ten (10) feet. Pavement shall not be located between the building and the Hilliard Rome Road right-of-way line.
6. Building and Parking Setbacks between Subareas shall be as follows:
 - i. Minimum paving and building setbacks between subdivided lots shall be five (5) feet. Paving setbacks may be reduced to zero (0) feet if cross parking easements are in place.

B. Buffering, Landscaping, Open Space and/or Screening Commitments.

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, or combination thereof. The height of screening shall be at least 42 inches with maximum 4:1 slope for mounting.
2. For all landscaping, minimum deciduous tree diameter shall be two and one half-inch caliper (2 ½"); evergreens shall be at least seven (7) feet high; ornamental trees shall be at least one and one half inch caliper (1½"). All trees and landscaping shall be well maintained. Dead or non-thriving items shall be replaced within three (3) months, or as soon thereafter as seasonality allows.
3. Landscape plans shall be reviewed for plant species recommendation by the Hillard Shade Tree Commission at, or before, submission of Final Development Plans.
4. Both subareas will meet the City Storm Water Management Program (SWMP) subject to the review and approval of the City Engineer.
5. Rooftop mechanicals, ground mounted mechanical and electrical equipment shall be screened from view to the full height of the unit.
6. Tree replacement in the Hillard City Code shall apply. Trees planted in required landscape buffer and in the parking lot landscaping areas may be used to meet the tree replacement requirements.

C. Building Design and/or Interior – Exterior Treatment Commitments.

1. The architectural character of the project will convey a campus feel of individual structures having a common theme.
2. Color Palette – Earth tones, muted and natural tones are required.
3. Materials:
 - a) Materials will be as shown on the sample building elevations attached hereto as Exhibit B - Proposed Building Elevation. The same level of quality of architectural design and materials shall be provided on all building sides.

- b) Roof materials shall be shingles, cedar shakes, slate or synthetic slate. Shingles to be minimum, medium weight dimensional shingles. Standing seam metal roofs are permitted.
- c) Flat Roofs are prohibited.

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

- 1. All exterior lighting shall be down lighting (cut off fixtures). All exterior lighting fixtures shall be from the same or similar manufacturer's type to insure compatibility. Lighting details are set forth on Exhibit E attached hereto.
- 2. Parking lot lighting standards shall not exceed 18 feet in height from finished grade. There shall be no light trespass onto properties adjacent to but not part of the Vessel Park site. In parking lots, light poles shall be placed in raised islands or medians to protect both light and vehicles from damage.
- 3. 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 screening shall be maintained at 100-percent opacity and shall be constructed of wood.

E. Graphic and/or Signage Commitments.

- 1. All graphics and signage shall comply with Hilliard's Graphic and Sign Code.
- 2. Subarea 1 and Subarea 2 shall be entitled to have a total of one monument ground sign which will serve both Subareas. Such monument sign shall have a brick base and the sign face of the monument sign shall be a maximum of 20 square feet on each side. The height of sign and base of each monument sign shall not exceed 6 feet from grade.
- 3. Each building in both Subarea 1 and Subarea 2 shall be entitled to have a one wall or plaque sign per sign. Each such wall sign shall be a maximum of 12 square feet mounted to the front of the building. The locations of such wall signs are shown on the Development Plan. Each wall or plaque sign shall fit proportionally into the architecture of the building. Uniform letter heights and sign locations shall be required. The building in Subarea

2 shall also have a wall sign on the east elevation which shall be a maximum of 12 square feet.

4. All ground-mounted signage shall be backlit or externally illuminated. All wall-mounted signage shall be backlit or externally lighted. Exposed or visible light sources shall not be permitted.

F. Access, Loading, Parking and/or Other Traffic Related Commitments.

1. Access to the site from Hilliard Rome Road will consist of one full-service curb cut as shown on the PUD Zoning Development Plan, Exhibit A subject to the approval of the City Engineer.
2. Minimum parking requirements shall be one space per 315 square feet of gross floor area regardless of use.
3. All 90 degree parking spaces shall be a minimum of 9 feet side by 18 feet in length or as approved by the City Engineer. Parking aisles shall be a minimum of 22 feet side or as approved by the City Engineer.

G. Utilities

1. All new utility lines including water service, electricity, telephone, gas, cable television, and their connections or feeder lines shall be placed underground.
2. Private utilities (gas, electric, telephone, cable, etc.) may be located within the road right-of-way so long as the facilities are located outside all pedestrian facilities (bike paths, sidewalks), or private utilities may be located outside right-of-way in private easements. Design and location of all utilities shall meet the requirements of the City Engineer.
3. All utility connections should be out of view or screened. All mechanical equipment and related structures shall be screened to the full height of the unit by a fence, vegetation, or wall of harmonious architectural material and character.

H. Subarea 1 Development Standards

1. Permitted Uses:
The uses listed below shall be permitted uses within Subarea 1.

The definitions contained in the City's codified ordinances shall apply unless otherwise states herein.

- a. Administrative, General, Medical or Professional Offices
- b. Clinics – an establishment where patients who are not lodged overnight are admitted for examination and treatment by a group of physicians practicing medicine together.
- c. Laboratories – a place where medical research and testing is carried out.

- 2. Offices shall be one-story, except for one location identified on the Preliminary Development Plan. A two-story building on the Preliminary Development Plan may be constructed only upon the prior review and approval by resolution of City Council. In reviewing plans for the proposed two-story building, the City Council shall determine the following:

- a. The architectural elevations and building materials are consistent with the conceptual elevations attached hereto as Exhibit B;
- b. The height of the building is consistent in character with the height of buildings in a single family residential neighborhood; and
- c. In addition to the landscape screening provided for in Section III.A.5 of this text, landscape features are included on the plans sufficient to screen the view of the proposed two-story building to and from the neighboring residential properties.

I. Subarea 2 Development Standards

1. Permitted Uses:

The uses listed below shall be permitted uses within Subarea 2. Offices permitted herein may be one-story. The definitions contained in the City's codified ordinances shall apply unless otherwise states herein.

- a. Administrative, General, Medical or Professional Offices
- b. Clinics – an establishment where patients who are not lodged overnight are admitted for examination and treatment by a group of physicians practicing medicine together.
- c. Laboratories – a place where medical research and testing is carried out.

Exhibit A

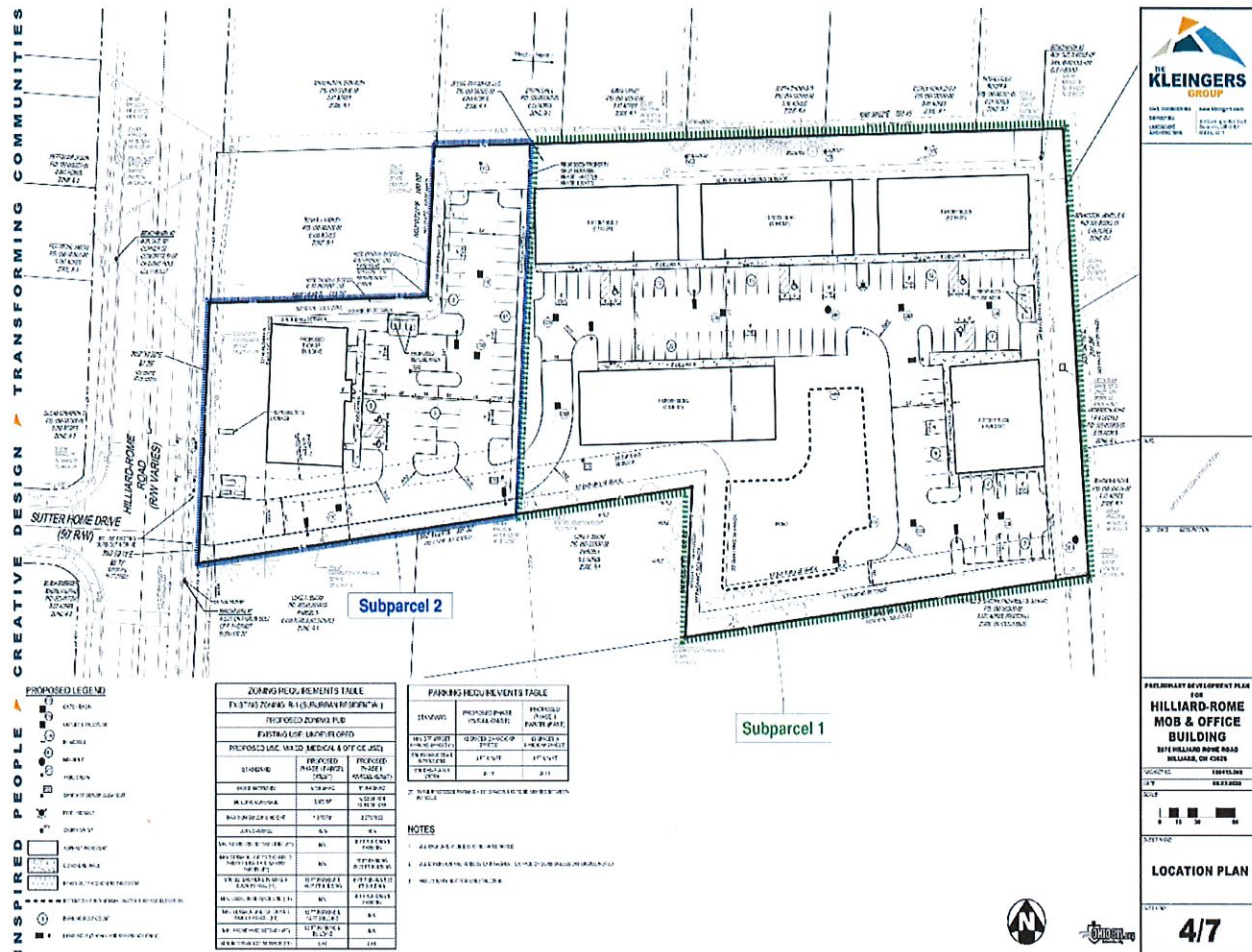
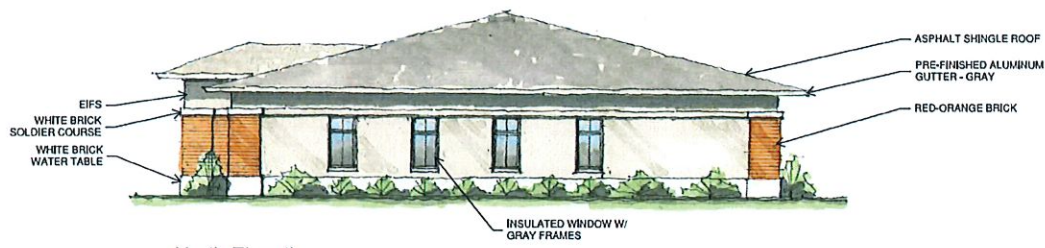


Exhibit B



North Elevation



East Elevation



NORTH & EAST ELEVATIONS

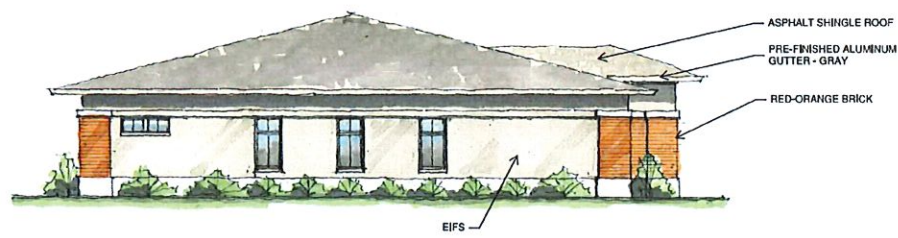
EQUITY MOB |

Hilliard Rome Road
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07/31/2020

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South Elevation



West Elevation



WEST & SOUTH ELEVATIONS

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7/31/2020

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INSPIRED PEOPLE ▶ CREATIVE DESIGN ▶ TRANSFORMING COMMUNITIES

