## **MEETING AGENDA**

# **Planning & Zoning Commission**

City Hall • 3800 Municipal Way • Hilliard, Ohio 43026 and Live-Streaming on YouTube



# Thursday, July 14, 2022 | 7:00 pm

- 1. Call to Order
- 2. Pledge of Allegiance to the Flag
- 3. Roll Call
- 4. Approval of the Meeting Minutes June 9, 2022
- 5. Oath to Tell the Truth
- 6. Changes to the Agenda (requests for postponements, withdrawals, or change in order of cases)
- 7. Postponed Cases:

CASE 1: PZ-22-27 - CODE AMENDMENT - Backyard Chickens & Rear Yard Beekeeping

APPLICANT: City of Hilliard, 3800 Municipal Way, Hilliard, OH 43026.

**REQUEST:** Review & approval of an amendment to Hilliard Code Sections 505.14 & 1121.07 to permit non-commercial raising of chickens and honeybees, Section 1121.08 to specify standards for the raising of chickens and Section 1121.09 to specify standards for the raising of honeybees.

#### 8. New Cases:

CASE 2: PZ-22-31 - CHASE BANK - 4199 Parkway Lane

**PARCEL NUMBER: 050-003211** 

**APPLICANT:** Rachel Wolff, Mannik Smith Group, 1160 Dublin Road, Suite 100, Columbus, OH 43215; Vaughn Benson, FMS Architects, 995 W. 3<sup>rd</sup> Avenue, Columbus, OH 43212; Max Hartings, Equity, 4653 Trueman Boulevard, Suite 100, Hilliard, OH 43026; Jim Byun AIA, NCARB, J.P. Morgan Chase & Co., 10 S. Dearborn Street, 25<sup>th</sup> Floor, Chicago, IL 60603; Central Ohio Transit Authority, 1600 McKinley Avenue, Columbus, OH 43222.

**REQUEST:** Review & approval of a lot split under the provisions of Hilliard Code Section 1188.05 to create a 0.89-acre parcel, and a Level "B" Site Plan under the provisions of Hilliard Code Chapter 1131 for a 3,410-square-foot bank.

CASE 3: PZ-22-32 - TRUEPOINTE MIXED USE DEVELOPMENT - 4525 Trueman Boulevard

PARCEL NUMBER: 050-003043 & 050-010984

**APPLICANT:** Trueman Boulevard LLC, 4653 Trueman Boulevard, Suite 100, Hilliard, OH 43026; RRIHQ LLC, 4653 Trueman Boulevard, Hilliard, OH 43026; and Shawn Boysko, Equity Construction Solutions, 4653 Trueman Boulevard, Suite 200, Hilliard, OH 43026.

**REQUEST:** Review & approval of a PUD Modification under the provisions of Hilliard Code Section 1117.08 for a mixed-use development including office, commercial, restaurant, hotel and residential uses on 27.73 acres.

#### CASE 4: PZ-22-33 – AMAZON DATA CENTER – 4120 Scioto Darby Road

**PARCEL NUMBERS:** 050-003336, 050-002806, 050-003210, 050-0002427, 050-002299 & 050-002301 **APPLICANT:** Amazon Data Services, Inc., 410 Terry Avenue North, Seattle, WA 98108; c/o Isabella Culliton, Kimley-Horn, 7965 North High Street, Columbus, OH 43235.

**REQUEST:** Review & approval of a Level "B" Site Plan consisting of 7 data center buildings and additional security and utility buildings on 152.13 acres in accordance with Chapter 1131 of the Zoning Code.

#### CASE 5: PZ-22-36 - JC & COMPANY - 4010 Main Street

**PARCEL NUMBERS: 050-000132** 

**APPLICANT:** Brian Long, JC & Company, 4010 Main Street, Hilliard, OH 43026; 4010 Main Street, LLC. 4010 Main Street, Hilliard, OH 43026

**REQUEST:** Approval of an Old Hilliard District Plan under the provisions of Hilliard Code Section 1115.05 for exterior building colors.

#### CASE 6: PZ-22-37 – OLD HILLIARD, LTD – 4055 Main Street

PARCEL NUMBERS: 050-000084, 050-000188

APPLICANT: Old Hilliard, LTD, PO Box 1471 Hilliard, OH 43026; c/o Andrew Warnock, 3523 Goldenrod

Street, Hilliard, OH 43026

**REQUEST:** Approval of an Old Hilliard District Plan under the provisions of Hilliard Code Section 1115.05 for exterior modifications that include metal awnings.

#### 9. Discussion Items

#### 10. Chairman's Communication

#### 11. Committee Communications

### 12. Adjournment

[END OF AGENDA | JULY 14, 2022]

# **MEETING MINUTES**

# **Planning & Zoning Commission**

City Hall • 3800 Municipal Way • Hilliard, Ohio 43026 and Live-Streaming on YouTube



# Thursday, June 16, 2022 | 7:00 pm

#### **CALL TO ORDER**

Chairman Jay Muether called the Regular Meeting of Planning and Zoning Commission to order at 7:00 PM.

#### PLEDGE OF ALLEGIANCE TO THE FLAG

Commission Member Chris Lewie led the Commission and attendees in the Pledge of Allegiance.

#### **ROLL CALL**

Attendee Name:	Title:	Status:
Chairman Jay Muether	Chair	Present
Vice Chair Bevan Schneck	Vice Chair	Present
Eric Gutknecht	Member	Present
Chris Lewie	Member	Present
Tracey Nixon	Member	Absent
Tom Pannett	Member	Present
Bill Uttley	Member	Present

**Staff Members Present:** Law Director Philip Hartmann, Planning Manager Carson Combs, City Engineer Clark Rausch, Code Enforcement Officer Kristie Shaffer, City Council Representative Peggy Hale, Planning Intern Abby Theil and GIS Intern Natalie Wood.

**Others Present:** Azeemullah Raghbat, representing Ana Shawarma Food Truck (Case #PZ-22-28); William Willis, representing Amazon Data Center (Case #PZ-22-26); David Sanford, representing AEP/Amazon (Case #PZ-22-26); and other members of the public in attendance.

#### **APPROVAL OF MEETING MINUTES - MAY 12, 2022**

Chairman Muether asked if there were any changes or corrections to the May 12, 2022, Planning and Zoning Commission minutes. With no comments, the minutes were approved by a voice vote.

Status:	Accepted by voice vote (6-0)
Ayes:	

#### **OATH TO TELL THE TRUTH**

Law Director Philip Hartmann administered the Oath to Tell the Truth.

#### CHANGES TO THE AGENDA (requests for postponements, withdrawals, or change in order of cases)

Chairman Muether requested that *PZ-22-27 – CODE AMENDMENT – Backyard Chickens & Rear Yard Beekeeping* be moved to the end of the agenda.

#### **NEW CASES:**

CASE 1: PZ-22-26 – AMAZON DATA CENTER – 4600 Cosgray Road

**PARCEL NUMBER: 050-011455** 

APPLICANT: Amazon Data Services, Inc., c/o David Sanford, Central Surveying, 7563 East Main Street,

Reynoldsburg, OH 43068.

REQUEST: Review & approval of a lot split under the provisions of Hilliard Code Section 1188.05 to split a

7.491-acre parcel from a 147.05-acre parcel.

[Mr. Combs gave the staff report]

#### **BACKGROUND:**

The site consists of 105 acres located on the east side of Cosgray Road and the west side of Leppert Road approximately 2,500 feet south of Hayden Run Road. On September 13, 2020, the site was rezoned PUD, Planned Unit Development District (Ordinance 20-18). On August 12, 2021, the Planning and Zoning Commission approved a PUD Final Development Plan for 4 data center buildings and accessory uses on 104.995 acres. The applicant is now requesting approval of a lot split to create a 7.491-acre parcel from the larger 105-acre parcel.

#### **COMMISSION ROLE:**

The Commission is to review the proposal for conformance to the provisions of Hilliard Code Section 1188.05 and the Grener Property PUD Concept Plan and Development Text.

#### **STAFF RECOMMENDATION:**

Staff finds that the proposal is consistent with the provisions of the Zoning Code and the Grener Property PUD Concept Plan and Development Text. Based on this finding, staff recommends that the proposed lot split be approved with the following 2 conditions:

- 1) That any fencing associated with the AEP substation is located not less than 10 feet from the required 50-foot-wide landscape mound; and
- 2) That the lot split is recorded, and that evidence of recordation is provided to staff.

#### **CONSIDERATIONS:**

- Data centers are permitted uses in the Grener Property PUD. To the north are the Bo Jackson Elite Sports facility and residential properties within Norwich Township. To the east, across Leppert Road, are single-family residences within the Carr Farms PUD. South of the site is undeveloped land within Norwich Township, the Heritage Rail Trail and a single-family residence within Norwich Township. The Homestead Park, which is zoned S-1 Special District, is located to the west across Cosgray Road. The overall site borders the public access drive extending from Cosgray Road to the Bo Jackson Elite Sports facility.
- The Thoroughfare Plan classifies Leppert Road as a Network Collector that has two lanes with either a center left turn lane or separate left turn lanes at driveways and intersections. The Plan recommends a minimum right-of-way width of 80 feet. 50 feet from centerline has been dedicated on the west half of the road (100 feet total including the Carr Farms dedication) and provides sufficient width for road improvements and drainage swale design.
- The approved site plan shows (1) four data center buildings oriented east-west in the eastern portion of the site, (2) an AEP switching station and substation in the southern portion of the site, (3) two smaller storage buildings on the west side of the data center buildings, and (4) a security building in the northwest portion of the site. Access for the data center buildings will be from the existing Cosgray Road

driveway shared with the Bo Jackson Elite Sports facility. A secondary security access for the data center that will also be used for construction traffic is shown on Leppert Road approximately 970 feet south of the northern property line. A 24-foot-wide AEP switching station access drive as part of the lot split is shown on Leppert Road approximately 230 feet north of the southern property boundary. It consists of pavement from Leppert Road to the 200-foot setback line and gravel for the remainder. Plans indicate a 30-foot-wide City trail easement along the south property boundary that will connect to the Heritage Trail.

- The southern portion of the data center site features the proposed AEP substation, a client transformer yard and two megacharge areas. The overall area for these elements is set back 200 feet from the ultimate Leppert Road right-of-way line, 90 feet from the south property line and 130 feet from the southwest property line. The majority of the structures within these areas are 35 feet in height or less. Four structures are approximately 95 feet in height. Screening for these areas consists of the required landscaped buffer yard.
- Approved fencing around the data center buildings, the "Mega Charge Areas" and the "Ski Lodge Buildings" consists of an 8-foot-tall decorative black aluminum security fence along the exterior with a second 8-foot-tall black vinyl-coated chain link security fence located 10 feet inside the exterior fence.
   Fencing around the substation will consist of 8-foot-tall black vinyl-coated chain link that will be set back 10 feet from the proposed property line.
- The approved 50-foot-wide landscape buffer along the south property line consists of a 6-foot-tall mound with 4 large trees, 5 medium trees, 15 shrubs or ornamental grasses and 9 evergreen trees per 100 linear feet consistent with the PUD Development Plan Text. The landscape mounding will be located in between the public path and the edge of the substation site (proposed lot split).

#### **PROPOSED LOT SPLIT:**

- The Zoning Code requires a minimum 1-acre lot size and a minimum 100-foot lot width.
- The proposal consists of a 7.491-acre parcel with 100 feet of frontage along Leppert Road, consistent with the provisions of the Zoning Code. The proposed lot split will be 90.4 feet from the southern property line for the larger data center site and fencing around the proposed substation lot will be located 10 feet within the proposed property line and base of the landscape mound.

[END OF REPORT | PZ-22-26]

Chairman Muether asked the applicant for any additional information or comments; the applicant noted that staff had covered the application in detail.

With no public comment, Mr. Lewie (seconded by Mr. Uttley) made a motion to approve the lot split under the provisions of Hilliard Code Section 1188.05 to split a 7.491-acre parcel from a 147.05-acre parcel with the following two conditions:

- 1) That any fencing associated with the AEP substation is located not less than 10 feet from the required 50-foot-wide landscape mound; and
- 2) That the lot split is recorded, and that evidence of recordation is provided to staff.

**Status:** Approved with two conditions (6-0).

Mover: Chris Lewie Seconder: Bill Uttley

Ayes: Chairman Jay Muether, Vice Chair Bevan Schneck, Eric Gutknecht, Chris Lewie, Tom

Pannett, Bill Uttley.

CASE 3: PZ-22-28 – ANA Shawarma Food Truck – Hilliard Plaza – 5054-5068 Cemetery Road

**PARCEL NUMBER:** 050-001323

**APPLICANT:** CMN Quinlan LLC, c/o Brooke Reynolds, 23020 N. 91<sup>st</sup> Way, Scottsdale AZ 85255; and Azeemullah Raghbat, 5169 Wildcat Falls Drive, Dublin OH 43016.

**REQUEST:** Review and approval of a Level "B" Site Plan Minor Change to permit a permanent food truck within the Hilliard Plaza shopping center parking lot.

[Mr. Combs gave the staff report]

#### **BACKGROUND:**

The site is located within the Hilliard Plaza shopping center and is zoned B-1, Neighborhood Business District. It consists of 4 parking spaces located next to the existing pole sign along Cemetery Road. The applicant is requesting approval of a Level "B" Site Plan Minor Change to permit a permanent food truck location.

#### **COMMISSION ROLE:**

The Commission is to review the proposal for conformance to the provisions of Hilliard Code Chapter 1131.

#### **STAFF RECOMMENDATION:**

Staff finds that there is sufficient parking on site to accommodate this use and the normal retail activity of the shopping center. Staff finds that the proposal, as modified in the conditions listed below, will be a harmonious part of the shopping center. Based on these findings, staff recommends approval of the proposal with the following 6 conditions:

- 1) That the area for food truck customers is separated from the adjacent parking lot drive aisle with a post-and-chain system or other suitable method, subject to staff approval;
- 2) That all required electrical permits/inspections are obtained prior to operation;
- 3) That signage (other than the food truck) for this use must be specifically approved by the Planning and Zoning Commission;
- 4) That strobe, flashing, moving, or intermittent lighting are prohibited, and that all lighting for the temporary use is approved by staff prior to operation;
- 5) That the food truck operator provides evidence of membership in the Central Ohio Food Truck Association by June 30, 2022; and
- 6) That the approval for the food truck terminates with a change in the food truck operator, the scope or intensity of the use, or with a violation of any condition of approval.

#### **CONSIDERATIONS:**

- The proposal consists of a permanent food truck located on the south end of the parking lot along Cemetery Road immediately west of the existing shopping center ground sign. Proposed operating hours are 11:00 a.m. to 9:00 p.m. daily.
- The site has 68 existing parking spaces. There will be 4 parking spaces designated for the proposed use including 3 for the food truck and 1 for the food truck operator's vehicle. Required parking for the site is based 1 parking space for each 250 square feet of usable floor area of each tenant space. Based on the 12,000-square-foot gross floor area of the existing building, the minimum parking requirement would be 48 spaces. With the proposed 4 spaces designated for the food truck, there will be 64 spaces for the rest of the shopping center. Staff recommends that the area for food truck customers be separated from the drive aisles within the parking lot with a post-and-chain system or other suitable method for pedestrian safety.

[END OF REPORT | PZ-22-15]

Mr. Lewie asked if the food truck would be year-round and inquired about electric for the truck; Mr. Combs noted that the lease would be year-round and that Condition #2 addresses the need for permits and inspections for any electric that would be utilized through the existing pole sign. Mr. Combs noted he was not aware of any other permanent food truck location in the City.

Chairman Muether inquired about the other tenants, and Mr. Combs said the proposed use will drive more people to the center and provide added traffic for the center.

Mr. Schneck asked about the process with COFTA (Central Ohio Food Truck Association); Mr. Combs noted that the organization provides administrative functions and regulates the food trucks, lessening the administrative burden on the City. The timing of the condition should provide enough time to have a membership approved.

Ms. Hale asked if there were any concerns about blocking the sign and whether the truck can move; Mr. Combs noted that the lease has been secured with the property owner/manager and that while the spaces are leased, the truck could certainly move for special events.

Mr. Lewie asked the applicant to describe the operation.

Mr. Raghbat explained that he has worked with the property owner and manager for three months. The tenants are aware and have not expressed any concerns. He said if there were issues with the sign, the truck could be moved to the other side. He explained that he just moved from Atlanta and described the type of foods he will be producing for the Commission. He said the space is permanent, but the truck could move and that the type of food he produces will not compete with the other tenants.

Mr. Uttley asked about maintenance issues; Mr. Raghbat noted that trash would be provided to the dumpster in the back. He said the truck can move to dump any water and that the graywater tank holds enough to be emptied weekly.

City Engineer Clark Rausch confirmed for the Commission that clean water can be placed into the storm sewer and that any gray water would need to be placed into the sanitary sewer.

Mr. Raghbat confirmed for Mr. Lewie that there would be no restrooms, chairs, tables or umbrellas. He said he could work with tenants if the Commission felt he needed a restroom available. He confirmed for Chairman Muether that he agreed with the conditions.

Mr. Bevan noted that he should avoid having any flat tires.

With no public comment, Vice Chair Schneck (seconded by Chairman Muether) made a motion to approve the Level "B" Site Plan Minor Change to permit a permanent food truck within the Hilliard Plaza shopping center parking lot with the following six conditions:

- 1) That the area for food truck customers is separated from the adjacent parking lot drive aisle with a post-and-chain system or other suitable method, subject to staff approval;
- 2) That all required electrical permits/inspections are obtained prior to operation;
- 3) That signage (other than the food truck) for this use must be specifically approved by the Planning and Zoning Commission;
- 4) That strobe, flashing, moving, or intermittent lighting are prohibited, and that all lighting for the temporary use is approved by staff prior to operation;
- 5) That the food truck operator provides evidence of membership in the Central Ohio Food Truck Association by June 30, 2022; and
- 6) That the approval for the food truck terminates with a change in the food truck operator, the scope or intensity of the use, or with a violation of any condition of approval.

**Status:** Approved with six conditions (6-0).

Mover: Vice Chair Bevan Schneck
Seconder: Chairman Jay Muether

Ayes: Chairman Jay Muether, Vice Chair Bevan Schneck, Eric Gutknecht, Chris Lewie, Tom

Pannett, Bill Uttley.

#### CASE 2: PZ-22-27 – Code Amendment

**APPLICANT:** City of Hilliard, c/o Michelle Crandall, City Manager, 3800 Municipal Way, Hilliard, OH 43026. **REQUEST:** Review & approval of an amendment to Hilliard Code Sections 505.14 & 1121.07 to permit noncommercial raising of chickens and honeybees, Section 1121.08 to specify standards for the raising of chickens and Section 1121.09 to specify standards for the raising of honeybees.

[Mr. Combs gave the staff report]

#### **BACKGROUND:**

On October 27, 2014, Council adopted an ordinance (14-29) enacting a new Planning and Zoning Code and Zoning Map. City administration is requesting approval of a Zoning Code amendment concerning the backyard raising of chickens and bees for personal use. Since adopting the Code in 2014, the chicken rearing has become popular as outdoor family pets, as a personal source for meat and eggs and as children's projects for organizations such as 4-H. Backyard beekeeping has also become of much greater interest since the widespread awareness of colony collapse disease. The proposed code changes provide a means by which to permit limited raising of chickens and bees on properties of an appropriate size throughout the city. On May 11, 2022, the Environmental Sustainability Commission reviewed the proposed ordinance and forwarded the proposed code sections on to the Planning and Zoning Commission for consideration.

#### **COMMISSION ROLE:**

The Commission is to review the proposed code amendment and provide recommended changes to the proposed ordinance. Upon its review, the Commission is to make a recommendation to City Council who will make a final determination on the proposed Code language.

#### **STAFF RECOMMENDATION:**

Staff finds that the proposal is consistent with the purpose of the Zoning Code to promote the public health, safety, morals, comfort, and general welfare of the City and its residents. Based on this finding, staff recommends that the Commission forward a positive recommendation to Council concerning the proposed Zoning Code amendments.

#### **CONSIDERATIONS:**

Section 505.14: Prohibition on the Keeping of Animals, Bees, Reptiles, Fowl or Livestock within the City Limits

• Section 505.14 within *Part Five – General Offenses Code* currently prohibits bees and fowl citywide. This section has been modified to reference its allowed use as defined in the proposed code language in Sections 1121.07 through 1121.09. This would eliminate a conflict with the Zoning Code.

#### Section 1121.07: Other Provisions

• This section has been modified to permit the non-commercial raising of chickens and bees as defined in Sections 1121.08 Backyard Chickens and 1121.09 Rear Yard Beekeeping

Section 1121.08: Backyard Chickens

- Keeping of backyard chickens would be permitted in the R-R, Rural Residential District; R-1, Low Density Residential District; and the R-2, Low/Medium Residential district for properties at least 1 acre in size with a specified maximum number of chickens based on acreage. Flock sizes greater in number would be regulated as an agricultural use. Review of ordinances in other municipalities reveal that there is no real established number of birds that are commonly accepted.
- The code denotes that homeowners are responsible for any deed restriction or HOA requirements not enforced by the City. The code also limits raising of chickens for personal use.
- Due to noise issues no roosters, ducks, geese, turkeys or other fowl are permitted; on-site slaughtering of animals is prohibited. Those raising chickens as a source of meat would be required to transport chickens to an approved facility.
- The code requires adequate shelter with at least 4 square feet per chicken and yard of at least 8 square feet per bird. Placement of any chickens are required to be within the rear yard at least 15 feet from property lines.
- A certificate of zoning compliance is required to ensure that the placement of any coop and yard meets all zoning requirements. All chicken runs would be required to meet the fence code and obtain a fence permit.

#### Section 1121.09: Rear Yard Beekeeping

- Keeping of honeybees would be permitted in the R-R, Rural Residential District; R-1, Low Density Residential District; and the R-2, Low/Medium Residential district for properties at least 1 acre in size.
- The number of permitted hives for personal use is limited based upon the size of the property and district
  in which it is located. Number of hives greater than that specified would be regulated as an agricultural
  use.
- Hives that are productive will naturally swarm, so the ordinance provides the ability to have a nucleus hive (starter hive) for the captured swarm as part of general management.
- Hives are for personal use with no on-site sales permitted. The property owner will be required to have a valid apiary license from the State of Ohio that will ensure the hives are inspected annually and maintained in accordance with regulatory standards.
- Hives are required to be located within the rear of the property no less than 20 feet from property lines. A minimum of 75 feet is also required to an adjacent residence/primary structure.
- A flyway barrier is required if hives are placed within 30 feet of a property line to ensure that bees fly up and over eyelevel on adjacent properties. Any use of fencing as a barrier requires a fence permit.
- General standards of practice are provided to provide a level of enforcement capability if hives are not being maintained properly; however, annual inspection from the Ohio Department of Agriculture should address practice issues with the beekeeper.
- The code also denotes that the beekeeper assumes all liability and their personal insurance policies should address their activity.
- A certificate of zoning compliance is required to ensure that the placement of hives and flyway barriers meet all zoning requirements.

#### Applicability of Proposed Code Amendment

• Existing code allows for chickens and bees as agricultural uses in a very limited manner and would be expanded to other properties with the code update as follows:

Chicken Rearing and Beekeeping as a Permitted Activity			
# of parcels permitted / total # of parcels			
Zoning District: Existing Code Proposed Code			
R-R, Rural Residential District	32 / 170*	56 / 170	
R-1, Low Density Residential District	Not Permitted	36 / 136	

R-2, Low/Medium Residential District	Not Permitted	36 / 2007
Total	32 / 170	118 / 2313

<sup>\*</sup>Permitted only on properties of three acres or greater under agricultural definition.

[END OF REPORT | PZ-22-27]

#### **Backyard Chickens**

Mr. Combs noted that the Commission has received comments on the proposed ordinance from Commission Member Nixon who is absent, as well as public comment that has been provided to the Commission as part of their deliberation.

Chairman Muether asked if any of the R-2 District were greater than an acre in size; Mr. Combs noted that Page 4 of the staff report includes a table that outlines the number of parcels. Based on the 1-acre size, the number of parcels would increase from 32 parcels that can currently have agricultural use of chickens and bees to 118 out of 2313 parcels that could conduct backyard chicken and bee rearing.

Vice Chairman Schneck inquired about the public comment received; Mr. Combs noted that a property owner along Leap Road has chickens (as well as others that have been identified by Code Enforcement over the past couple of months) and wanted to provide feedback on the proposed language.

Mr. Lewie suggested that the ordinance be modified to include residential PUDs and that the lot size be reduced to 0.5-acre. He noted that his property is 0.2-acre and could easily support chickens and bees without impacting the neighbors. Mr. Lewie also noted that staff should look at the issue of bat barns and that other wild animals such as that should be considered in legislation.

Chairman Muether noted that he liked the 1-acre size to test things out.

Mr. Uttley discussed the size limitations (not audible); Mr. Lewie commented that limitations were similar to the Short-Term Residence ordinance being limited to Old Hilliard.

Mr. Pannett noted an example in Columbus where a neighbor had chickens and other animals that became problematic and that it was very difficult to have the situation resolved. He said this is a good starting point.

Discussion about the acreage ensued between the Commission members. Vice Chair Schneck noted that he would also like to see PUDs included.

Chairman Muether asked how changes would be incorporated; Mr. Combs noted that changes could be made and be brought back to the Commission. He said that more review would be warranted to look at the incorporation of PUDs into the ordinance to ensure proper coordination.

Law Director Phil Hartmann noted the need for additional review time to determine whether PUD texts would need to be modified to accommodate this proposed ordinance.

Mr. Lewie wanted to know what precipitated the ordinance; Mr. Combs noted that the issue has been pursued through the Environmental Sustainability Commission.

Ms. Hale asked for clarification on the Zoning Certificate; Mr. Combs explained that the zoning certificate would be a way to track backyard chickens unless a property in the R-R District was raising chickens as an agricultural use. All other instances would be a Code Enforcement issue and would need to be brought into compliance. Mr. Combs noted that Code Enforcement is normally carried out on a complaint basis.

#### Rear Yard Beekeeping

Chairman Muether asked about the hives shown on the screen; as a practicing beekeeper, Mr. Combs explained the hive structure and how honeybees function within the hive structure.

Vice Chairman Schneck asked how many queens there are per hive; Mr. Combs explained that there is one queen per hive and described the process for queen rearing, as well as the role of worker bees and drones. He also explained how the bees enter and exit the hive and why flyway barriers are necessary.

Chairman Muether asked about the number of hives proposed and for a comparison from Mr. Combs' personal experience; Mr. Combs noted that 10 hives could be comfortably placed on 3.5 acres in terms of honey production in a setting that would be comparable to an R-R District / Agricultural District setting. He noted that the proposed code surveys codes from around the country that apply to a suburban setting.

Chairman Muether inquired about the limitations on fencing; Mr. Combs noted that using fencing as a flyway barrier would still need to comply with code and be limited to six feet in height. He explained that the code is concerned about extending the length of the fencing appropriately beyond the end of the hives to encourage bees to fly up over adjacent properties.

Vice Chair Schneck asked about the review of the Environmental Sustainability Commission; Mr. Combs explained that the Commission had the issue in front of them for research for many months. He said that staff developed draft ordinance language for them to consider, and that they wanted the ordinance forwarded to the Planning Commission for review.

Ms. Hale asked what happens when a hive swarms and the property owner is at capacity; Mr. Combs noted that additional consideration will be necessary as part of the ordinance. He noted that the provisions for nucleus hives are intended to provide additional time and flexibility for the beekeeper to stay within the Code. He explained that writing Code is much more complex and involved than simply allowing beekeeping.

Mr. Lewie also noted including residential PUDs and a 0.5-acre minimum.

Mr. Uttley inquired about the potential for these uses to be approved by the City but noted that many deed restrictions might not allow such uses; Chairman Muether pointed out that HOAs do not have the money or resources to address such issues.

Intern Natalie Wood asked the Commission about concerns with bird flu; Vice Chair Schneck noted that it would likely be a State issue, and Mr. Combs confirmed that the Ohio Department of Agriculture would be the agency involved with that issue. Mr. Combs noted that transmission would depend upon variables such as number of birds and distance and offered to provide information at the next meeting if requested.

Chairman Muether noted that additional consideration should be given to look into the PUD issue and to provide the Commission more time to digest the issues presented; Mr. Lewie also reminded staff to look into bat barns/houses.

Mr. Combs requested to the Commission that the case be postponed to the next meeting for further consideration; Chairman Muether requested a voice vote that was approved without dissent.

Status:	Postponed by Voice Vote at the request of Staff (6-0)
Ayes:	

#### **DISCUSSION ITEMS**

There were no general discussion items.

#### **COMMITTEE COMMUNICATIONS**

Mr. Uttley highlighted that the Arts Council had dedicated a new mural and that the mural on the Ross Realtors building has been completed. He noted that they are working to identify ten more locations for art. He said they are working on another mural location in Old Hilliard. [microphone issues occurred during his update.]

In Ms. Nixon's absence, Mr. Combs gave an update to the Commission on Recreation and Parks. The most recent meeting was held yesterday and focus centered on how to prioritize public use of playing fields. June 13 will include a presentation to Council on programming for the new Community Center and pro forma projections. She noted that discussion continues as to the program elements and sizing. Summer activities have also been announced including the Celebration at the Station schedule and the upcoming Freedom Fest.

#### **ADJOURNMENT**

Chairman Muether motioned to adjourn by voice vote at 8:17 p.m.

**CERTIFICATION:** 

Carson Combs, Planning Manager/Acting Clerk July 15, 2022

[END OF MINUTES | June 9, 2022]

# **STAFF REPORT**

# **Planning & Zoning Commission**

City Hall • 3800 Municipal Way • Hilliard, Ohio 43026 and Live-Streaming on YouTube



## Thursday, July 14, 2022 | 7:00 pm

CASE 1: PZ-22-27 – CODE AMENDMENT - Backyard Chickens / Rear Yard Beekeeping APPLICANT: City of Hilliard, c/o Michelle Crandall, City Manager, 3800 Municipal Way, Hilliard, OH 43026. REQUEST: Review & approval of an amendment to Hilliard Code Sections 505.14 & 1121.07 to permit non-commercial raising of chickens and honeybees, Section 1121.08 to specify standards for the raising of chickens and Section 1121.09 to specify standards for the raising of honeybees.

#### **UPDATE:**

The Planning and Zoning Commission conducted an initial review of the ordinance at its meeting in June. The Commission requested further time to consider the legislation and requested that PUD-zoned residential properties be included. The Commission also provided direction to look at a reduction in the minimum parcel size from 1.0-acre to 0.5-acre. <u>Changes from the June staff report are highlighted in orange.</u>

#### **BACKGROUND:**

On October 27, 2014, Council adopted an ordinance (14-29) enacting a new Planning and Zoning Code and Zoning Map. City administration is requesting approval of a Zoning Code amendment concerning the backyard raising of chickens and bees for personal use. Since adopting the Code in 2014, the chicken rearing has become popular as outdoor family pets, as a personal source for meat and eggs and as children's projects for organizations such as 4-H. Backyard beekeeping has also become of much greater interest since the widespread awareness of colony collapse disease. The proposed code changes provide a means by which to permit limited raising of chickens and bees on properties of an appropriate size throughout the city. On May 11, 2022, the Environmental Sustainability Commission reviewed the proposed ordinance and forwarded the proposed code sections on to the Planning and Zoning Commission for consideration.

#### **COMMISSION ROLE:**

The Commission is to review the proposed code amendment and provide recommended changes to the proposed ordinance. Upon its review, the Commission is to make a recommendation to City Council who will make a final determination on the proposed Code language.

#### **STAFF RECOMMENDATION:**

Staff finds that the proposal is consistent with the purpose of the Zoning Code to promote the public health, safety, morals, comfort, and general welfare of the City and its residents. Based on this finding, staff recommends that the Commission forward a positive recommendation to Council concerning the proposed Zoning Code amendments.

#### **CONSIDERATIONS:**

Section 505.14: Prohibition on the Keeping of Animals, Bees, Reptiles, Fowl or Livestock within the City Limits

• Section 505.14 within *Part Five – General Offenses Code* currently prohibits bees and fowl citywide. This section has been modified to reference its allowed use as defined in the proposed code language in Sections 1121.07 through 1121.09. This would eliminate a conflict with the Zoning Code.

#### Section 1121.07: Other Provisions

• This section has been modified to permit the non-commercial raising of chickens and bees as defined in Sections 1121.08 Backyard Chickens and 1121.09 Rear Yard Beekeeping

#### Section 1121.08: Backyard Chickens

- Keeping of backyard chickens would be permitted in the R-R, Rural Residential District; R-1, Low Density Residential District; and the R-2, Low/Medium Residential district for properties at least 1 acre in size with a specified maximum number of chickens based on acreage. Flock sizes greater in number would be regulated as an agricultural use. Review of ordinances in other municipalities reveal that there is no real established number of birds that are commonly accepted.
- The code denotes that homeowners are responsible for any deed restriction or HOA requirements not enforced by the City. The code also limits raising of chickens for personal use.
- Due to noise issues no roosters, ducks, geese, turkeys or other fowl are permitted; on-site slaughtering of animals is prohibited. Those raising chickens as a source of meat would be required to transport chickens to an approved facility.
- The code requires adequate shelter with at least 4 square feet per chicken and yard of at least 8 square feet per bird. Placement of any chickens are required to be within the rear yard at least 15 feet from property lines.
- A certificate of zoning compliance is required to ensure that the placement of any coop and yard meets all zoning requirements. All chicken runs would be required to meet the fence code and obtain a fence permit.

#### Section 1121.09: Rear Yard Beekeeping

- Keeping of honeybees would be permitted in the R-R, Rural Residential District; R-1, Low Density Residential District; and the R-2, Low/Medium Residential district for properties at least 1 acre in size.
- The number of permitted hives for personal use is limited based upon the size of the property and district in which it is located. Number of hives greater than that specified would be regulated as an agricultural use
- Hives that are productive will naturally swarm, so the ordinance provides the ability to have a nucleus hive (starter hive) for the captured swarm as part of general management.
- Hives are for personal use with no on-site sales permitted. The property owner will be required to have a valid apiary license from the State of Ohio that will ensure the hives are inspected annually and maintained in accordance with regulatory standards.
- Hives are required to be located within the rear of the property no less than 20 feet from property lines. A minimum of 75 feet is also required to an adjacent residence/primary structure.
- A flyway barrier is required if hives are placed within 30 feet of a property line to ensure that bees fly up and over eyelevel on adjacent properties. Any use of fencing as a barrier requires a fence permit.
- General standards of practice are provided to provide a level of enforcement capability if hives are not being maintained properly; however, annual inspection from the Ohio Department of Agriculture should address practice issues with the beekeeper.
- The code also denotes that the beekeeper assumes all liability and their personal insurance policies should address their activity.

• A certificate of zoning compliance is required to ensure that the placement of hives and flyway barriers meet all zoning requirements.

#### **Applicability of Proposed Code Amendment**

• Existing code allows for chickens and bees as agricultural uses in a very limited manner and would be expanded to other properties with the code update as follows, assuming a 1.0-acre minimum lot size within the R-R, R-1 and R-2 Districts:

Chicken Rearing and Beekeeping as a Permitted Activity			
	# of parcels permitted / total # of parcels		
Zoning District:	Existing Code	1.0-acre Minimum	
R-R, Rural Residential District	32 / 170*	56 / 170	
R-1, Low Density Residential District	Not Permitted	36 / 136	
R-2, Low/Medium Residential District	Not Permitted	36 / 2007	
Total	32 / 170	118 / 2313	

<sup>\*</sup>Permitted only on properties of three acres or greater under agricultural definition.

• As requested by the Commission, staff has included an updated table that includes single-family residential properties that are zoned PUD, Planned Unit Development, District and has analyzed properties based on a 0.5-acre minimum in addition to the 1.0-acre minimum that was initially proposed.

Chicken Rearing and Beekeeping as a Permitted Activity (UPDATED 7-14-22)				
	# of parcels allowed / total parcels			
Zoning District	Existing Code 1.0-acre Minimum 0.5-acre Minimum			
R-R	32/170	56/170	123/170	
R-1	Not Permitted	36/136	78/136	
R-2	Not Permitted	36/2007	47/2007	
PUD	Not Permitted	7/5072	152/5072	
Total	32/170	135/7385	400/7385	

<sup>\*</sup>Permitted only on properties of three acres or greater under agricultural definition.

• Consideration of parcels that are between 0.5-acre and 1.0-acre include properties located primarily within the following subdivisions:

Britton Farms	Heritage Preserve
Carrington Place	Hoffman Farms
Estates at Hoffman Farms	Lakewood
Heritage Lakes	Tarlton West

[END OF REPORT | PZ-22-27]

# 505.14 PROHIBITION ON THE KEEPING OF ANIMALS, BEES, REPTILES, FOWL, OR LIVESTOCK WITHIN THE CITY LIMITS

(a) No animal including, but not limited to bees, reptiles, fowl, livestock, including horses mules, cows, sheep and hogs, shall be kept, harbored, raised or permitted to run at large on any property either public or private within the City limits by any person, except as otherwise permitted by Sections 1121.07 to 1121.09 of the Codified Ordinances of the City of Hilliard, Ohio.

#### 1121.07 OTHER PROVISIONS

- (a) Domestic Animals.
  - (1) The keeping of household pets, including dogs, cats, fish, birds, hamsters and other animals generally regarded as household pets is permitted as an accessory use in any Residential District. However, no more than four dogs or cats, six months of age or older, in any combination, shall be kept or housed in or at one dwelling unit.
  - (2) Agricultural animals such as, but not limited to, horses, cattle, goats, pigs, and sheep and chickens are permitted in the R-R District on parcels of three acres or more; provided that the total number of agricultural animals permitted on parcels of 10 acres or less shall be limited to one animal per gross acre. Manure storage areas shall be located at least 75 feet from any adjoining property line.
  - (3) Any area where permitted animals are kept shall be maintained in a safe and sanitary condition.
  - (4) Non-commercial raising of chickens and honeybees on permitted residential properties shall be maintained in accordance with Sections 1121.08 and 1121.09 of the Codified Ordinances of the City of Hilliard, Ohio, respectively.

#### 1121.08 BACKYARD CHICKENS

- (a) *Purpose.* The purpose of this section is to provide general criteria for the raising of small-scale chickens in an environment for personal use within the municipality.
- (b) General Requirements. The keeping of chickens is permitted on residential parcels within the R-R, Rural Residential District; R-1 Low Density Residential District; the R-2, Low/Medium Residential District and the PUD, Planned Unit Development District subject to the following requirements:

Maximum Number of Chickens Permitted				
Zoning Classification	<0.5-acre	0.5-2.99 acres	3.0-10.0 acres	
R-R	0	6	3 per acre	
R-1	0	6	6	
R-2	0	6	6	
PUD	0	<mark>6</mark>	<mark>6</mark>	

(1) The keeping of more chickens than permitted above as an accessory use shall be regulated as a general agricultural operation that must comply with Section 1121.07(a).

- (2) In addition to the regulations provided in this chapter, property owners shall be responsible for adherence to all applicable deed restrictions and homeowners association requirements.
- (3) Chickens shall be kept for personal use only. Selling chickens, eggs, meat or other chicken-derived products or manure on-site and the breeding of chickens for commercial purposes is prohibited.
- (4) No chickens shall be permitted within the residence, on an enclosed porch or within an attached garage.
- (5) Slaughtering of animals on-site is prohibited. Any broilers raised on site must be processed off-site in an approved facility in accordance with all State and Federal laws.
- (6) No roosters are permitted except as permitted by Section 1121.07(a)(2).
- (7) No ducks, geese, pigeons, turkeys, peafowl or other poultry/fowl are permitted except as permitted by Section 1121.07(a)(2).
- (c) Shelter. All chickens must be maintained on a parcel with a kept shelter for the health and welfare of the animal that will protect them from the elements and predators. All shelters must be constructed of quality materials utilizing standard building techniques, be adequately ventilated and be kept in good working order. A minimum of 4 square feet of enclosed space is required per chicken.
- (d) Foraging. All chickens must be kept in a confined yard that provides at least 8 square feet of space per chicken. Chickens shall be managed in such a way as to prevent trespassing or creation of a nuisance to surrounding properties or the public right-of-way. No foraging is permitted forward of the primary structure.
- (e) Placement. All structures shall only be permitted within the rear yard and shall be located at least 15 feet from all property lines. No structure for the purpose of raising chickens shall be placed within any utility or stormwater easement.
- (f) Sanitation. Areas devoted to the keeping of chickens shall be maintained in a clean and sanitary condition free from accumulations of animal waste, feed, debris, etc. with the following requirements:
  - (1) All feed must be kept in a rodent-proof and predator-proof container.
  - (2) Composting manure must be maintained in a safe and sanitary condition and be located no less than 25 feet from the side or rear property line.
- (g) Zoning Certificate Required. Prior to the installation of any chicken shelter or prior to the commencement of any animal husbandry activities regulated within this section of the Code, an approved zoning certificate is required in conformance with Section 1141.03.
- (h) Fence Permit Required. Prior to the installation of any confined chicken yard or prior to the commencement of any husbandry activities regulated within this section of the Code, an approved fence permit is required in conformance with Section 1121.02(d)(2).
- (i) Penalty. Whoever violates any provision of this chapter shall be guilty of a minor misdemeanor and punishable as permitted by law (see Section 1141.06 for penalty and enforcement). Each day such violation is committed or permitted to continue shall constitute a separate offense and shall be punishable as such. Any person who commits a subsequent offense within one year of a prior offense hereunder shall be guilty of a misdemeanor of the fourth degree. Each day such violation is committed or permitted to continue shall constitute a separate offense and shall be punishable as such.

#### 1121.09 REAR YARD BEEKEEPING

- (a) *Purpose.* The purpose of this section is to provide general requirements for backyard beekeeping as a personal use within the municipality.
- (b) General Requirements. The keeping of honeybee hives (colonies) is permitted on residential parcels within the R-R, Rural Residential District; R-1 Low Density Residential District; R-2, Low/Medium Residential District and the PUD, Planned Unit Development District subject to the following requirements:

Maximum Number of Hives Permitted			
Zoning Classification	<0.5-acre	0.5-2.99 acres	3.0-10.0 acres
R-R	0	5	2 per acre
R-1	0	3	3
R-2	0	3	3
PUD	0	3	3

- (1) The keeping of more hives than permitted above as an accessory use shall be regulated as a general agricultural operation that must comply with Section 1121.07(a).
- (2) For each colony permitted to be maintained in accordance with this Section, there may also be maintained on the same property, one nucleus colony in a hive structure not to exceed one standard 9-5/8 inch depth, 10-frame hive body with no supers.
- (3) Any property containing a hive shall have a currently valid Apiary License for the property owner, as obtained from the Ohio Department of Agriculture (ODA) Division of Plant Health and be subject to annual inspection from the ODA.
- (4) Colonies shall be kept for personal use only. Selling honey, beeswax propolis or other hive-derived products on-site and the breeding of honeybees for commercial purposes is prohibited.
- (5) No leasing of land for the placement of hives by another beekeeper is permitted. Provisions of this code are for the intent of personal beekeeping.
- (6) In addition to the regulations provided in this chapter, property owners shall be responsible for adherence to all applicable deed restrictions and homeowners association requirements.
- (c) Placement. All hives and associated equipment shall only be permitted within the rear yard. All hives shall be set back a minimum of 20 feet from the rear and side property lines. All hives shall also be placed a minimum of 75 feet from an adjacent primary residence.
- (d) Orientation. Hive entrances should be oriented away from adjacent properties whenever possible so that flight paths do not interfere with adjacent properties. In all cases, placement of hives shall adhere to applicable Flyway Barrier requirements in paragraph (e) of this section.
- (e) Flyway Barrier. In all cases, a flyway barrier 6 feet in height shall be provided to shield any part of a property line that is within 30 feet of a ground hive. The barrier shall consist of a wall, fence, dense vegetation or a combination thereof, such that honeybees will fly over rather than through the material to reach the colony.

- (1) Any required flyway barrier must continue parallel to the property line of the lot upon which the apiary is located for 10 feet in any direction beyond the extent of the hives.
- (2) If a barrier of dense vegetation is to be used, the initial planting may be four feet in height at the time of installation.
- (3) A flyway barrier is not required if the property adjoining the property upon which an apiary is located is undeveloped, zoned agricultural or industrial or is a wildlife management area or naturalized parkland with no trails located within 50 feet of the apiary.
- (4) A flyway barrier is not required if the hives are located on the roof of a structure containing at least one full story, provided that the hives are located at least 75 feet from any adjacent and occupied structure.
- (5) Fence Permit Required. Prior to the installation of any confined chicken yard or prior to the commencement of any husbandry activities regulated within this section of the Code, an approved fence permit is required in conformance with Section 1121.02(d)(2).
- (f) Fence Permit Required. Prior to the installation of any flyway barrier, hives or prior to the commencement of any apiary activities regulated within this section of the Code, an approved fence permit for flyway barrier fencing is required in conformance with Section 1121.02(d)(2).
- (g) Standards of Practice.
  - (1) All bee colonies shall be kept in hives with removable frames and other hive body components (supers, brood chambers, bottom boards, covers, etc.) that are maintained in sound and usable condition.
  - (2) A constant supply of water shall be always made available to the colonies (excepting Winter dormancy from November 1 through March 1) that is placed in a location near the hives to minimize bees seeking water on surrounding properties. No water shall be permitted to become stagnant and create a health hazard.
  - (3) Each beekeeper shall ensure that no wax comb or other material is left on the ground that might encourage robbing or aggressive behavior.
  - (4) In any instance in which a colony exhibits unusually aggressive behavior, it shall be the responsibility of the beekeeper to promptly implement actions to address the behavior.
- (h) *Liability*. The beekeeper shall assume any and all liability for their bees and therefore are advised to determine whether personal insurance policies cover beekeeping activities.
- (i) Zoning Certificate Required. Prior to the installation of any hives or prior to the commencement of any apiary activities regulated within this section of the Code, an approved zoning certificate is required in conformance with Section 1141.03.
- (j) Penalty. Whoever violates any provision of this chapter shall be guilty of a minor misdemeanor and punishable as permitted by law (see Section 1141.06 for penalty and enforcement). Each day such violation is committed or permitted to continue shall constitute a separate offense and shall be punishable as such. Any person who commits a subsequent offense within one year of a prior offense hereunder shall be guilty of a misdemeanor of the fourth degree. Each day such violation is committed or permitted to continue shall constitute a separate offense and shall be punishable as such.

#### CASE 2: PZ-22-31 - CHASE BANK – 4199 Parkway Lane

**PARCEL NUMBER: 050-003211** 

**APPLICANT:** Rachel Wolff, Mannik Smith Group, 1160 Dublin Road, Suite 100, Columbus, OH 43215; Vaughn Benson, FMS Architects, 995 W. 3rd Avenue, Columbus, OH 43212; Max Hartings, Equity, 4653 Trueman Boulevard, Suite 100, Hilliard, OH 43026; Jim Byun AIA, NCARB, J.P. Morgan Chase & Co., 10 S. Dearborn Street, 25th Floor, Chicago, IL 60603; Central Ohio Transit Authority, 1600 McKinley Avenue, Columbus, OH 43222.

**REQUEST:** Review & approval of a lot split under the provisions of Hilliard Code Section 1188.05 to create a 0.89-acre parcel, and a Level "B" Site Plan under the provisions of Hilliard Code Chapter 1131 for a 3,410-square-foot bank.

#### **BACKGROUND:**

The site consists of 1.805 acres located at the southwest corner of Cemetery Road and Parkway Lane between Parkway Lane and the CSX railroad. The property is Lot #1 of the Freeway Business Park platted in 1984. The original parcel was 2.097 acres and over the years has been reduced by right-of-way acquisition to accommodate intersection, street and railroad improvements. The site is currently owned by the Central Ohio Transit Authority as a park-and-ride location along Cemetery Road and is zoned B-4 as part of the I-270 Corridor District. The applicant is requesting approval of a lot split to create a 0.89-acre parcel to construct a 3,410-square foot Chase Bank. The proposed split and requested approval of a Level "B" Site Plan for the site would maintain shared parking with COTA for park-and ride users.

#### **COMMISSION ROLE:**

The Commission is to review the proposed lot split for conformance to the provisions of Hilliard Code Section 1188.05 and assess the proposed Level "B" Site Plan under the provisions of Hilliard Code Chapter 1131.

#### **STAFF RECOMMENDATION: MOTION 1 (LOT SPLIT)**

Given the unique shape of the property and the various right-of-way acquisitions that have occurred for transportation-related improvements, staff finds that the proposed lot split is generally consistent with the intent of the Code. Based on this finding, staff recommends that the proposed lot split be approved with three conditions:

- 1) That the necessary variance to reduce the minimum lot sizes below 1.0 acre be approved by the Board of Zoning Appeals;
- 2) That the legal description and exhibit for the lot split/deed transfer and any access easements meet the requirements of the City Engineer for format and content; and
- 3) That the lot split/deed transfer be recorded and that evidence thereof is provided to staff.

## STAFF RECOMMENDATION: MOTION 2 (LEVEL B SITE PLAN)

Staff finds that the proposed site plan is generally consistent with the overall intent of the Code and appropriately addresses site constraints given the unique nature of the site. Based on this finding, staff recommends that the proposed Level "B" Site Plan be approved with three conditions:

- 1) That necessary variances relating to the site plan be obtained from the Board of Zoning Appeals prior to submitting for permits;
- 2) That required street tree caliper inches be planted on-site or within a public park space as determined by the City Forester; and
- 3) That the proposed development comply with all sign code provisions or return to the Planning and Zoning Commission for a sign variance package.

#### **CONSIDERATIONS:**

- Site Overview. The site is zoned B-4, I-270 Corridor District and banks are a permitted use. To the east, across Parkway Lane, is the Sheetz convenience store and gas station zoned B-4. To the north across Cemetery Road are commercial properties within the First Industrial PUD that includes the Rusty Bucket. West of the site is the CSX Railroad line that links Columbus to Toledo. Sunbelt Rentals to the southeast is also zoned B-4. The COTA park-and-ride would be altered to accommodate the bank site and would share parking and access. The proposed bank includes a parking lot with center island and ATM lane along the railroad corridor.
- Lot Split. The proposed lot split would create a ±0.89-acre parcel for the bank and leave a residual parcel
  for COTA of ±0.915-acre, which requires a variance for minimum lot size. Right-of-way acquisitions for
  public improvements have reduced the size of the original 2-acre parcel making it substandard.
  Recording of lot split and shared access exhibits/legal descriptions must occur to obtain necessary
  permits.
- Building Setbacks. Plans include a 3,410-square foot bank building that will be located close to Cemetery Road. The proposed location would require a building line reduction from 50 feet to 34 feet but meets the general intent of the Comprehensive Plan to establish a more architecturally-focused streetscape along Cemetery Road. The proposed building placement is similar to the Rusty Bucket on the north side of the corridor and will be elevated by the existing grade change above Cemetery Road.
- Access & Connectivity. Access will be provided from the existing curbcut along Parkway Lane. The
  proposed site layout is integrated into and coordinates with the existing COTA lot. Due to grade changes,
  pedestrian access is provided from the bank building to the street nearer the access point instead of at
  the intersection with Cemetery Road.
- Parking. A total of 31 spaces are proposed for the bank site. A maximum number of 20 parking spaces is
  permitted in the site per Section 1127 of the City Code, but the provided spaces will serve both the bank
  and adjacent park-and-ride location.
- Landscape Requirements. Visibility of the site from public rights-of-way are largely limited to the Parkway Lane frontage. The landscape buffer for parking along Parkway Lane will be planted to comply with Code, but is reduced from 20 feet to 10 feet due to site constraints. As a shared parking lot, required landscape buffer and plantings are not provided along the proposed south property line. No landscaping is proposed along the railroad frontage because of rail line is elevated above the site and includes existing vegetation.
- *Tree Preservation.* 20 inches of protected trees will be removed and have been replaced on the proposed landscape plans according to Code.
- Street Trees. Due to underground utilities along Parkway Lane and Cemetery Road, the proposed plans request a waiver from street tree requirements. Staff recommends that equivalent inches be provided elsewhere on site or at a nearby park location.
- Accessory Structures. Plans include a dumpster location along the proposed southern property line, as
  well as an ATM kiosk. General standards within the code require a six-foot setback and a reduction to
  the setback is necessary since pavement is coordinated between the site and remaining parent tract.
  The proposed ATM includes an 8-foot drive aisle and will require variances from the BZA for the reduced
  lane and stacking width.
- Stormwater Management. The proposed site plan will be required to meet all applicable stormwater management requirements, including quantity and quality. Given the existing coverage of the site, impacts will be negligible or even reduce impervious surfaces. Final plans will be required to meet engineering requirements.
- Signage and Lighting. Lighting for the site will comply with Code requirements. At this time, no comprehensive sign package has been created, but will either comply with Code or return to the Commission for a sign variance request. [END OF REPORT | PZ-22-31]

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Something to some	0 10 20 SCALE: 1 IN	= 20 FT 3 / 3



ST-4 CORONADO STONE PRODUCTS CREAM CHISLED LIMESTONE



EPT-1 SHERWIN WILLIAMS SW7045 INTELLECTUAL GRAY SEMI-GLOSS



FC-1 NICHIHA FIBER CEMENT VINTAGEWOOD AWP1818 BARK



FC-2 NICHICHA FIBER CEMENT VINTAGEWOOD AWP 1818 ASH



RC-1 PETERSEN ALUMINUM / PAC-CLAD PAC-CONTINUOUS BLACK



ACM-1
ALCOA ARCHITECTURAL PRODUCTS
REYNOBOND
DURAGLOSS 5000 CHASE PROGRAM



EXTERIOR DOORS / STOREFRONT ALUMINUM BLACK ANODIZED



EXTERIOR STOREFRONT SPANDREL GLASS WARM GRAY



SIGNATURE ATM CANOPY

TRASH ENCLOSURE FRONT ELEVATION



TRASH ENCLOSURE SIDE ELEVATION



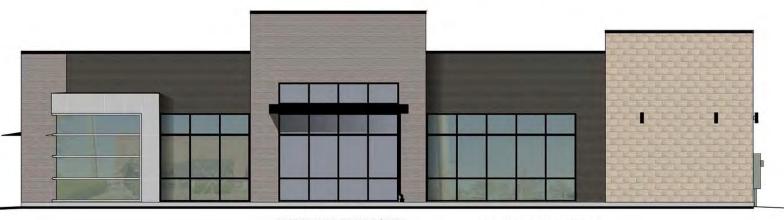
**WEST ELEVATION** 



SOUTH ELEVATION



**EAST ELEVATION** 



SPANDREL WINDOWS

NORTH ELEVATION

THORSON BAKER & COMPANY

STRUCTURAL ENGINEER PAUL J. FORD & CO. 250 EAST BROAD STREET, SUITE 600.

HINES INC

REVISIONS

- EXACT LOCATIONS OF PARKING LOT LIGHTING STANDARDS SHALL BE COORDINATED WIT APPROVED ARCHITECTURAL SITE PLAN AND PARKING LOT LAYOUT.
- ALL LIGHTING FIXTURES PROJECTING TOWARD ADJACENT RESIDENTIAL AREAS MUST BE PROPERLY
- ELECTRICAL CONTRACTOR SHALL INSTALL EACH LIGHTING POLE PLUMB AND TRUE ELECTRICAL
- ELECTRICAL CONTRACTOR SHALL BACKFILL ALL ELECTRICAL TRENCHES USING CLEAN FILL MATERIAL FREE OF ORGANIC CONTAMINATIONS AND OTHER DELETERIOUS MATTER. PLACE BACKFILL MATERIAL IN 8" THICK LAYERS WITH EACH LIFT COMPACTED AT NEAR OPTIMUM MOISTURE CONTENT, COMPACT LIFTS TO ACHIEVE A MINIMUM IN PLACE DENSITY OF 95% OF THE MAXIMUM DENSITY AS DETERMINED BY ASTM 0698.
- ELECTRICAL CONTRACTOR SHALL COORDINATE LOCATION OF EASEMENTS, UNDERGROUND UTILITIES, AND DRAINAGE PRIOR TO TRENCHING OR AUGERING FOR POLE BASE. (TYPICAL)

#### SITE ELECTRICAL NOTES - CHASE

- CONTRACTOR SHALL COORDINATE WITH CHASE SECURITY VENDOR PLANS AND TC SERIES DRAWINGS FOR ALL FINAL LOCATIONS PRIOR TO ROUGH-IN.
- BE SURFACE MOUNTED WITH RAIN HOOD.
- BUILDING INTERIOR TO THE CAMERA LOCATION. CONDUIT SHALL BE CONCEALED FROM VIEW. EXTERIOR SURFACE-MOUNT CONDUIT IS GENERALLY NOT PERMITTED, AND ITS USE MUST BE
- EXTERIOR CAMERA CABLES THAT ARE INSTALLED IN LIGHT POLES SHALL PROVIDED CABLES THAT ARE LISTED FOR VOLTAGE RATING OF THE LIGHTING CONDUCTORS OR INSTALL IN SEPARATE RACEWAY INSIDE POLE.

# ALL SIGNAGE SHALL HAVE DISCONNECT SWITCH WITHIN SIGHT OF SIGN OR CIRCUIT BREAKER THAT OPENS ALL UNDERGROUND CONDUCTORS AND CONTROLS NO OTHER LOAD. PER NEC 800.6(A).

#### (VA) EACL-01-0-F3-AW-7-40-N-D-D1-BLCK-x W/ ELS-EACL-RBL-BLCK ITH TYPE III ASYMMETRIC WIDE DISTRIBUTION. ERO UPLIGHT, REAR SHIELDING, 70CRI, 4000K. 12 COORDINATE MOUNTING ARM AND FINISH WITH NRCHITECT. DS340-450V250-D1-FP-BK-FBC-AL "- FIELD VERIFY AND COORDINATE POLE & BASE SPECIFICATIONS WITH ARCHITECT FOR FINAL MOUNTING HEIGHT OF 25'-0". LUMINAIRE: GE LIGHTING EACH-DI-D-F4-AF-7-40-N-D-D1-RI CK-x GE LIGHTING EVOLVE LED POLE AREA LIGHT FIXTUR ITH TYPE IV ASYMMETRIC FORWARD DISTRIBUTIO ZERO UPLIGHT, 70CRI, 4000K, 120V. COORDINATE POLE: VALMONT STRUCTURES DS340-450V250-D2-FP-BK-FBC-AB - FIELD VERIFY AND COORDINATE POLE & BASE SPECIFICATIONS WITH ARCHITECT FOR FINAL MOUNTING HEIGHT OF 25'-0".

#### PHOTOMETRIC VALUES AVERAGE MAXIMUM MINIMUM MAX/MIN AVE/MIN ZONE SITE 17.5 0.0 1751 11.01 PAVED AREA 25 6.4 0.1 64.01 25.0:1 PROPERTY 0.2 0.0 11.01 2.0:1

#### SITE ELECTRICAL NOTES - GENERAL

- ALL SITE LIGHTING POLES SHALL BE DESIGNED TO WITHSTAND 100 MPH WINDS WITH A 1.3 GUST

- MOUNT EXTERIOR CAMERAS TO AVOID BLOCKAGE BY THE AWNING. ALL 180 DEGREE CAMERAS TO
- EXTERIOR CAMERA WIRING SHALL BE RUN THROUGH A CONDUIT SYSTEM (IMC OR EMT) FROM THE

- BOND GROUNDING ELECTRODE CONDUCTOR IN POLE BASES TO EQUIPMENT GROUNDING CONDUCTOR RUN WITH CIRCUIT CONDUCTORS.

# POLE BASE DETAIL

**OUTDOOR LIGHTING ILLUMINATION MAY NOT** 

EXCEED 0.5 FOOT CANDLES AS MEASURED

AT PROPERTY LINES. FIELD MEASURE AND

ADJUST AS REQUIRED TO ENSURE THESE

REQUIREMENTS ARE MET.

4"x6" GASKETED HAND HOLE

BASE - SEE ARCHITECTURA

ALL CONCRETE WORK AND REINFORCING SHALL BE BY

GENERAL CONTRACTOR.

ELECT: CONTRACTOR TO CONNECT O CADWELD GROUND WIRE TO POLE

- NOTES: T. 3500 P.S.I. MIN, 28 DAY COMPRESSIVE STRENGTH CONCRETE WITH GRADE 60 REINFORCING
- IF WATER IS PRESENT IN HOLE. REMOVE BEFORE POURING CONCRETE FOUNDATION EXCAVATION SHALL BE BY 24" AUGER IN UNDISTURBED OR PROPERLY
- COMPACTED FILL PER SPECIFICATIONS FOUNDATION SHALL HAVE A MINIMUM ALLOWABLE END BEARING OF 2000 P.S.F. INCREASE
- BASE DEPTH AS REQUIRED

SITE PHOTOMETRIC PLAN

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0.3 04 0.4 0.3 0.1 0.1 0.1 0.0 0.0 0.0 0.0 0.0 0.0

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23 31 35 38 40 39 35 23 17 11 08 08 08 07 05 03

12 13 09 05 02 01 01 01 01 01 01 01 00 00

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02 03 04 05 07 10 14 19 23 23 20 19 19 24 28 26 23 18 14 10 9 08 07 07 07 08 08 09 10 10 10 00 08 06 06 05 04

02 03 03 05 06 08 10 12 15 16 16 17 17 17 14 12 09 07 06 05 05 04 04 05 05 05 05 05 05 06 05 05 02 03 04 05 08 07 09 11 14 15 14 13 11 10 08 07 05 04 04 04 04 04 04 04 04 04 04 04 04 02 03 04 05 06 07 08 09 08 07 06 05 04 04 03 03 03 02 02 02 02 02 02 02 02 03 04 05 06 06 06 06 05 04 04 03 03 03 02 02 02 02 02 02

FACTORY FINISHED POLE

RNISH AND INSTALL IN-LINE BALLAST FUSES IN

BUSSMANN "IRON" WEATHERPROOF FUSE HOLDERS #HEB-AD WITH #KTK FUSES (SIZE AS REQUIRED) FUSE

NCHOR BOLTS SIZED PER MANUFACTURERS

CADWELD CONNECTION (BOTH ENDS

- GALVANIZED STEEL TO CARLON CONDUIT

- 345 M COPPER WELD GROUND POD

CARLON PLASTIC CONDUCT

ALVANIZED CONDUIT "FILL"

> BANKING RGAN AI. 8 0 2

HILLIARD #J11119600378

SITE PHOTOMETRIC PLAN

PROJECT NO: 22301 BID/PERMIT

# SITE LIGHTING FIXTURE SCHEDULE

MEP ENGINEER

CIVIL ENGINEER MANNIK & SMITH GROUP INC.

323 W. DRAKE RD, SUITE 204 FORT COLLINS, CO 80526 (970) 282-1800 PHONE

REMARKS

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#### CASE 2: PZ-22-32 - TRUEPOINTE DEVELOPMENT - 4525 Trueman Boulevard

PARCEL NUMBER: 050-003043 & 050-010984

**APPLICANT:** Trueman Boulevard LLC, 4653 Trueman Boulevard, Suite 100, Hilliard, OH 43026; RRIHQ LLC, 4653 Trueman Boulevard, Hilliard, OH 43026; and Shawn Boysko, Equity Construction Solutions, 4653 Trueman Boulevard, Suite 200, Hilliard, OH 43026.

**REQUEST:** Review & approval of a PUD Modification under the provisions of Hilliard Code Section 1117.08 for a mixed-use development including office, commercial, restaurant, hotel, and residential uses on 27.73 acres.

#### **BACKGROUND:**

The site consists of two parcels totaling 27.73 acres located on the west side of Trueman Boulevard approximately 1,500 feet south of Davidson Road. The site has approximately 1,900 feet of frontage on Trueman Boulevard and approximately 2,010 feet of frontage along I-270. On October 26, 1998, City Council approved a rezoning by ordinance (98-36) to create the Soma Company PUD which consists of approximately 146 acres on the east side of I-270 between Davidson Road and Cemetery Road. The applicant is requesting approval of a modification to the Soma Company PUD development text for Subareas 5 and 6 to create a mixed-use development that includes office, commercial, restaurant, hotel, and residential uses on 27.73 acres.

#### **COMMISSION ROLE:**

The Commission is to review the proposal for conformance to the provisions of Hilliard Code Section 1117.08 and the Soma Company PUD Concept Plan. Upon its review, the Commission is to make a recommendation to City Council who will make a final determination on the proposed PUD text modification.

#### **STAFF RECOMMENDATION:**

Staff finds that the proposal is consistent with the Hilliard Comprehensive Plan recommendations concerning land use and that the proposal is consistent with the purpose of the Soma Company PUD "to create a unified, high quality, multiple use development." Staff finds that the proposal is consistent with the provisions of Hilliard Code Section 1117.06 and recommends that the Commission forward a positive recommendation to Council concerning the proposed PUD modification with the following two conditions:

- 1) That cross-access easements between the site and the adjacent property to the north are recorded, subject to the approval of the Law Director; and
- 2) That emergency vehicle access shall meet the requirements of Norwich Township Fire Department.

#### **CONSIDERATIONS:**

- The site consists of Soma Company PUD Subarea 5 and a portion of Subarea 6. Permitted uses in Subareas 5 and 6 include those listed in Chapter 1123.01 for B-3 zoning districts, except for the following which are prohibited: restaurants, banks, helicopter pads, commercial recreational facilities, essential services, fraternal uses and semi-public uses.
- The proposed plan shows new office buildings and a parking garage in the northwest portion of the proposed site. Retail, restaurant, and hotel uses are shown in the center and northern portion of the site. Multi-family residential buildings including a parking garage are shown in the southern portion of the site. Access to the site will be from the three existing access points on Trueman Boulevard.
- Community Plan Issues. The Comprehensive Plan recommends the site for professional office uses.
   Principal structures should be built near the street with parking lots to the side or rear. Parking lots should be well landscaped with shade trees and shared parking agreements are encouraged. Structures

- should be connected to pedestrian/bike facilities in the area. Buildings and sites are also recommended to be well designed and have distinct architectural character. The adjacent office development to the north is recommended for corporate office uses which are to be well integrated with surrounding development and amenities, ideally including retail uses within walking distance.
- Proposed Text Modifications. The proposed text combines the current Subarea 5 and a portion of Subarea 6 into a new Subarea 5. The proposal recognizes the need to provide the amenities and supporting uses that are needed in the current economy to attract and retain income producing land uses. The proposed text includes the following:

Saction E A	Specifies the size of the new Subares F as	27.72 acros	
Section 5.A	Specifies the size of the new Subarea 5 as 27.73 acres.		
Section 5.B	Specifies the permitted uses and conditional uses as those listed in the Zoning Code for		
	the B-3 and B-4 zoning districts. Multi-family residential is limited to a maximum of 367		
Castian F C	dwelling units.		
Section 5.C	Specifies a maximum lot coverage of 80 percent for impervious surfaces.		
Section 5.D	Specifies the maximum heights and maximum sizes of buildings, the maximum number		
	of parking garage spaces, the maximum number of hotel rooms, and the maximum number of dwelling units.		
Section 5.E.1	Specifies the following minimum building setbacks from the overall Subarea 5 boundary		
	North (side) – 0 feet	East (front) – 40 feet	
	South (side) – 5 feet	West (rear) – 50 feet	
Section 5.E.2.	Specifies the following minimum pavement setbacks from the overall Subarea 5		
	boundary:		
	North (side) – 20 feet	East (front) – 25 feet	
	South (side) – 20 feet	West (rear) – 60 feet	
Section 5.F.6.	Requires tree replacement per Code.		
Section 5.F.7.a.	The screening of vehicular use areas from Trueman Boulevard will be from the existing		
	4-foot-tall landscaped mound. Additional tree plantings along the property perimeter		
	will be consistent with the existing easement limitations.		
Section 5.F.7.b.	Requires interior landscaping consistent with the provisions of the Code.		
Section 5.G	Requires cut-off type site lighting fixtures with a maximum height of 25 feet in parking		
	lots and the main entry drive, and 14 feet in park areas.		
Section 5.H.1	Specifies the minimum number of parking spaces for the overall Subarea 5 is 2,340		
	including 820 surface spaces, 1,180 garage spaces, and 340 shared spaces. Specifies the		
	parking ratios for permitted uses.		
Section 5.I.	Access to the site will be from the three existing access points on Trueman Boulevard.		
Section 5.J	Requires trash receptacles to be screened on all sides.		
Section 5.K.	Prohibits outdoor storage. Requires mechanical equipment to be screened on all sides.		
Section 5.L.1	Requires outdoor public spaces to be incorporated into the overall site.		
Section 5.L.2.	Requires park land dedication consistent with the provisions of the Zoning Code for		
	residential uses.		
Section 5.M.	Includes conceptual renderings which demonstrate the level of quality of design and		
	exterior materials that will be required for commercial and residential buildings.		
Section 5.N.	All new utility lines will be underground. The existing overhead transmission lines will		
	be permitted to remain above ground.		
Section 5.P	All signage shall meet the requirements of the Sign Code unless otherwise approved as		
	part of a comprehensive signage plan by the Planning and Zoning Commission.		
Section 5.Q.	Building locations, designs, uses, etc., are subject to change as part of the Final		
	Development Plan review.		

Section 7.A.2	Specifies the size of the new Subarea 6 as 2.65 acres. The existing building in the	
	northeast portion of Subarea 6 will remain. The majority of current Subarea 6 will be	
	included in the proposed Subarea 5.	

[END OF REPORT | PZ-22-32]

# PUD MODIFICATION AND DEVELOPMENT STANDARDS AMENDING SOMA PUD establishing the TRUEPOINTE MIXED-USE DEVELOPMENT MASTER PLAN

July 6, 2022

#### Introduction:

This PUD Modification (the "Truepointe PUD Master Plan") amends and replaces subareas 5 and 6 of the original SOMA Company development plan and text adopted by the City Hilliard under Resolution 14-R-45 (last amended 4-28-14) and establishes a new consolidated Subarea 5 that incorporates and includes a limited amount of the previous SOMA subareas acreage of 27.73+/- acres (PINs 050-003043-00 and 050-010984-00, existing medical office use.) A vibrant, campus-style, mixed-use development establishing living, working, hospitality and restaurant uses, and amenitized gathering areas, along with common green spaces will result from this amended PUD. The Truepointe PUD Master Plan will further define Hilliard's image along I-270 and attract job and tax producing uses along the Trueman Boulevard commercial corridor.

The site design and uses include three office buildings in 2, 3 and up to 6-story configurations, five multi-family residential buildings ranging from 3 to 5 stories, five retail and restaurant buildings, one 4-story hotel, two multi-level commercial parking garages, four 5-car residential garages as well as surface parking throughout. Supporting the "24/7 live, work, play" mixed-use concept, a featured building in the middle of the site includes residential on three sides, wrapped around interior courtyards, with attached retail buildings and a shared parking garage. Additional multifamily is located on the southern portion of the site. Corporate offices, a co-working building and a hotel anchor the northern portion of the site. The co-location of self-supporting uses and the creation of a modern, high quality, integrated business campus is designed to attract competitive employers and to accommodate their highly valued employees in a manner that will make the Truepointe site Hilliard's premier commercial office location. (Please see subsection L. Outdoor and Public Spaces for a further description of this live, work, play concept.)

#### **Background, Existing Land Uses and Development Plans:**

The SOMA Company zoned approximately 146.421+/- acres immediately east of I-270, north of Cemetery Road and south of Davidson Road for mixed use development. The north-south collector road from Fishinger Boulevard to Davidson Road was installed to support the SOMA development, along with the necessary utilities and other infrastructure.

Of this original acreage, 27.73+/- acres are being modified with this application. Approximately 21.664 +/- acres (PIN #050-003043-00) are owned by Trueman Boulevard LLC, which is the applicant of record and a legal entity which is fifty percent controlled by Equity Inc. and fifty percent controlled by Milhaus, a residential developer located in Indianapolis. The property to be developed was purchased in January 2022. Construction commencement is targeted for late 2022. The development and construction will be conducted by Equity and Milhaus in a joint venture, with Milhaus directing the development of the multifamily and Equity directing the development of the office and retail. A separate parcel amounting to 6.061+/- acres (PIN #050-010984-00) is owned by RRIHQ LLC, with Steve Wathen as the manager of this trust. The existing uses on the 6.061+/- acres site include the current Battelle for Kids medical office building in its existing condition on the RRIHQ, LLC parcel, as well as undeveloped land. Outside of this PUD Modification, the balance of the original SOMA site development, and new Subarea 6, at 2.65 acres are to be governed under its original approval terms or as otherwise updated.

# Comprehensive Plan Compliance and Consistency with Original SOMA Company PUD

The primary emphasis of the Comprehensive Plan for this property was the construction of the arterial connector from Fishinger Boulevard to Davidson Road, which would enable tax generating office and commercial development. The road extension was completed at the time of the previous SOMA development approval. This proposed PUD modification would fulfill the purpose of the Comprehensive Plan, the original SOMA PUD site approval and the road extension in facilitating tax generating office and commercial development. This modification and the addition of residential, retail, restaurant, hospitality, and other amenities and supportive uses are needed in the current economy and market to attract and retain high value corporate office jobs and tax base in Hilliard. The modern mixed-use development that is proposed will integrate the variety of uses on site that are self-supportive, income producing and image defining for the Trueman Boulevard Corridor.

(NOTE: The following text amends and replaces the approved SOMA Text beginning at page 41 of that text and consolidates the original SOMA Subareas 5 and 6 into New Subarea 5.)

**5. New Subarea 5** (Replaces 27.73+/- acres of existing SOMA Text subareas 5 and a portion of subarea 6.)

#### A. Location and Size

- 1. Subarea 5 is located east of I-270 and west of Trueman Boulevard.
- 2. Subarea 5 is 27.73+/- acres in size.

#### **B. Permitted Uses:**

- 1. Those uses listed in Chapter 1111.02 "Schedule of Uses" as permitted or conditional uses for B-3 Institutions and Offices and B-4 I-270 Corridor District, including but not limited to:
- 2. Office/Commercial and existing Medical Office
- Retail and Restaurant uses
- 4. Residential: A maximum of 367 multi-family units.
  - a. Three story multi-family dwellings -up to 152 units (144 shown on plans) in four stand-alone buildings with adjacent one-story residential garages.
  - b. Residential: Central multi-family building up to 215 dwelling units (209 shown on plans) attached to a multi-level commercial parking garage [C] and adjacent retail buildings.
- 5. Hotel.
- 6. Streets, sidewalks, shared use paths and rights-of-way
- 7. Commercial Parking Garages 4 to 6 level garages, and surface parking with shared parking as identified on plan exhibits.
- 8. Open spaces and outdoor amenities, landscaped and hard-scaped entry features, stormwater management ponds and shared commercial dumpster facilities within each parking garage, common mail kiosk, residential trash enclosure and other site uses allowed under the code that are incidental to and consistent with the B-3 Institutions, Commercial Offices, B-4 I-270 Corridor District Uses and multi-family residential uses as described herein and on plan sheet exhibits.
- 9. Notes: Final unit counts, building stories, heights and details are to be presented with the final development plan application. Final development plans for office buildings and/or office uses shall be reviewed and approved

administratively by the City of Hilliard. Final development plans for all other permitted uses shall be reviewed and approved by Planning Commission.

**C. Max lot coverage:** Up to 80% impervious surfaces allowed, 69.5% impervious surfaces depicted (Preliminary Development Plan title sheet 1/12).

#### D. Height Standards Per Building Uses:

Generally, height shall be graduated from the highest buildings along I-270, to medium to lower heights in the middle and eastern-most portion of the site. Larger setbacks, landscape treatments and parking areas help buffer building heights closer to Trueman Boulevard. Final heights are to be submitted with final development plans when end users are identified.

- Building 'A' Multi-family building at up to 5 stories (up to 215 units) connected to South Parking Garage C and adjacent to retail buildings D and E, up to 75 feet.
- 2. Buildings 'B' Four separate, 3 story walk-up residential buildings, up to 38 units (36 units per building as shown on plans 144 units, with the allowance of up to 152 units), up to 45 feet.
- 3. South Parking Garage (Building 'C') up to 5 levels, 480 spaces, connected to Multi-family Building B and Retail Building D, up to 60 feet.
- 4. Building 'D' Retail building 8,100 +/- sf, 1 story, up to 20 feet
- 5. Building 'E' Retail building 7,200 +/- sf, 1 story, up to 35 feet
- 6. Building 'F' Retail building 9,000 +/- sf, up to 2 stories, up to 45 feet
- 7. Building 'G' Retail building 13,200 sf, up to 2 stories, up to 45 feet
- 8. Building 'H' 4 story hotel, 108 rooms, up to 60 feet
- 9. Building 'I' Existing Battelle for Kids building,19,500 sf, 1 story/35 feet as approved with existing conditions and standards.
- 10. Building 'J' Retail building 7,475 sf, 1 story, up to 35 feet
- 11. Building 'K' Co-work/flex office building, up to 17,000 sf, 2 stories, attached to building L up to 45 feet.

- 12. Building 'L' Office building up to 3 stories (up to 100,000 sf) along I-270, up to 60 feet.
- 13. North Parking Garage (Building 'M') up to 6 levels, 711 spaces, along I-270, up to 70 feet.
- 14. Building 'N' Office building up to 6 stories (up to 200,000 sf) along I-270, up to 110 feet.
- 15. Building "P" Stand alone garages with 20 spaces serving the multifamily buildings.

#### E. Setbacks:

- 1. Building setbacks from the overall Subarea boundary shall be as follows:
  - a. North (side) 0 feet required minimum
  - b. South (side) 5 feet required minimum
  - c. East (front) 40 feet required minimum
  - d. West (rear) 50 feet required minimum
- 2. Minimum vehicular use area setbacks from the overall Subarea boundary shall be as follows:
  - a. North (side) 20 feet required minimum
  - b. South (side) 20 feet required minimum
  - c. East (front) 25 feet required minimum
  - d. West (rear) 60 feet required minimum
- 3. Setbacks and measurements between buildings, parking areas and yard areas are to be provided as approved on final development plans.
- 4. North (side) building setback of 0 feet does not include proposed 20 feet No-Build Easement located on adjacent parcel to the north as shown on final development plans exhibits.

5. All perimeter setbacks must be landscaped to meet the standards of this PUD text and shall be depicted on final landscaping and development plans.

#### F. Landscaping:

- 1. All landscaping shall be in accordance with the requirements of Hilliard City Code Section 1125 unless otherwise provided herein.
- 2. Landscaping along Trueman Boulevard is shown in the existing and planted condition which shall remain as shown on Exhibits L-3 and L-4.
- 3. Landscaping along western property line facing I-270 shall be as shown on the Exhibits L-3 and L-4 and shall include proposed trees planted between site parking and building uses and the existing gas line easement, subject to gas company review of easement standards.
- 4. Any portion of a lot upon which a building or a parking area are not constructed shall be landscaped with lawn as a minimum. General depictions of landscape screening for building and parking garage foundations are depicted on landscape plan exhibits. Landscaping for headlight screening is depicted on plans for access to residential areas.
- 5. 1125.04 (g) All interior streets are private and mostly function as drive aisles and access to parking, and do not meet public street tree requirements. Street trees on each side of the main arterial entry drive shall be located as depicted on landscape plans, subject to adjustment based on final development plan approval. Site open spaces and ponds are generally ringed with perimeter trees.
- 6. 1125.04 (i.) Tree Replacement Standards
  - a. Tree replacement within subarea 5 is impacted by existing utility easements along Trueman Boulevard on the east and a gas line easement along I-270 on the west. Replacement tree standards are established based on new trees maturing with spacing allowance for healthy growth and the context of an urban, mixed-use development setting.
  - b. Existing trees to be removed = 90 trees @ 1,394 caliper inches
  - c. 697 replacement caliper inches are provided on site (349 replacement trees at 2 inches caliper)

d. With a total of 90 trees to be removed that are to be replaced with 349 trees, the replacement ratio is greater than 3.9:1, which is in addition to other required plantings.

#### 7. 1125.05 - Vehicular Use Areas

- a. 1125.05 (b) Perimeter Landscaping of Vehicular Use Areas Existing sanitary and utility easements limit planting trees on the east and west property perimeters. To meet the intent of the code for perimeter screening of vehicular use areas from public streets, the existing mounding of 4+/- feet in height, along with changes in site elevation from east to west provide the screening of the vehicular use areas from Trueman Boulevard. Perimeter buffers trees are to be planted along the western property line subject to existing gas line easement limitations and path placement. Tree plantings are also to be provided along the border of northern site entrance leading into the site from east to west. Final perimeter plantings are to be located on the final development plans.
- b. 1125.05 ( c ) (1) and (2) Interior Landscaping in Vehicular Use Areas Interior landscaping and tree placement in vehicular use areas shall meet code requirements to provide parking lot and interior plantings as depicted on final development plans. A central boulevard access is lined with trees in curbed planters at the main site entrance. Parking islands are used to define aisles and break rows of parking, while providing shared parking between land uses and will average one interior island per one hundred feet in length. In areas without plantings, parking lot islands shall be planted with turf or will be mulched at minimum. Low and durable accent landscaping such as shrubs, ornamental grasses and perennials will be provided along with entry signage features and along the central and northern entry streets from Trueman Boulevard. Entry feature designs are to be finalized at the time of final development plan.
- 8. 1125.06 Buffering and Screening Existing screening is to remain in place and will be supplemented by the addition of 8 trees to meet code and to buffer and screen between the southern-most residential building B and the existing neighboring assisted living facility to the south.

## G. Lighting:

1. Light designs and character are to be depicted on the lighting exhibit sheets attached to final development plan. Lighting designs shall meet Hilliard code requirements unless otherwise modified at final development plan approval.

- 2. The general design intent for lighting is to be similar to the developments to the north, south and along Trueman Boulevard. The mounting heights for the parking lots and the main arterial entry street is 25 feet in height. The main arterial entry street and park areas will have post type light fixtures. Building mounted fixtures will contribute to the site lighting. The style of this building lighting is to be incorporated into architectural designs.
- 3. External lighting within all subareas shall be cut-off type fixtures.
- 4. All types of parking, pedestrian and other lighting shall be on poles or wall mounted cut-off fixture and shall be similar in type and style, as depicted on lighting exhibits at the time of final development plan approval.
- 5. All light poles and standards shall be dark in color and shall either be constructed of black or dark bronze metal.
- 6. Parking lot lighting shall be high-pressure sodium or LED. Building and landscaping lighting may be incandescent or metal halide.
- 7. Landscape and building up lighting from a concealed source shall be permitted.
- 8. All lights shall be arranged to reflect light away from any street or adjacent property.
- 9. All building illuminations shall be from concealed sources.
- 10. No colored lights shall be used to light the exterior of buildings.

## H. Parking and Loading.

- 1. Total minimum parking available for the entire Subarea 5 shall be 2,340 spaces. Of these, 820 surface parking spaces are on-site, 1180 commercial parking garage spaces and 340 shared parking spaces to meet the total number of available spaces.
  - a. Total minimum parking available is based on the following ratios: for Multi-family (1.75 per unit), for Retail (1.0 per 250 sf), for Restaurant (1.0 per 50 sf), for Hotel (1.0 per room), for Office (1.0 per 300 sf).
  - b. Shared parking will include a combination of on-site shared surface parking (113 spaces), off-site shared parking (60 spaces) and parking garage spaces (167 spaces) for a total of 340 shared spaces that may be occupied up to 50% of the day.
  - c. Total shared parking spaces will not exceed 30% of total required spaces.

#### I. Access and Curb Cuts.

- 1. Access to Subarea 4 shall be from the three existing access points on Trueman Boulevard. A central boulevard access is supplemented by two other accesses shared with existing developed properties, on the north and to the south of the site.
- 2. Cross access easements shall be declared for the site and the adjacent property to the north, subject to the approval of the Law Director.

### J. Waste and Refuse.

1. Where not contained within parking garage buildings, all waste and refuse shall be containerized and screened from view by a solid masonry or wood framed wall (not concrete block) compatible with building materials on three sides, and a metal or wood fence/gate on the fourth side. Two additional refuse collection facilities are located within parking garages C and M.

### K. Storage, Equipment, Service Areas and Mail Kiosks

- 1. No materials, supplies, equipment or products shall be stored or permitted to remain on any portion of the parcel outside the permitted structures. Mechanical equipment or other utility hardware on roof, ground, or buildings shall be screened from public view with materials harmonious with the building and/or landscaping treatment.
- 2. No noises, smoke, odors, vibration or other nuisances shall be permitted.
- 3. No area of the site will be used for outdoor storage.
- 4. Service courts and loading docks shall be screened from all streets or adjacent buildings by landscaping, mounding or walls and/or other acceptable techniques.
- 5. All mechanical equipment and related structures shall be screened effectively from grade level view by a fence, vegetation, wall or harmonious architectural material and character.
- 6. Mechanical equipment or other utility hardware on roof or buildings shall be screened from outside views with materials harmonious with the building.
- 7. Mail kiosks are to be incorporated into site designs at the time of final development plan with appropriate architectural, lighting, landscaping treatment and accessibility standards, subject to USPS requirements.

### L. Outdoor and Public Spaces:

1. The Truepointe Master Plan development will provide a vibrant, walkable mixed-use district for the City of Hilliard, where residents can live, work, and play. To elevate this experience, the project's open spaces emphasize a quality public realm with pedestrian connections to attractive green space amenities, active public plazas, and parks with outdoor event space. The development framework provides an efficient, thoughtful use of pedestrian space between a mix of uses, including multi-family, retail, restaurant, office, and hotel-hospitality.

A signature, mixed use main street off Trueman Boulevard enters the core of the development with a central civic green, destination shopping, outdoor gathering, dining, fitness, and special events. The main street entry includes wide sidewalks with space for shade trees and retail/restaurant outdoor seating. The central civic green could host outdoor events such as concerts or movies and provides outdoor gathering and dining space for destination restaurants or taverns with rooftop dining.

Within the northern office-commercial a series of public parks and plazas, connected by a pedestrian-oriented streetscape network provide outdoor amenities. Both proposed office buildings and hotel include special paved vehicular arrival courts and pedestrian plazas with shade trees and seating. The northwest office area (Office Buildings 'K' & 'L') includes co-working office space and serves as a green campus, including a sustainable park, a vehicular arrival court plaza, and shared North Parking Garage 01 (Building 'M'). This office building engages strong views of the existing lake to the north and will be connected to the adjacent office park with improved surface parking.

Within the southern portion of the site (multifamily residential) are attractive amenities, such as a dog park, an outdoor shade pavilion with grilling stations, picnic space, sand volleyball, a centralized mail kiosk, connected trails with benches, passive/active courtyards with swimming pool, cabanas, lounge space, fire pits, outdoor dining, cornhole or bocce, shaded seating, and a hammock grove.

This Truepointe multi-modal development seeks to balance vehicular circulation needs and parking demands with strong pedestrian connectivity, biking, and overall public realm experience.

2. Open Space Commitments, Parkland Dedication (1187.06) and Outdoor Amenities will meet code requirements and are to be depicted on final development plans.

#### M. Architectural Commitments:

- 1. Commercial Design: building materials and design shall be consistent and compatible with buildings along the I-270 outer belt between Cemetery Road and Sawmill Road. While this district represents a broad range of building materials and architectural styles, these structures are generally a minimum of two stories in height, and constructed of glass, metal, pre-cast concrete.
  - a. Color Palette: Buildings may be constructed with a variety of colors to support creative urban designs and a vibrant mixed-use environment. Accent colors in brighter hues are permitted for building accent features.
  - b. Materials: Brick, brick veneer, stone, stone veneer, stucco stone, precast concrete, fiber cement, metal, glass, natural wood, wood composite, stucco, high quality vinyl siding with nominal thickness of .044" and wood grain finish and fiberglass are all permitted building materials.
  - c. Roof: Flat roofs are permitted, provided all roof top mechanical units are fully screened from view.
  - d. Articulation and Fenestration: Buildings shall have a consistent finish on all four sides. Fenestration shall be proportional with building size and massing.
  - e. Refer to Retail Conceptual Renderings (pages 1-- 4), dated 5/17/22 for proposed retail design that meets the design intent defined above.
  - f. Final office, hotel and retail elevations and building designs shall be provided at the time of final development plan approval and as building users are identified.
- 2. Residential Design: Conceptual renderings of residential structures are provided to show examples of the materials, quality and designs planned for Building A. These concept drawings are subject to change at the time of final development plan and meant for illustrative purposes at this preliminary stage.
  - a. Approved materials for residential buildings include but are not limited to the following:
  - i. Brick, brick veneer, brick soldier course headers
  - ii. Aluminum guardrails, balcony railing, other metal coping material and metal canopies.
  - iii. Fiberglass doors, vinyl windows and siding panels.
  - iv. Cast stone/Ground face block.

- v. Fiber cement panels with reveals and fiber cement siding.
- vi. Architectural metal panels.
- b. Building A height shall not exceed 75 feet, including 5 floors and roof architectural features.
- c. Buildings B height shall not exceed 45 feet, including 3 floors and roof architectural features.
- d. Color palette: Residential colors are more diverse than traditional suburban options to reflect the mixed-use environment and more urban-style architecture with colors that reflect a modern-traditional context with industrial influences.
- e. Refer to Conceptual Residential Building 'A' Elevations, dated 6/8/22, for proposed residential design that meets the design intent defined above.
- f. Articulation and Fenestration: Buildings shall have a consistent finish on all four sides. Fenestration shall be proportional with building size and massing.
- g. Roof: Flat roofs are permitted, provided all roof-top mechanical units are fully screened from outside view.

# N. Utilities and Grading:

- 1. All new utility lines including water service, electricity, telephone and gas, and their connections or feeder lines should be placed underground. Provided, however, the existing overhead transmission lines shall remain above ground. Meters, transformers, etc. may be placed above ground, but should be screened from view. To the extent possible, utility line placement will be sensitive to existing vegetation.
- 2. All utility connections should be out of view or screened.

#### O. Traffic Commitments:

Refer to the Traffic Impact Study, dated 6/3/22 for Technical Analysis, Traffic Signal Warrant Analysis, Conclusions and Recommendations and all supporting documents.

# P. Signage:

A comprehensive sign package, including but not limited to monument signage details, retail, building, directional signage designs and standards and other signage needs is to be supplemented at the time of final development plan consideration and shall meet Hilliard Code requirements unless otherwise approved by the planning and zoning commission.

### Q. General PUD Notes:

- 1. The building locations, footprints, square footage, heights, planting installations, designs and architecture and the exhibits attached to this PUD Modification text depicting the same are conceptual in nature and illustrative of what could be built on the site under the text and plan standards. The final designs, uses and configuration of uses are subject to change and alteration at the final development plan stage and subject to final engineering based the needs of end users and the separate ownership division of buildings or areas as well as other necessities driven by engineering, topography, structural changes, cross-access easements, utility placement and related final engineering and final site design determinations.
- 2. All or portion(s) of the Truepointe PUD may be submitted to the provisions of Chapter 5311 of the Revised Code of Ohio (Ohio's "Condominium Act"). If submitted to the provisions of the Condominium Act, a forced and funded condominium association will be formed by the applicant to maintain, repair, and replace the common elements in the condominium. The condominium association, if created, will have the right, power, and authority to charge assessments to unit owners in the condominium in an amount that is adequate to provide for the maintenance, repair, and replacement of private streets, associated parking spaces, open spaces, sidewalks, and other elements of the community that are of common interest to unit owners.

TRUEMAN BOULEVARD, LLC 4653 TRUEMAN BLVD., SUITE 100 HILLIARD, OH 43064

DEVELOPER:

COMMERCIAL DESIGN/BUILD GENERAL CONTRACTOR:

MULTI-FAMILY DESIGN/BUILD GENERAL CONTRACTOR:

ENGINEER:

THE KLEINGERS GROUP 350 WORTHINGTON ROAD WESTERVILLE, OH 43082

RETAIL/COMMERCIAL OFFICE DEVELOPER:

EQUITY INC. 4653 TRUEMAN BLVD, SUITE 100 HILLIARD, OH 43026

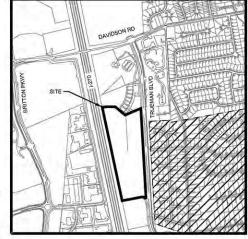
ARCHITECT:

M+A ARCHITECTS 775 YARD ST. COLUMBUS, OH 43212

LANDSCAPE ARCHITECT:

MEP ENGINEER:

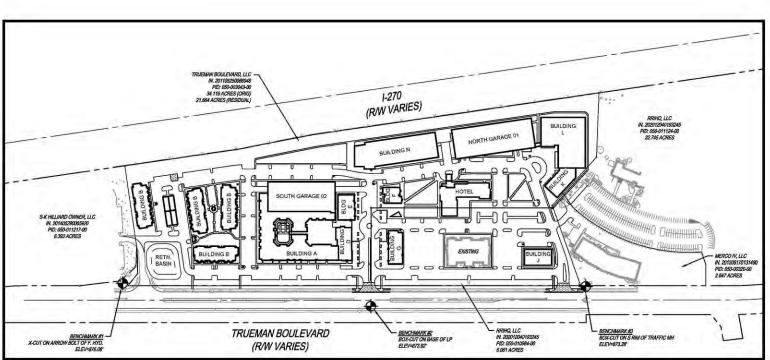
# PRELIMINARY DEVELOPMENT PLAN FOR TRUEPOINTE MIXED USE DEVELOPMENT 4457 TRUEMAN BLVD HILLIARD, OH 43026





N/A

24-26 FT (2-WAY TRAFFIC)





THIS PROJECT IS TO INCLUDE MULTIPLE RESIDENTIAL OFFICE, AND RETAIL BUILDINGS, AS WELL AS TWO PARKING GARAGES. SITE IMPROVEMENTS WILL INCLUDE PARKING LOTS FOR THESE BUILDINGS, SITE UTILITIES, DEDICATED OPEN SPACES, AND A POND AND UNDERGROUND DETENTION FOR STORMWATER MANAGEMENT.

LEGEND

BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE (NAD83-2011) AS DETERMINED BY A GPS SURVEY UTILIZING CORS STATION COLDS. THE PROJECT COORDINATES ARE BASED ON STATE PLANE COORDINATES AND HAVE BEEN SCALED TO GROUND BY USING A PROJECT ADJUSTMENT FACTOR OF 1-000942185 APPLIED AT BASE POINT N 745.500 00 E.179.5500 00. GRID AND GROUND COORDINATES ARE IDENTIFY.

CITY OF COLUMBUS

VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88), BASED ON SOURCE BENCHMARK, CORS STATION "COLB"

BENCHMARK	DESCRIPTION	NORTHING	EASTING	ELEVATION
SOURCE BM	CORS STATION "COLB"	714254.27	1815510.69	722.39
<b>♦</b> BM #1	X-CUT ON ARROW BOLT OF FIRE HYDRANT	744323.25	1713919.34	876.08
<b>♦</b> BM #2	BOX-CUT ON BASE OF LIGHT POLE	745402.51	1793854.22	873.92
<b>♦</b> BM #3	BOX-CU ON SOUTH RIM OF TRAFFIC MANHOLE	746292.10	1793720.43	872.28

		SITE DATA					
PARCEL ID	7	050-003043-00 & 050-010984-00					
TOTAL SITE AREA		27.73 ACRES					
EXISTING ZONING DISTRICT	71.11	EXISTING PUD					
PROPOSED ZONING DISTRICT	71.2	PUD (PLANNED DEVELOPMENT)					
EXISTING USE		050-003043-00: UNDEVELOPED; 050-010984-00: MEDICAL OFFICE BUILDING					
PROPOSED USE	) T =	MIXED USE					
	O	F-STREET PARKING AND LOADING					
CODE SECTION	STANDARD	REQUIREMENT	EXISTING	PROPOSED			
1127,02	DISTANCE BETWEEN DRIVES	150' MINIMUM (35 MPH SPEED LIMIT)	N/A	762"			
1127,02	DRIVE DISTANCE FROM STREET INTERSECTION	250' MINIMUM (ALONG ARTERIAL, INTERSECTING ARTERIAL STREET)	N/A	1450'			
N/S	DRIVEWAY WIDTH	22' MIN - 36' MAX PER STD. DWG. DD-1	41'	48" (D/W)			
1127.03	NUMBER OF PARKING SPACES	(1)	65	(1)			
1127.04	PARKING SPACE DIMENSIONS (PERPENDICULAR)	9 FT X 18 FT	9 FT X 18 FT	9 FT X 18 FT			
1127.04	PARKING SPACE DIMENSIONS (54-74 DEGREES)	9 FT X 20 FT	N/A	9 FT X 20 FT (60 DEGREES)			

24 FT MINIMUM (2-WAY TRAFFIC)

1127.04

N/S - NO STANDARD DW - DESIGN WAIVER NEEDED FOR DEVIATION FROM STANDARD DRAWING (1) - REFERENCE TRUEPOINTE PDP PARKING ANALYSIS FOR REQUIRED AND I

AISLE WIDTH PERPENDICULAR PARKI

DEVELOPMENT STANDARDS					
STANDARD	EXISTING*	REQUIRED (1)	PROPOSED		
FRONT SETBACK (E)	79	60' MIN	79		
SIDE SETBACK (S)	310	5'MIN	16'		
SIDE SETBACK (N)	123	20' MIN**	4		
REAR SETBACK (W)	305	50' MIN	63		
IMPERVIOUS AREA	52%	80% MAX	69.50%		
DEDICATED OPEN SPACE	N/A	2% MIN	4.30%		
PARKING SETBACK (N)	205	40' MIN	62'		
PARKING SETBACK (S)	108	70' MIN	94"		
PARKING SETBACK (E)	26'	10' MIN	25		
PARKING SETBACK (W)	10	50' MIN	64		

\*\* SETBACK INCLUDES 20' NO BUILD EASEMENT ON ADJACENT PARCEL
(1) REFERENCED FROM DEVELOPMENT TEXT PROPOSED AS PART OF THIS APPLICATION





PRELIMINARY DEVELOPMENT PLAN TRUEPOINTE MIXED

**USE DEVELOPMENT** 4525 TRUEMAN BLVD HILLIARD, OH 43026

**AS SHOWN** 

TITLE SHEET

1of 7

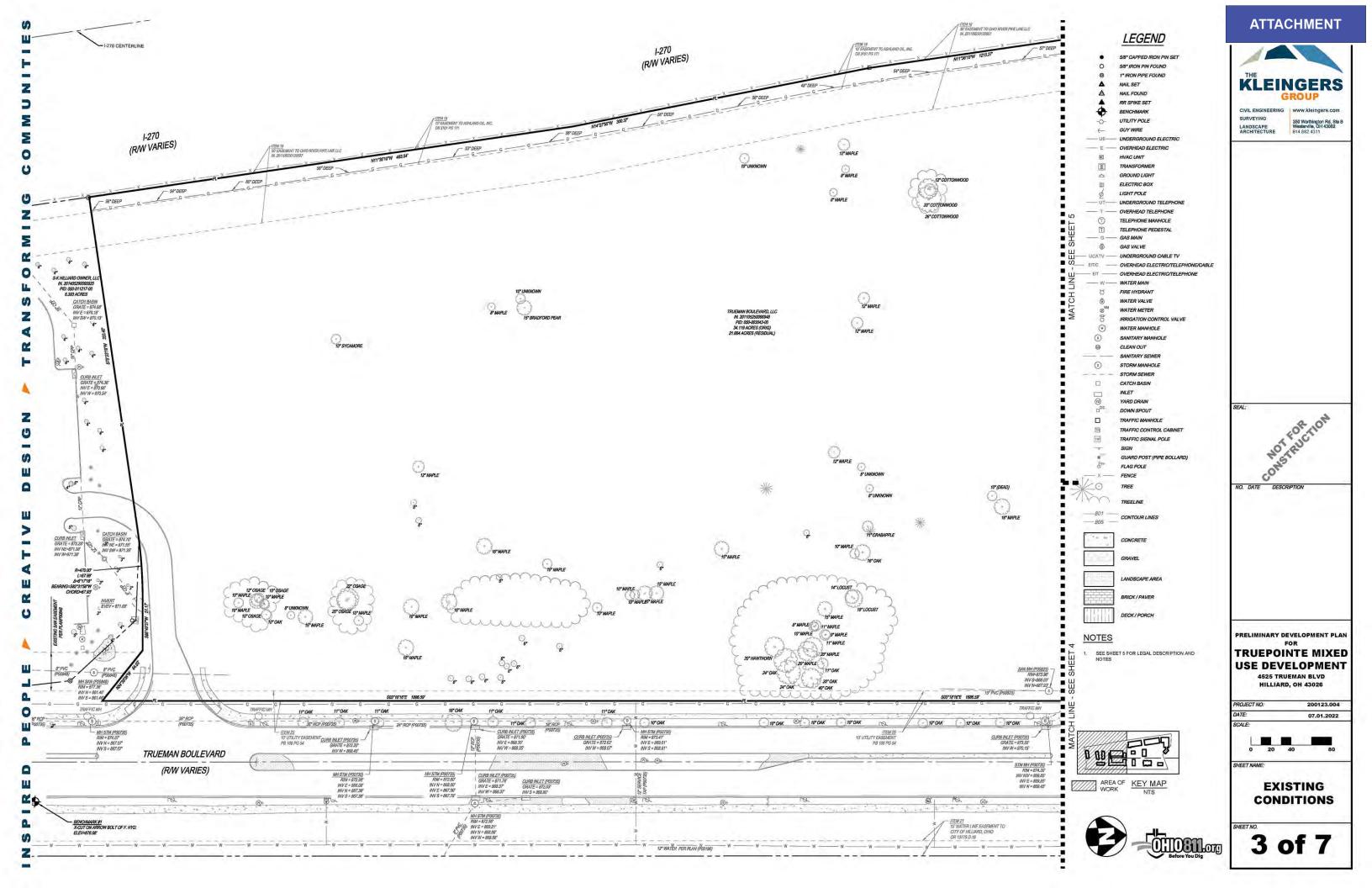
**ATTACHMENT** 

KLEINGERS

PRELIMINARY DEVELOPMENT PLAN TRUEPOINTE MIXED

07.01.2022

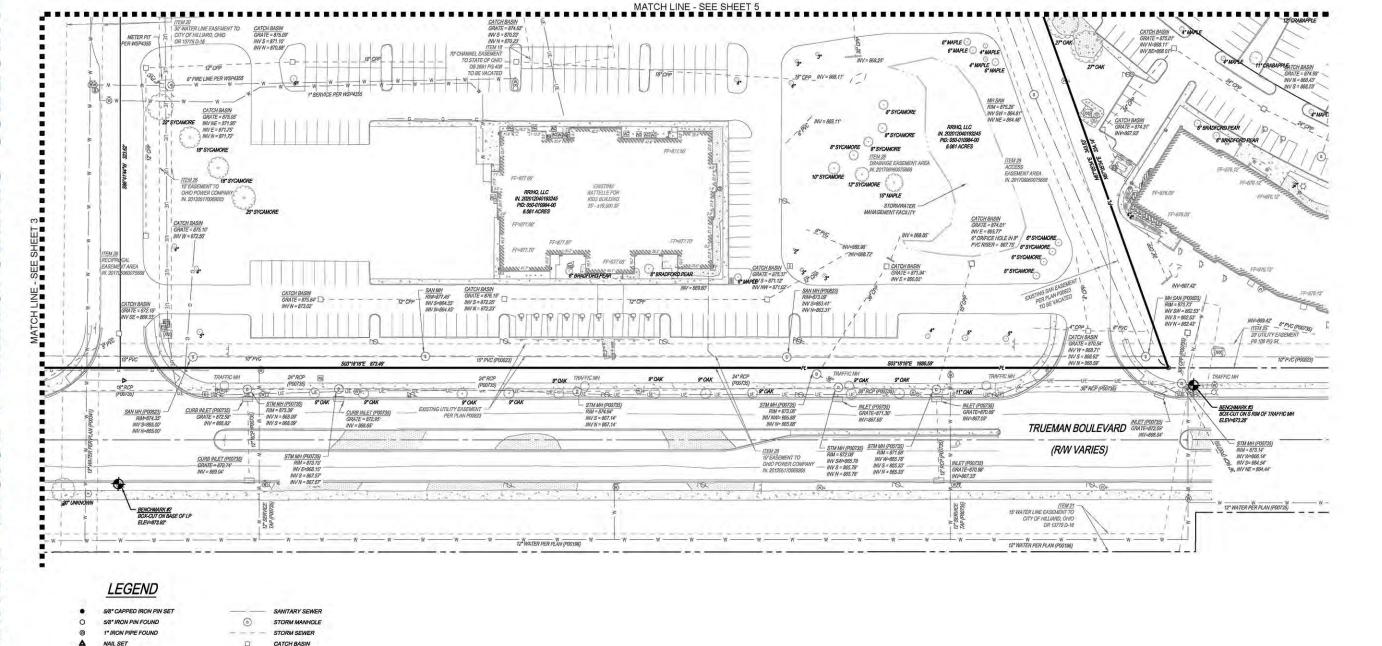
**LAND EXHIBIT** 



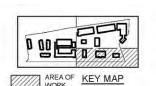
NAIL FOUND

IRRIGATION CONTROL VALVE WATER MANHOLE

SANITARY MANHOLE CLEAN OUT DECK / PORCH



#### TRAFFIC MANHOLE GUY WIRE TRAFFIC CONTROL CABINET TRAFFIC SIGNAL POLE OVERHEAD ELECTRIC HVAC UNIT TRANSFORMER FLAG POLE GROUND LIGHT ELECTRIC BOX LIGHT POLE UNDERGROUND TELEPHONE OVERHEAD TELEPHONE TELEPHONE MANHOLE - 805 -TELEPHONE PEDESTAL GAS MAIN GAS VALVE UNDERGROUND CABLE TV OVERHEAD ELECTRIC/TELEPHONE/CABLE OVERHEAD ELECTRIC/TELEPHONE LANDSCAPE AREA









NO. DATE DESCRIPTION

PRELIMINARY DEVELOPMENT PLAN FOR
TRUEPOINTE MIXED
USE DEVELOPMENT
4525 TRUEMAN BLVD
HILLIARD, OH 43026

PROJECT NO: 200123.004

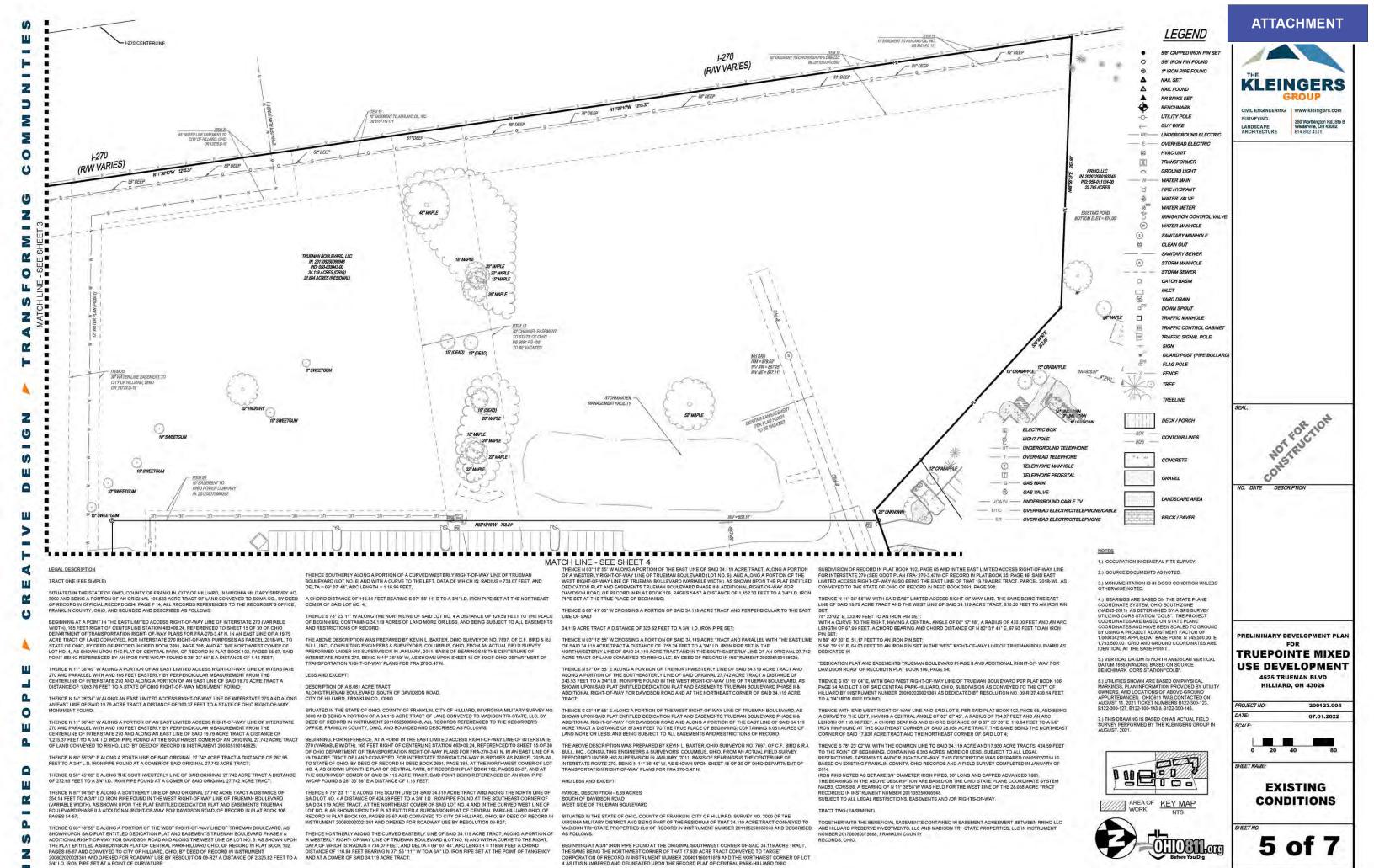
DATE: 07.01.2022

O 20 40 80

SHEET NAME:

EXISTING CONDITIONS

4 of 7



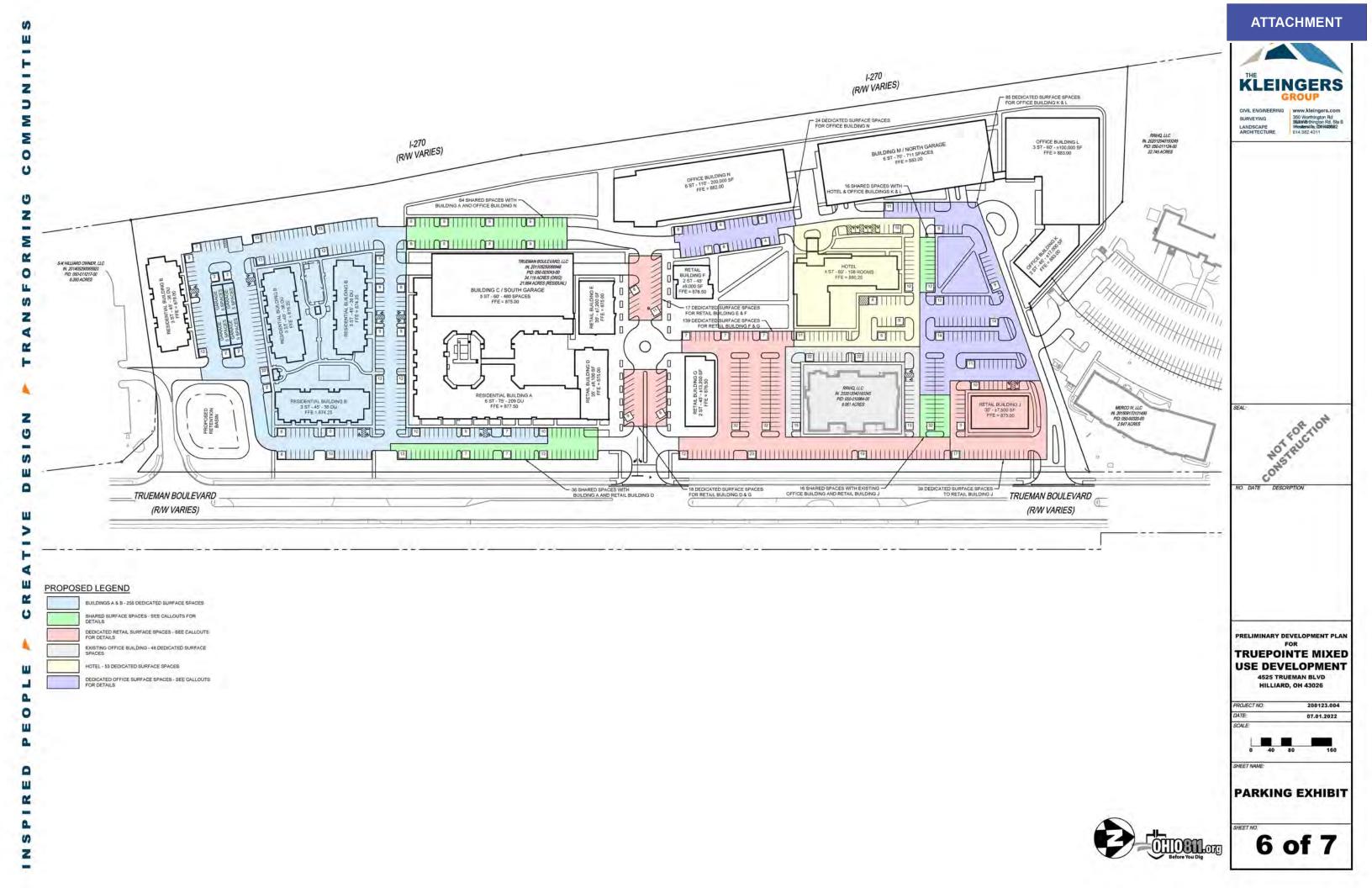
DISTANCE OF 116.84 FEET BEARING N 07° 55 ' 11 " W TO A 3/4" I.D. IRON PIPE SET AT THE POINT OF TANGENCY

AND AT A COMER OF SAID 34.119 ACRE TRACT;

PAGES 65-67 AND CONVEYED TO CITY OF HILLIARD, OHIO, BY DEED OF RECORD IN INSTRUMEN

3/4" I.D. IRON PIPE SET AT A POINT OF CURVATURE:

602020021361 AND OPENED FOR ROADWAY USE BY RESOLUTION 09-R27 A DISTANCE OF 2,325.82 FEET TO A





- HIGH DENSITY RESIDENTIAL 5 STORY, +/- 209 UNITS TOTAL, TYP FL: 55,600 SQ. FT BUILDING: 229,000 SQ.
- WALK UP RESIDENTIAL 3 STORY, +/- 36 UNITS PER BUILDING TYP FL: 11,170 SQ. FT ALL B BUILDINGS: 134,000 SQ. FT
- SOUTH PARKING GARAGE 5 LEVELS, 480 SPOTS 35,300 SQ. FT PER LEVEL

RETAIL 8,100 SQ. FT

RETAIL

RETAIL

7,200 SQ. FT

- RETAIL 13,200 SQ. FT
- (H) HOTEL +/- 108 ROOMS 4 STORIES
- EXISTING BATELLE 9,000 SQ. FT FOR KIDS 19,500 SQ. FT

- ① RETAIL 7,475 SQ. FT
- OFFICE 2 STORIES UP TO 18,000 SQ. FT.
- OFFICE 3 STORIES UP TO 100,000 SQ. FT.
- NORTH PARKING GARAGE 6 LEVELS, 711 SPOTS 40,120 SQ. FT PER LEVEL
- OFFICE 6 STORIES UP TO 200,000 SQ. FT.
- STAND-ALONE GARAGES 1 LEVEL, 20 SPACES

- OFFICE
- RESIDENTIAL
- HOTEL
- RETAIL
- **EXISTING**



TRUEPOINTE MIXED USE DEVELOPMENT

**DETAILED SITE PLAN** 

ma architects

2022.036 07.01.2022

7 of 7





m-a architects





ma architects





ma architects





ma architects





PROPOSED MATERIALS





CASE 3: PZ-22-33 - AMAZON DATA CENTER - 4120 Scioto Darby Road

PARCEL NUMBERS: 050-003336, 050-002806, 050-003210, 050-0002427, 050-002299 & 050-002301

**APPLICANT:** Amazon Data Services, Inc., 410 Terry Avenue North, Seattle, WA 98108; c/o Isabella Culliton, Kimley-Horn, 7965 North High Street, Columbus, OH 43235.

**REQUEST:** Review & approval of a Level "B" Site Plan consisting of 7 data center buildings and additional security and utility buildings on 152.13 acres in accordance with Chapter 1131 of the Zoning Code.

#### **BACKGROUND:**

The site consists of six parcels totaling 152.13 acres located north of Scioto Darby Creek Road and west of I-270. The site is bounded by the CSX railroad to the north and the Conrail railroad to the west. On October 27, 2014, the site was zoned to M-1, Restricted Industrial District (Ordinance 14-29). On November 12, 2020, data centers were added as a permitted use within the M-1 zoning district (Ordinance 20-36). On August 12, 2021, the Planning and Zoning Commission approved a similar plan for an Amazon data center site located between Cosgray and Leppert Roads. The applicant is requesting approval of a Level "B" Site Plan for the construction of a seven-building data center complex.

#### **COMMISSION ROLE:**

The Commission is to review the proposal for conformance to the provisions of Hilliard Code Chapter 1131.

#### **STAFF RECOMMENDATION:**

Staff finds that the proposed site plan generally conforms with the provisions of the Hilliard Zoning Code. Based on these findings, staff recommends approval of the proposed site plan with the following conditions:

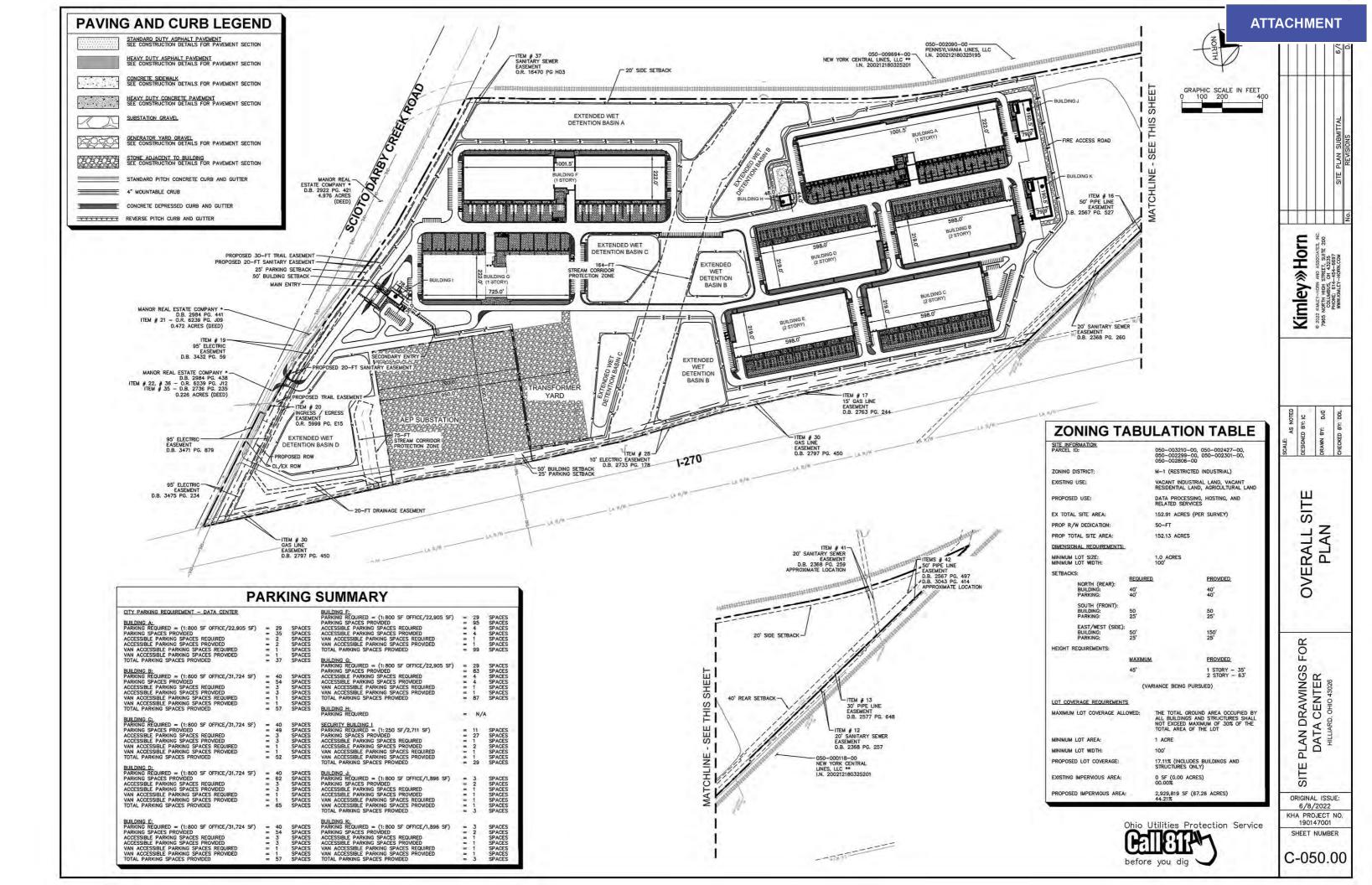
- 1) That all necessary variances be obtained from the Board of Zoning Appeals;
- 2) That the 30-foot trail easement be indicated on plans to the satisfaction of staff;
- 3) That a tree survey and tree replacement plans be provided subject to staff approval.
- 4) That approval for access points along Scioto Darby Creek be obtained from the City of Columbus and evidence of such be provided to staff;
- 5) That required street trees be installed subject to the approval of the City Forester; and
- 6) That all parking spaces within the Storm Corridor Protection Zone be removed to the satisfaction of the City Engineer.

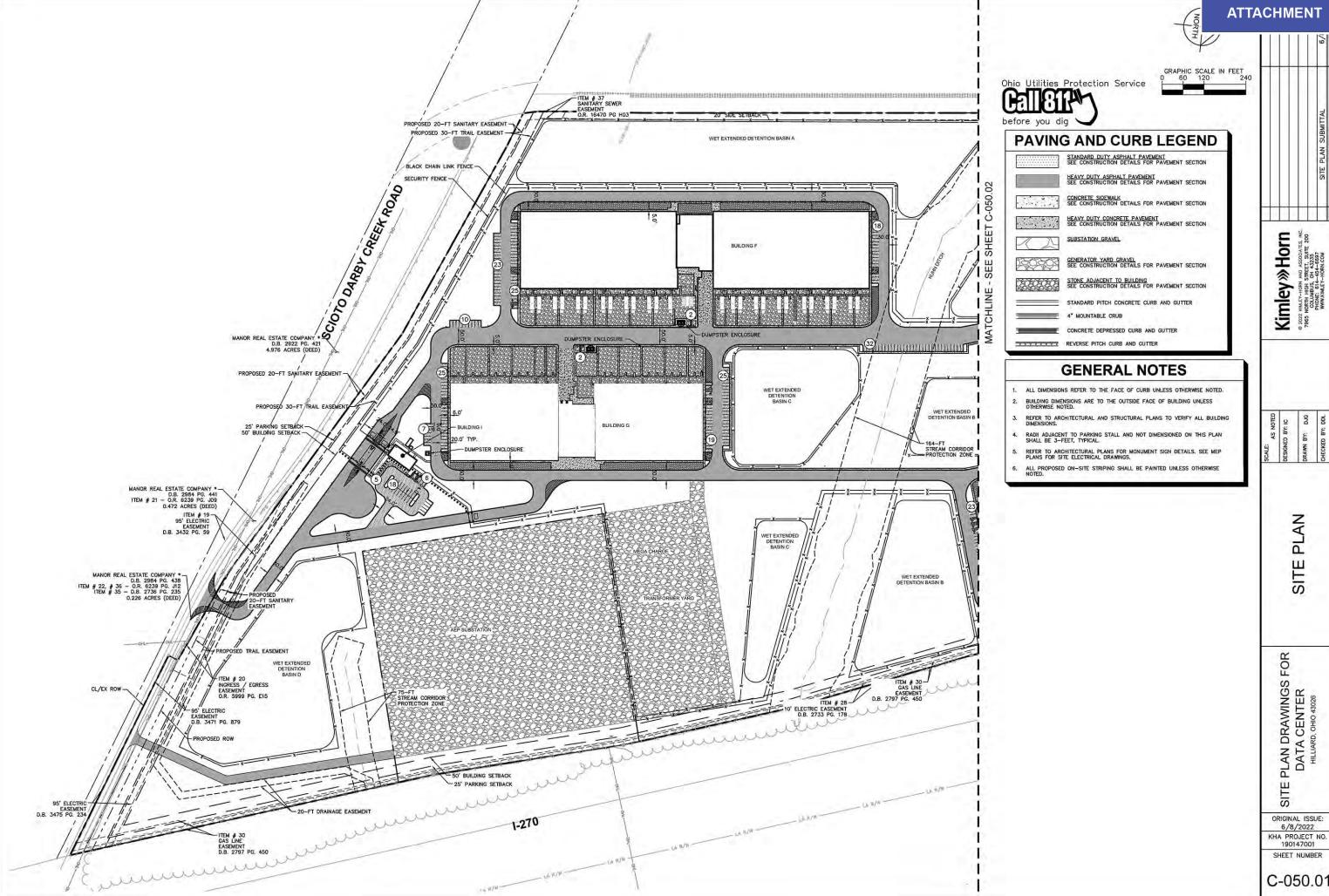
### **CONSIDERATIONS:**

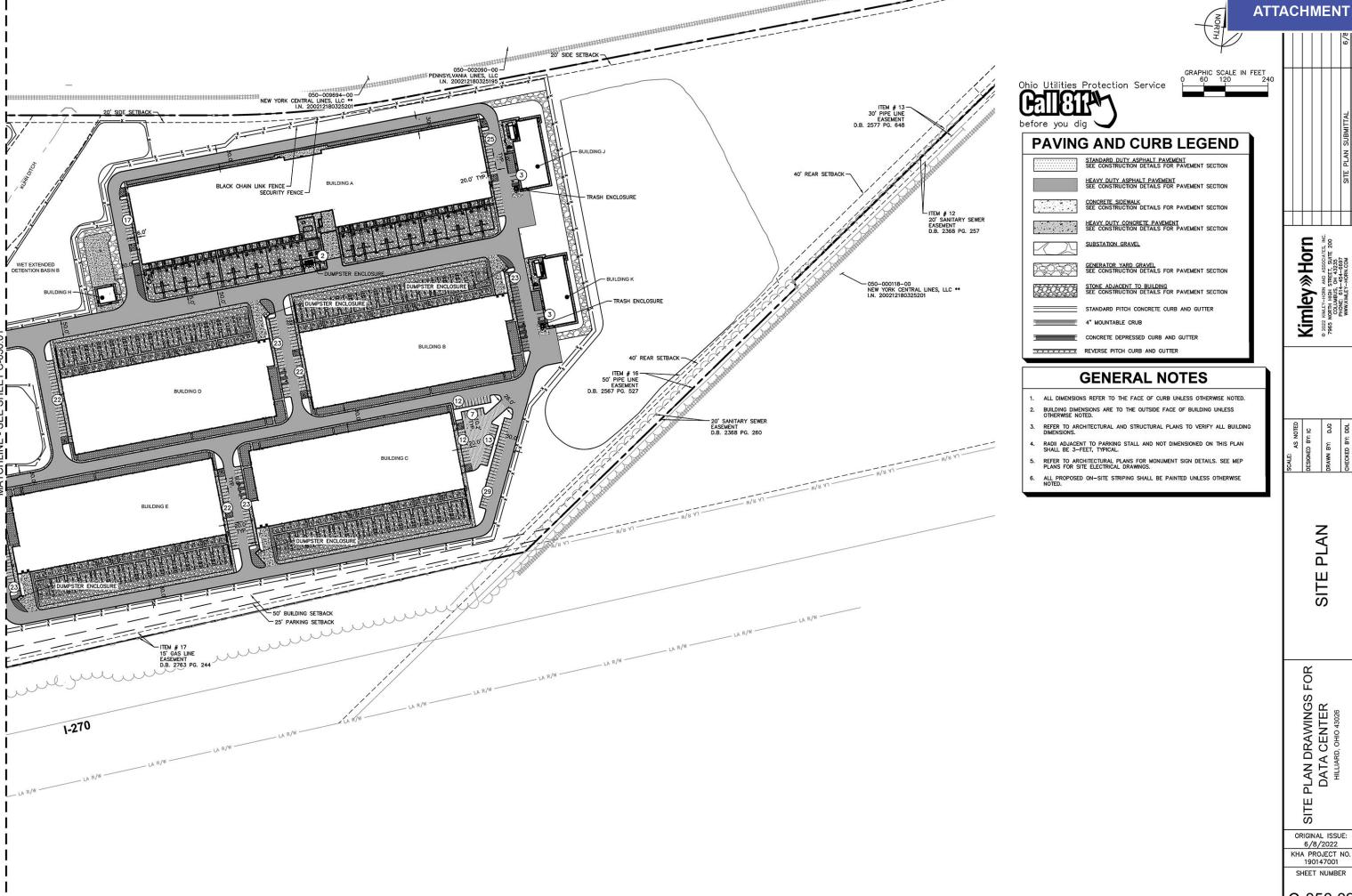
- The data center complex is zoned M-1, Restricted Industrial District and is a permitted use. It is immediately bounded to the west by the Conrail railroad, to the north by the CSX railroad, to the east by I-270 and to the south by Scioto Darby Creek Road. Properties beyond the Conrail railroad to the west are single-family residences in the Darby Glen Subdivision. Properties beyond the CSX railroad to the north are zoned as M-1 uses. Properties beyond I-270 to the east and Scioto Darby Creek Road to the south are located within the City of Columbus, including the Scioto Darby Creek Road right-of-way.
- The proposed site plan shows seven data center buildings oriented east-west, an AEP substation and transformer yard located in the southeast corner of the site. A security building is located to the immediate west of the AEP substation, and three smaller support buildings are located in the northwest corner of the site. Access to the data center will be a 30-foot-wide drive from Scioto Darby Creek Road, located approximately 750 feet west of the eastern property line. Access to the AEP substation will have a separate 20-foot-wide drive, to also be located from Scioto Darby Creek Road at approximately 350 feet west of the eastern property line. A fire access road will be located to the rear at the northern end of the site.

- The Thoroughfare Plan classifies Scioto Darby Creek Road as a Minor Arterial with a designated 100-foot right-of-way with two lanes and either a center left turn lane or separate left turn lanes at driveways and intersections. 20 feet of right-of-way will be dedicated consistent with the plan. A 20-foot sanitary easement is proposed outside the right-of-way west of the data center entrance and a 30-foot trail easement is also placed outside the sanitary easement. A small section of the trail easement is not clear on the plans and should be revised.
- Four of the data center buildings will be two stories tall with a height of approximately 63 feet. These buildings will be located in the northeast area of the site along I-270. The maximum building height for buildings located in M-1 Districts is 45 feet, and a variance will be necessary.
- A double row of fences will be located around the data center buildings and transformer yard with the
  outermost fence being a security fence and the innermost fence being a black vinyl-coated chain link
  fence. Both fences will be 8 feet tall to match fencing used for the Amazon site between Cosgray and
  Leppert Roads. Necessary variances will be requested for the fencing due to the unique nature of the
  use.
- Similar to the data center project on Cosgray Road, the size of the AEP substation will be approximately 700 x 600 feet with an additional transformer yard that includes gravel surface. The substation access drive will be paved from Scioto Darby Road to the substation.
- Seven extended wet detention basins are provided on the site, with six detention basins located along the 164-foot-wide Stream Corridor Protection Zone that runs east-west through the center of the site and the remaining basin located on the southeasternmost corner. A 75-foot-wide clearance has been given to the Stream Corridor Protection Zone (SCPZ) located between the southeastern detention basin and AEP substation. All final plans will be required to meet engineering requirements for stormwater management. All parking (32 spaces) located within the SCPZ must be removed to comply.
- 489 new parking spaces have been proposed for the site, with the majority of spaces located as single row parking alongside the data center buildings. A small parking lot with double row parking is provided outside the complex fencing adjacent to the security building. The proposed number of parking spaces surpasses the 10% maximum as outlined in City Code, and a variance will be required for additional spaces needed for this particular land use.
- Neither a tree survey nor tree preservation plan has been provided and is currently being completed.
   Submitted landscape plans assume the existing wooded area is 63.6 acres and estimates a tree replacement requirement of 954 tree caliper inches. Additional plantings may be provided pending the outcome of a tree waiver/reduction from the Board of Zoning Appeals.
- Proposed landscaping generally conforms to the other provisions of the Code, with the exception of
  utilizing exiting vegetation in place of the 10-foot vehicular use area perimeter landscaping requirement
  for the eastern side of the site. Given the unique site conditions, variances will be sought and plans will
  be revised as part of the permit process to meet requirements. Because the right-of-way along Scioto
  Darby Road is outside the city's jurisdiction, placement of street trees will be coordinated with the City
  Forester.

[END OF REPORT | PZ-22-33]







Kimley >> Horn

© 2022 RALEY-HORN AND ASSOCIATE, INC.
7965 NORTH HIGH STREET, SUITE 200
COLUMBUS, OH 422.35
WHATCHAET-HORN COAL
WHATCHAET-HORN COAL

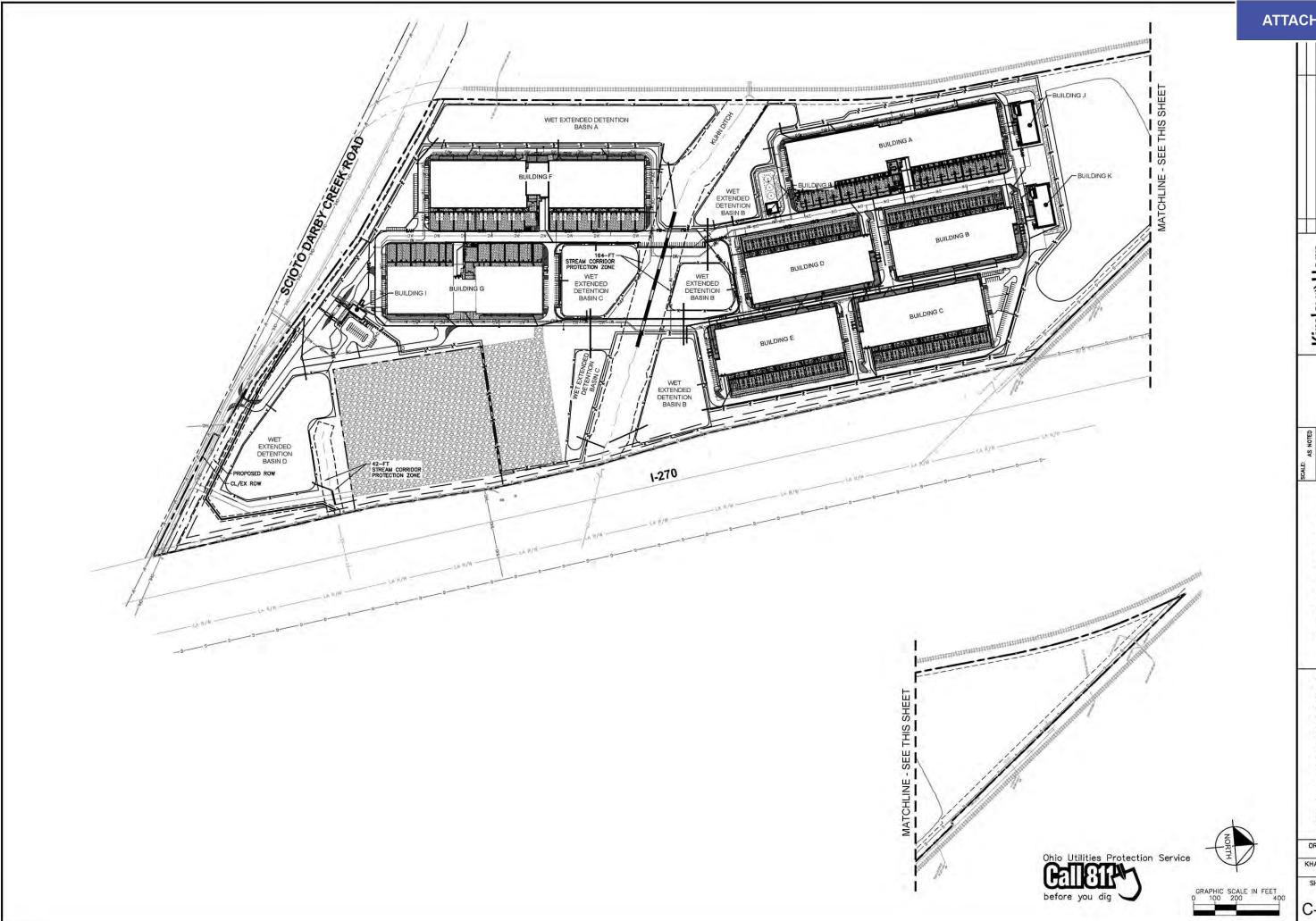
PLAN SITE

SITE PLAN DRAWINGS FOR DATA CENTER HILLIARD, OHIO 43026

ORIGINAL ISSUE: 6/8/2022 KHA PROJECT NO. 190147001

SHEET NUMBER

C-050.02



**ATTACHMENT** 

Kimley » Horn 6-2022 RIMEY-HORN AND ASSEDANTS, INC. 7065 NORTH HOLS STEEL SUITE 200 COLUMBUS, OH 4-2238 WINSTALEY-HORN COM.

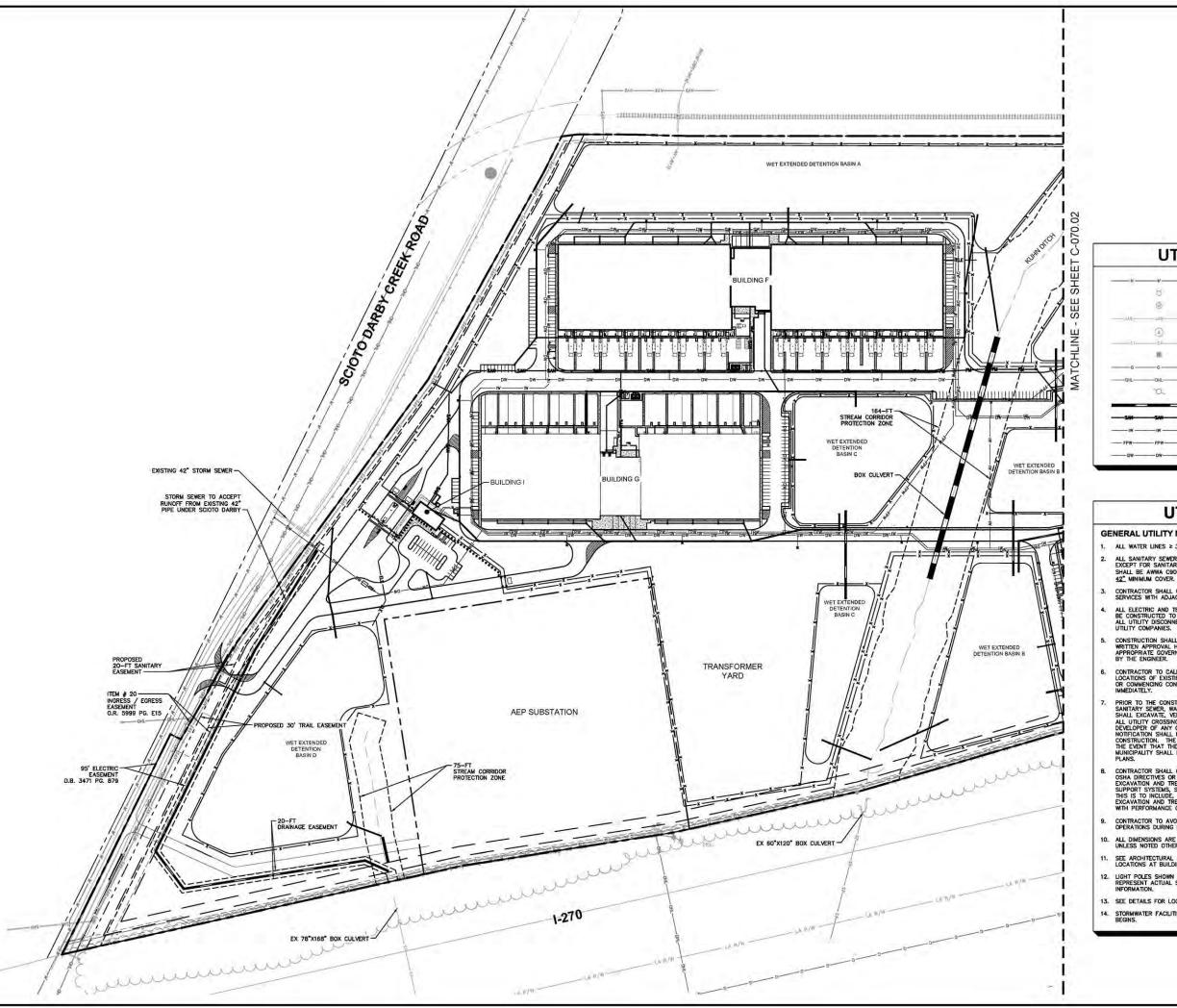
OVERALL UTILITY PLAN

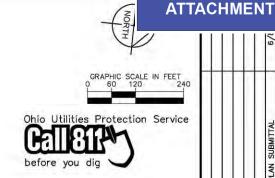
SITE PLAN DRAWINGS FOR DATA CENTER HILLARD, OHIO 43026

ORIGINAL ISSUE: 6/8/2022 KHA PROJECT NO. 190147001

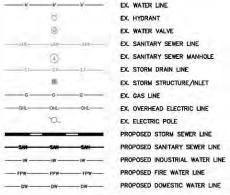
SHEET NUMBER

C-100.00





# **UTILITY LEGEND**



#### **GENERAL UTILITY NOTES**

- ALL SANITARY SEWER LINES SHALL BE PVC MEETING, ASTM D-3034 SDR 26 EXCEPT FOR SANITARY SEWER THAT CROSSES ABOVE WATER MAIN, THIS PIPE SHALL BE AWWA COO (UNLESS WATER MAIN CASING IS UTILIZED). PROVIDE 42° MINIMUM COVER.

- PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OTHER UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND DALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM THE ENGINEER AND THE OWNER/ DEVELOPER OF ANY CONFLICT OR REQUIRED DEVATIONS FROM THE WORLD OF ANY CONFLICT OR REQUIRED DEVATIONS FROM THE TO CONSTRUCTION. THE ENGINEER AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FALLS TO MAKE SUCH NOTIFICATION. THE MUNICIPALITY SHALL BE NOTIFIED OF ANY AND ALL CHANGES TO THE DESIGN PLANS.
- CONTRACTOR SHALL COMPLY COMPLETELY WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING AND OTHER MEANS OF PROTECTION. THIS IS TO INCLUDE, BUT NOT JUMITED FOR ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH PERFORMANCE CRITERIA AS REQUIRED BY OSHA.
- ALL DIMENSIONS ARE TO CENTERLINE OF PIPE OR CENTER OF MANHOLE UNLESS NOTED OTHERWISE.
- 11. SEE ARCHITECTURAL AND MEP PLANS FOR EXACT UTILITY CONNECTION LOCATIONS AT BUILDING.
- 13. SEE DETAILS FOR LOCATING STORM STRUCTURES WITHIN THE CURB LINE.
- 14. STORMWATER FACILITIES MUST BE FUNCTIONAL BEFORE BUILDING CONSTRUCTION BEGINS.

# **UTILITY NOTES**

- ALL ELECTRIC AND TELEPHONE EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS, ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
- CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED BY THE ENGINEER FROM THE APPROPRIATE GOVERNING AUTHORITY AND CONTRACTOR HAS BEEN NOTIFIED BY THE ENGINEER.
- CONTRACTOR TO CALL "JULIE" (1-800-892-0123) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OCCIMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.

- CONTRACTOR TO AVOID DISRUPTION OF ANY ADJACENT TENANT'S TRAFFIC OPERATIONS DURING INSTALLATION OF UTILITIES.

E PLAN DRAWINGS FOR DATA CENTER HILLIARD, OHIO 43026 SITE ORIGINAL ISSUE: 6/8/2022 KHA PROJECT NO.

190147001

SHEET NUMBER

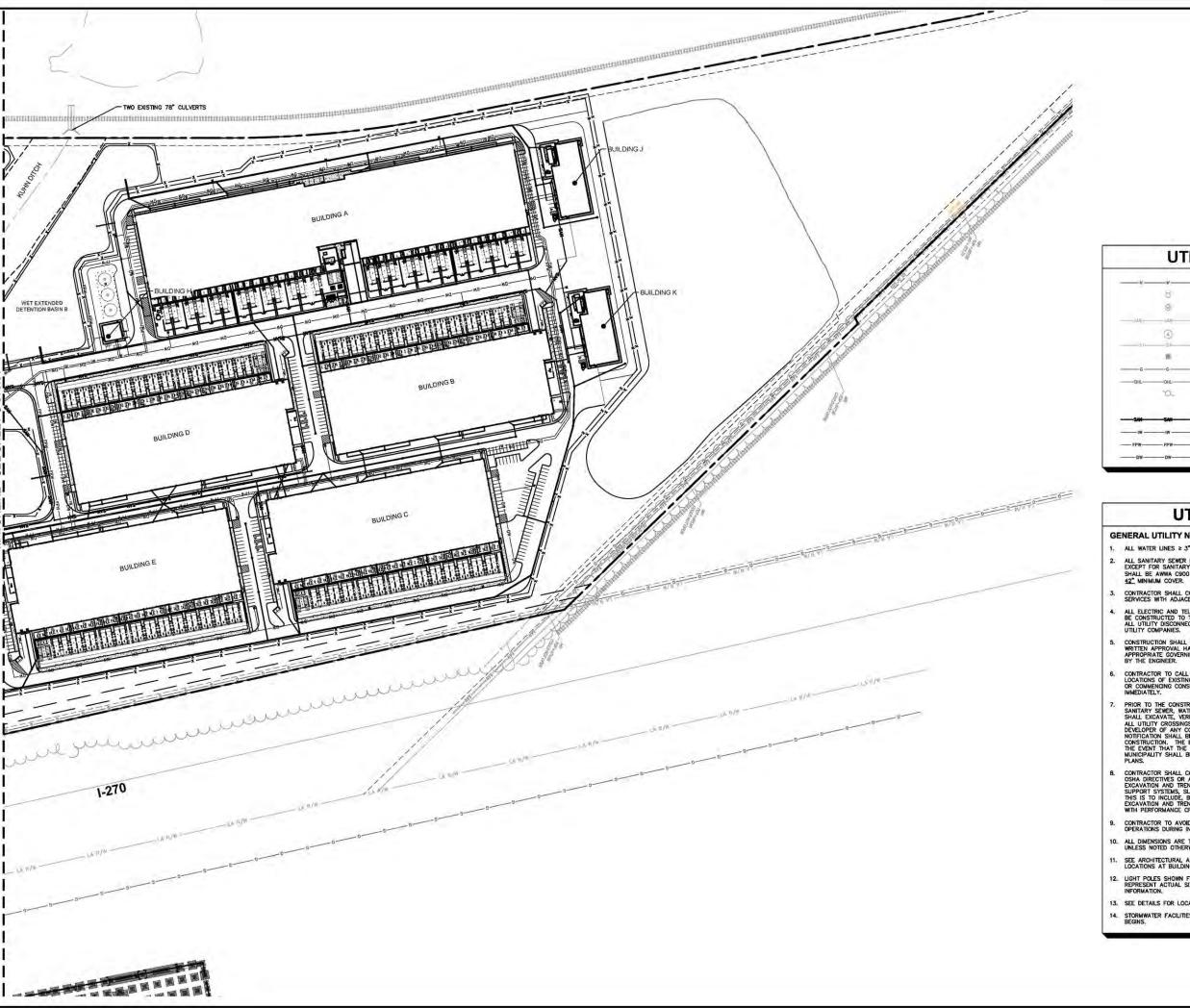
Kimley >>> Horn

6.2022 RIMEY-HOR AND ASSODANTS, INC.
7965 LORTH HOR STREET, SUITE 200

PLAN

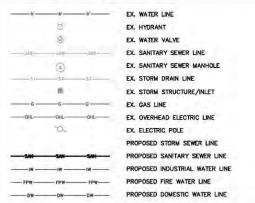
STREET, SUITE OH 43235 1-454-6697 Y-HORN,COM

C-100.01



GRAPHIC SCALE IN FEET 0 60 120 240 Ohio Utilities Protection Service

# **UTILITY LEGEND**



# **UTILITY NOTES**

#### **GENERAL UTILITY NOTES**

- ALL ELECTRIC AND TELEPHONE EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.

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Kimley » Horn

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**ATTACHMENT** 

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  42" MINIMUM COVER.

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  DEVELOPER OF ANY CONFLICT OR REQUIRED DEWATIONS FROM THE PLAN. MOTIFICATION SHALL BE MADE A MINIMUM OF 72 HOURS PRIOR TO CONSTRUCTION, THE ENGINEER AND ITS CLENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION. THE MUNICIPALITY SHALL BE NOTIFIED OF ANY AND ALL CHANGES TO THE DESIGN PLANS.
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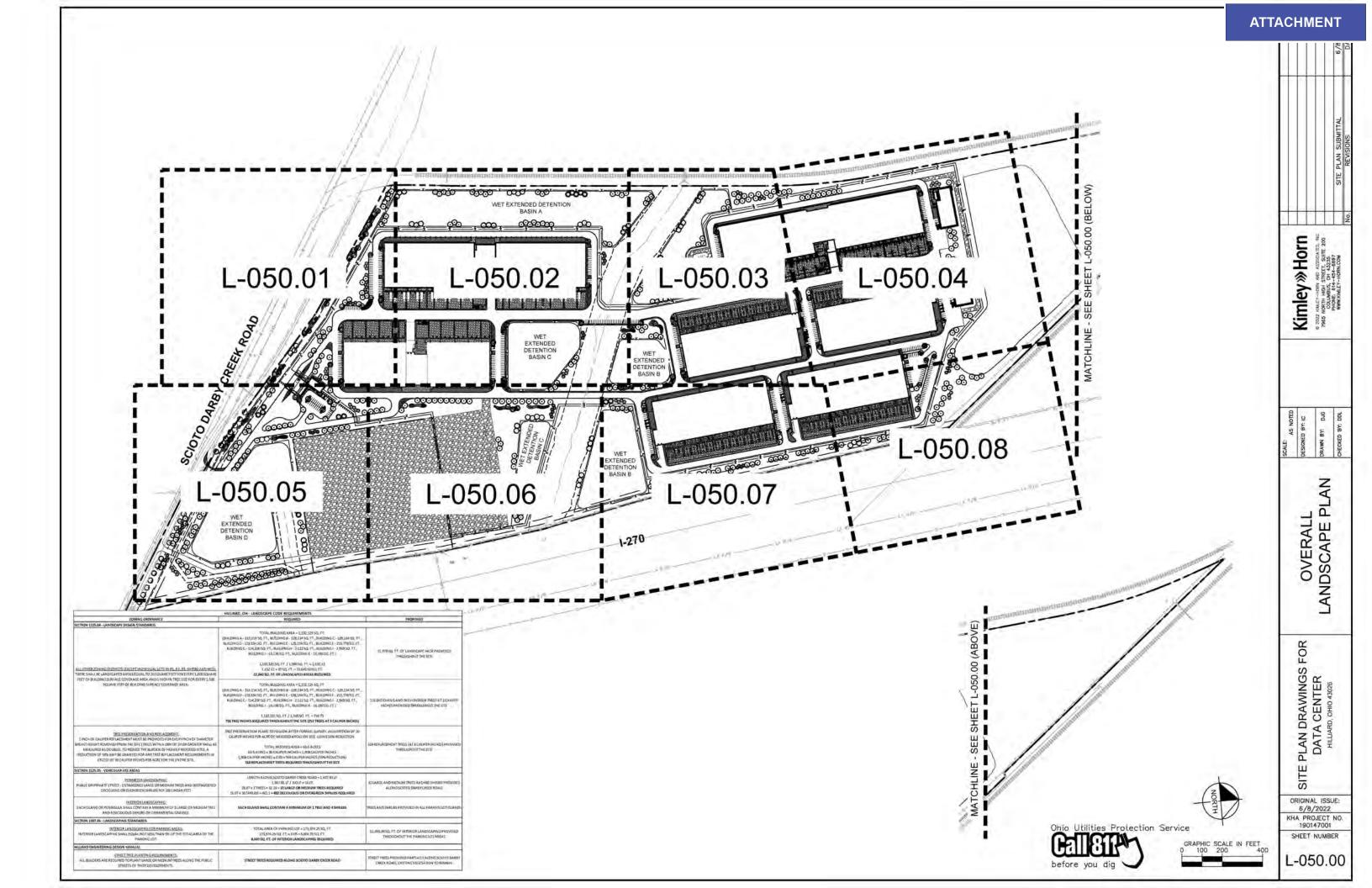
SITE ORIGINAL ISSUE: 6/8/2022 KHA PROJECT NO. 190147001

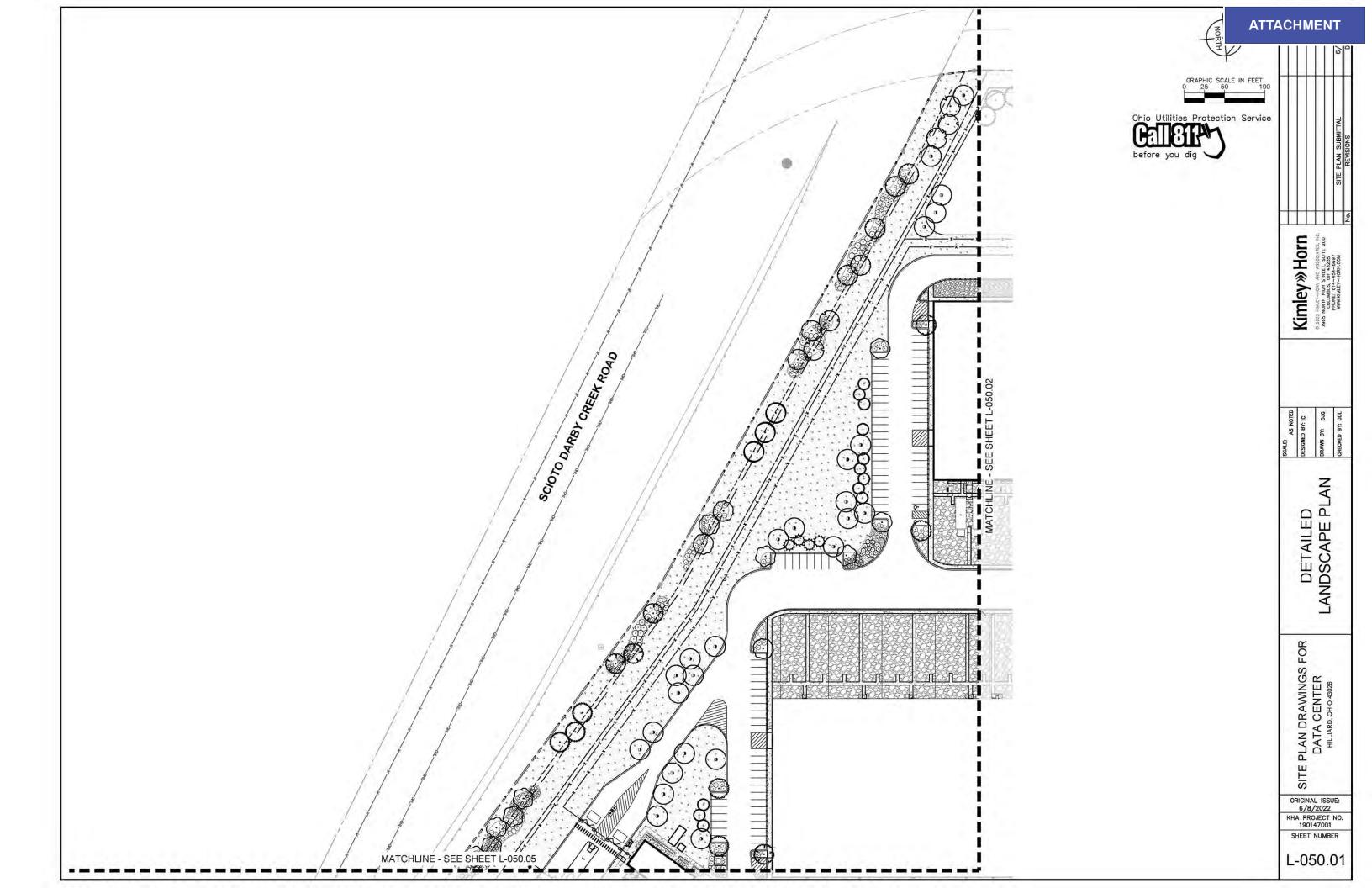
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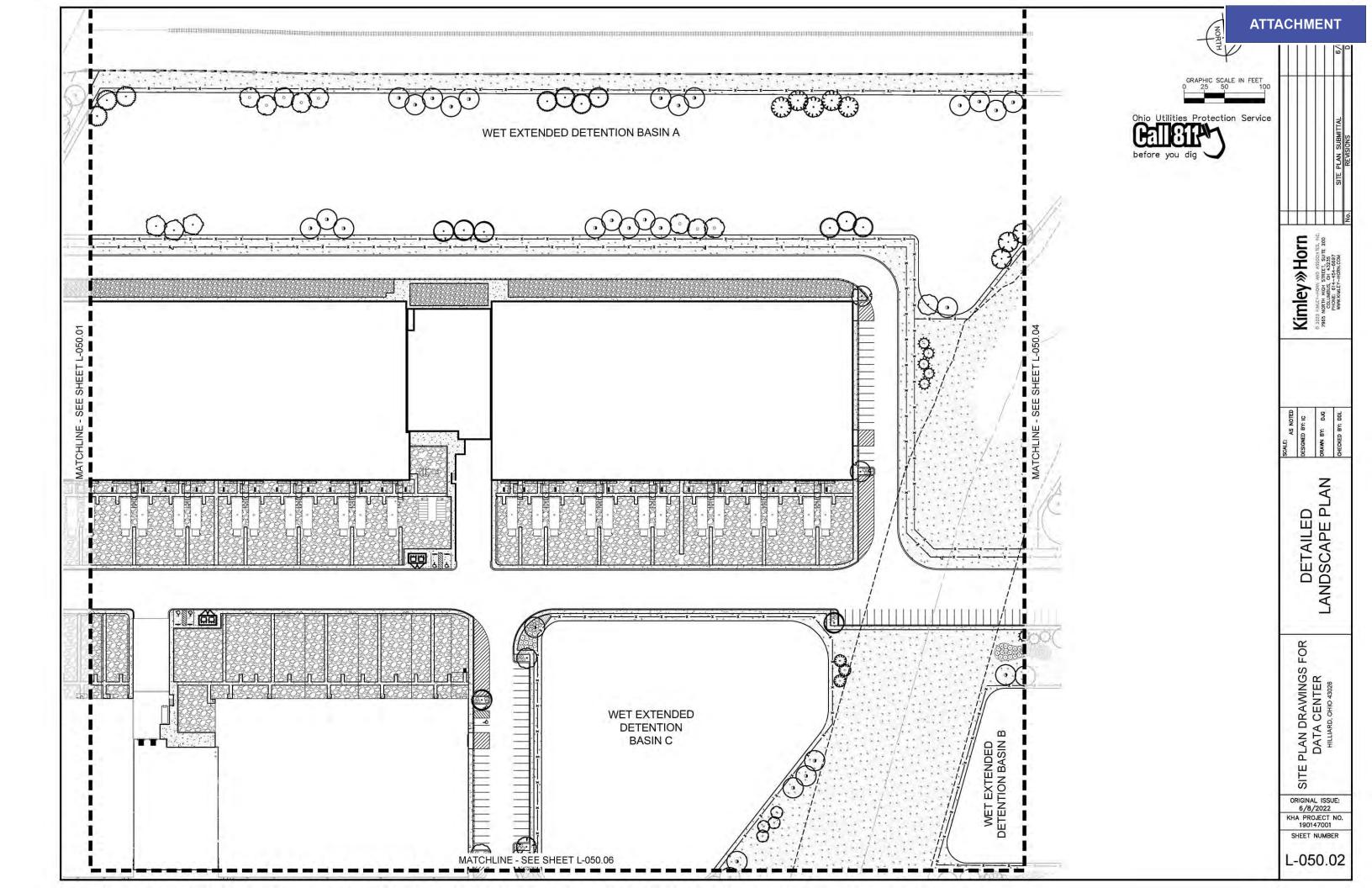
UTILITY PLAN

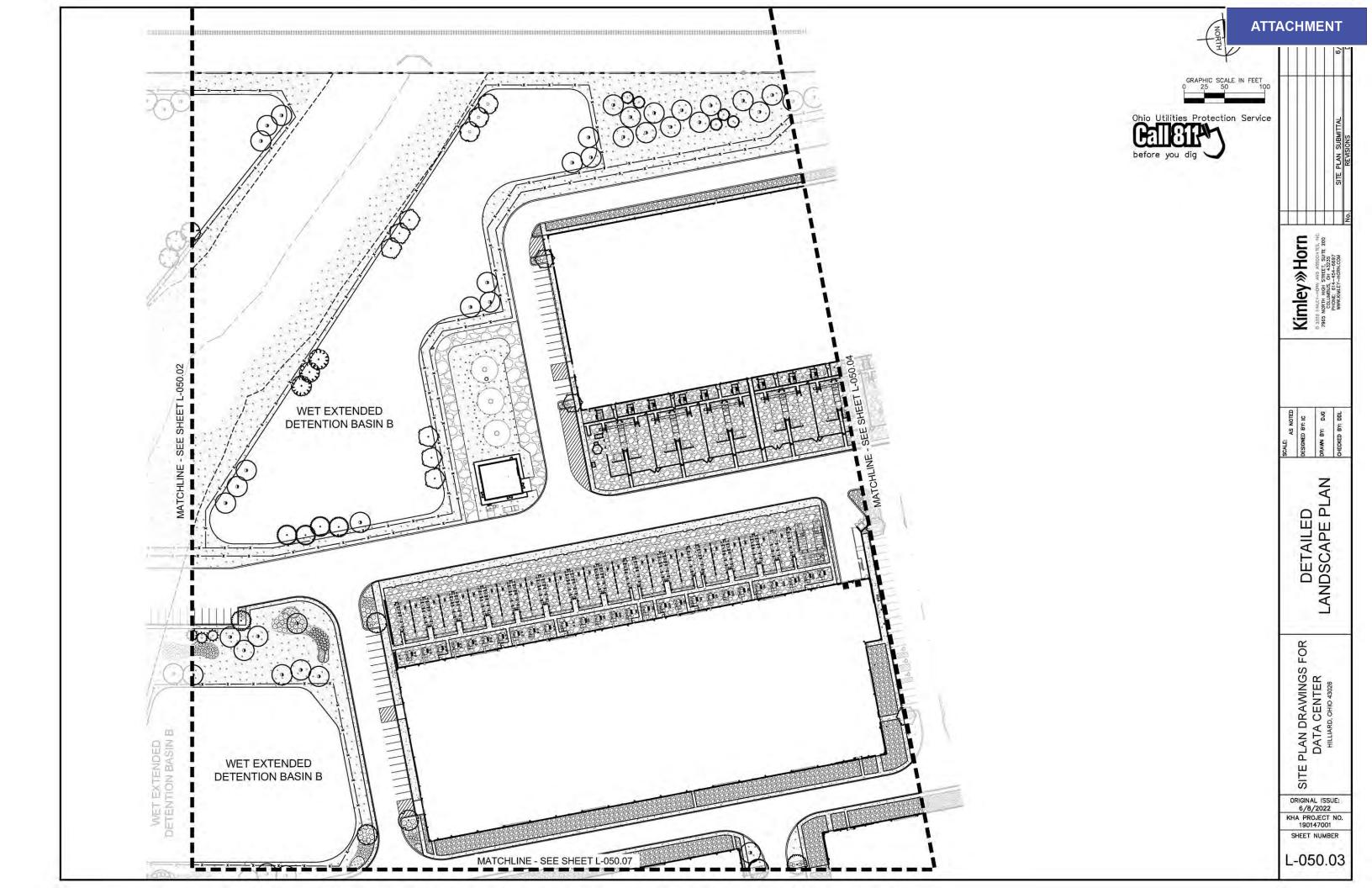
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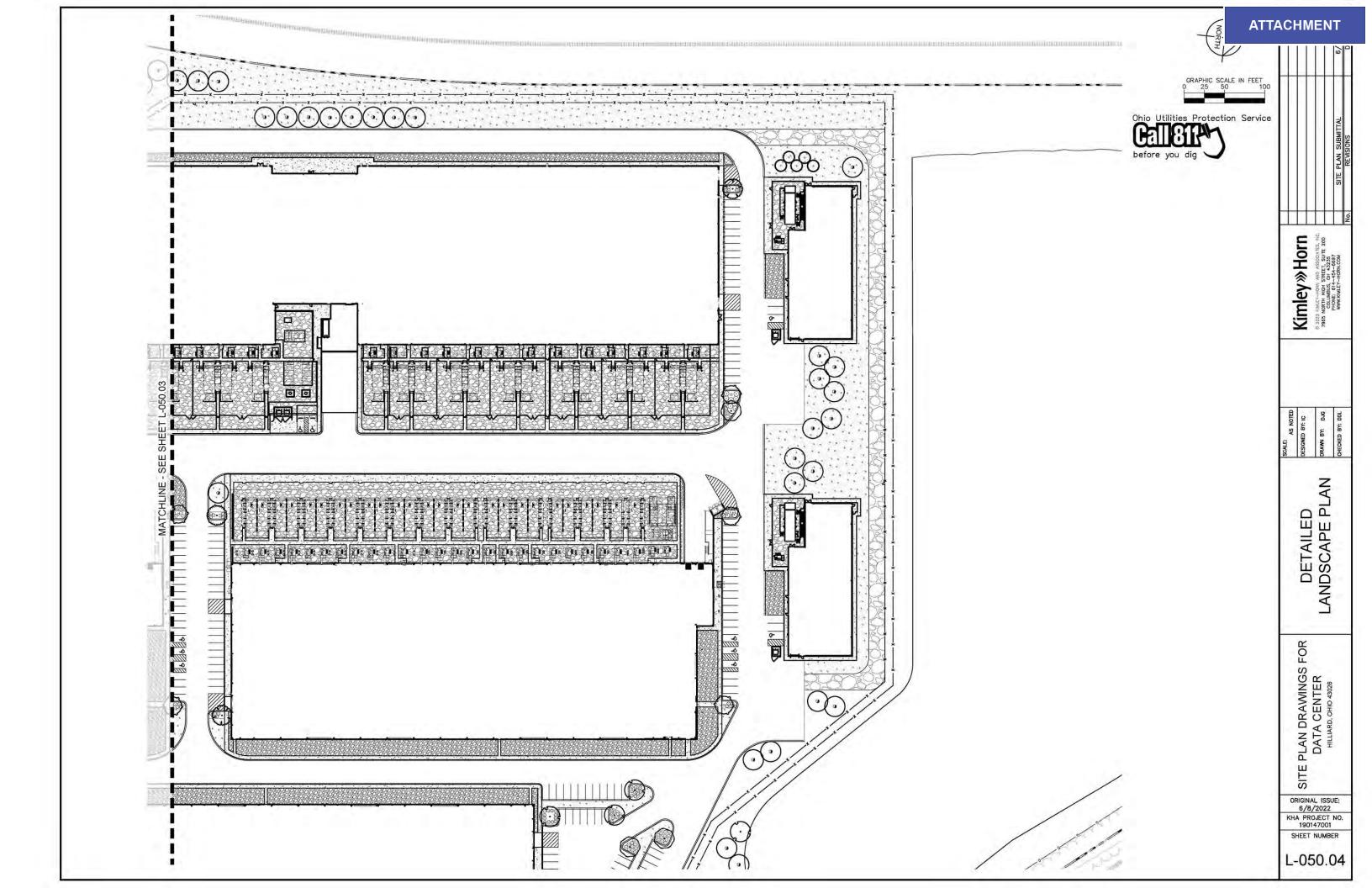
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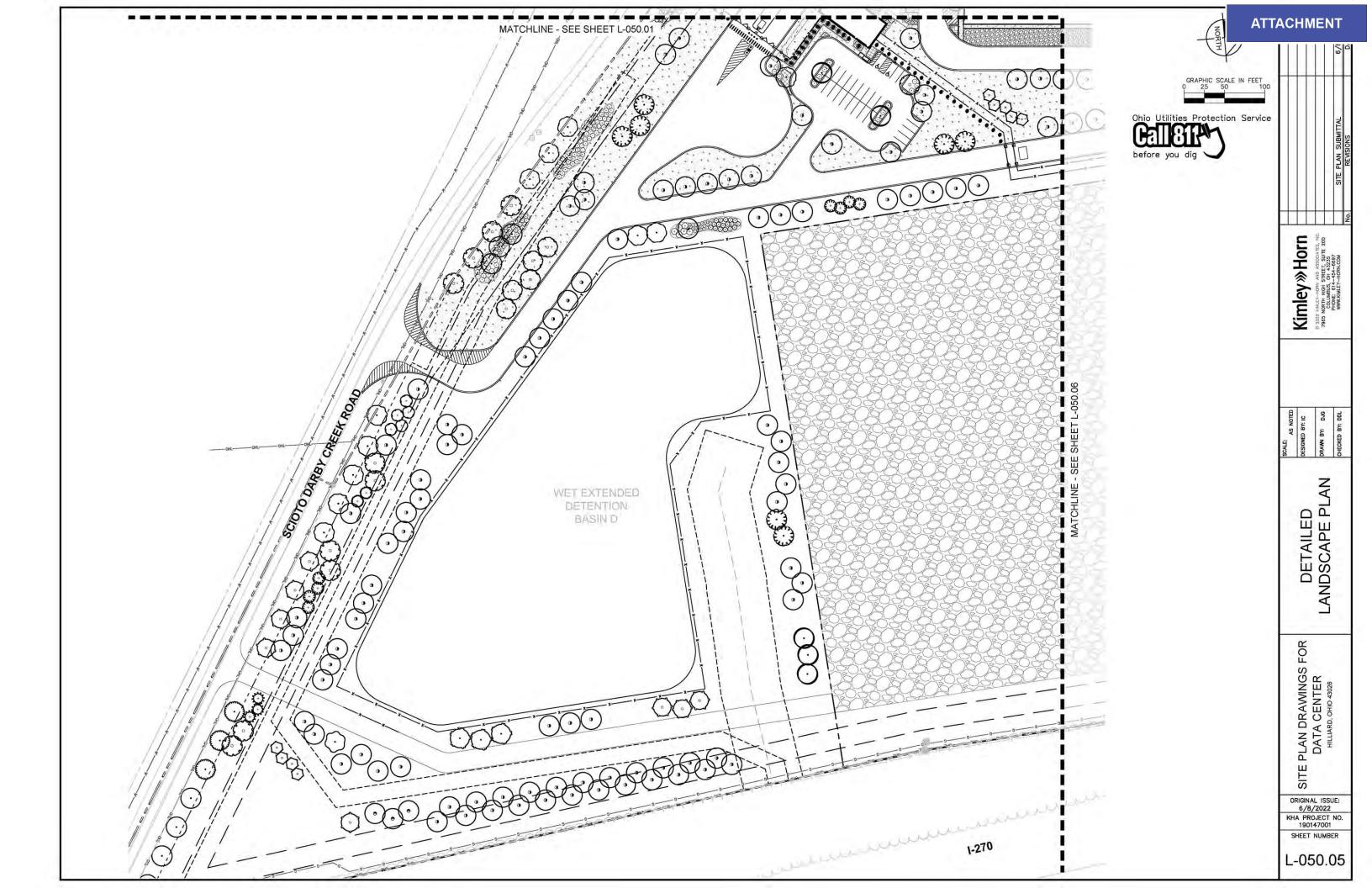


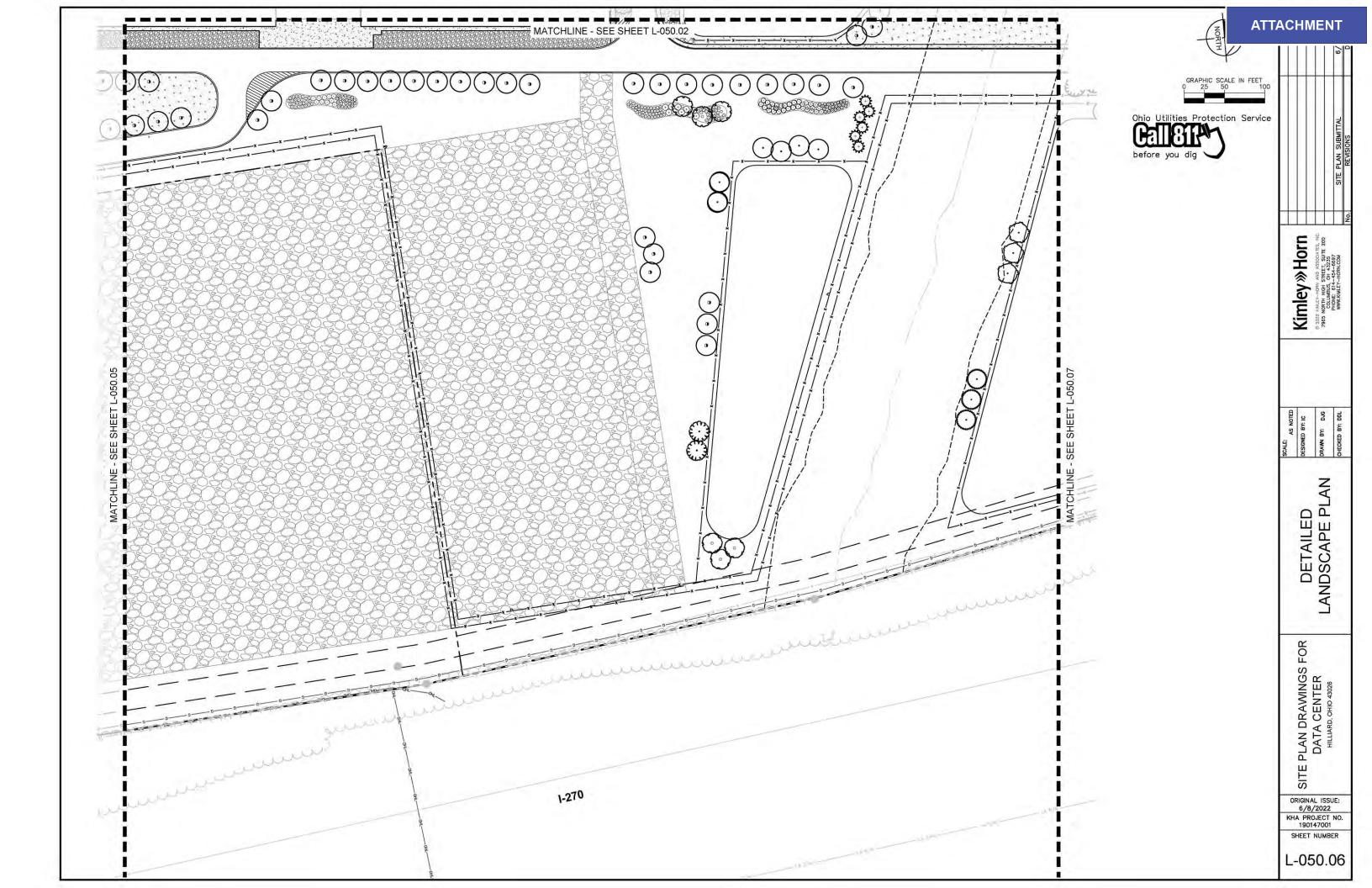


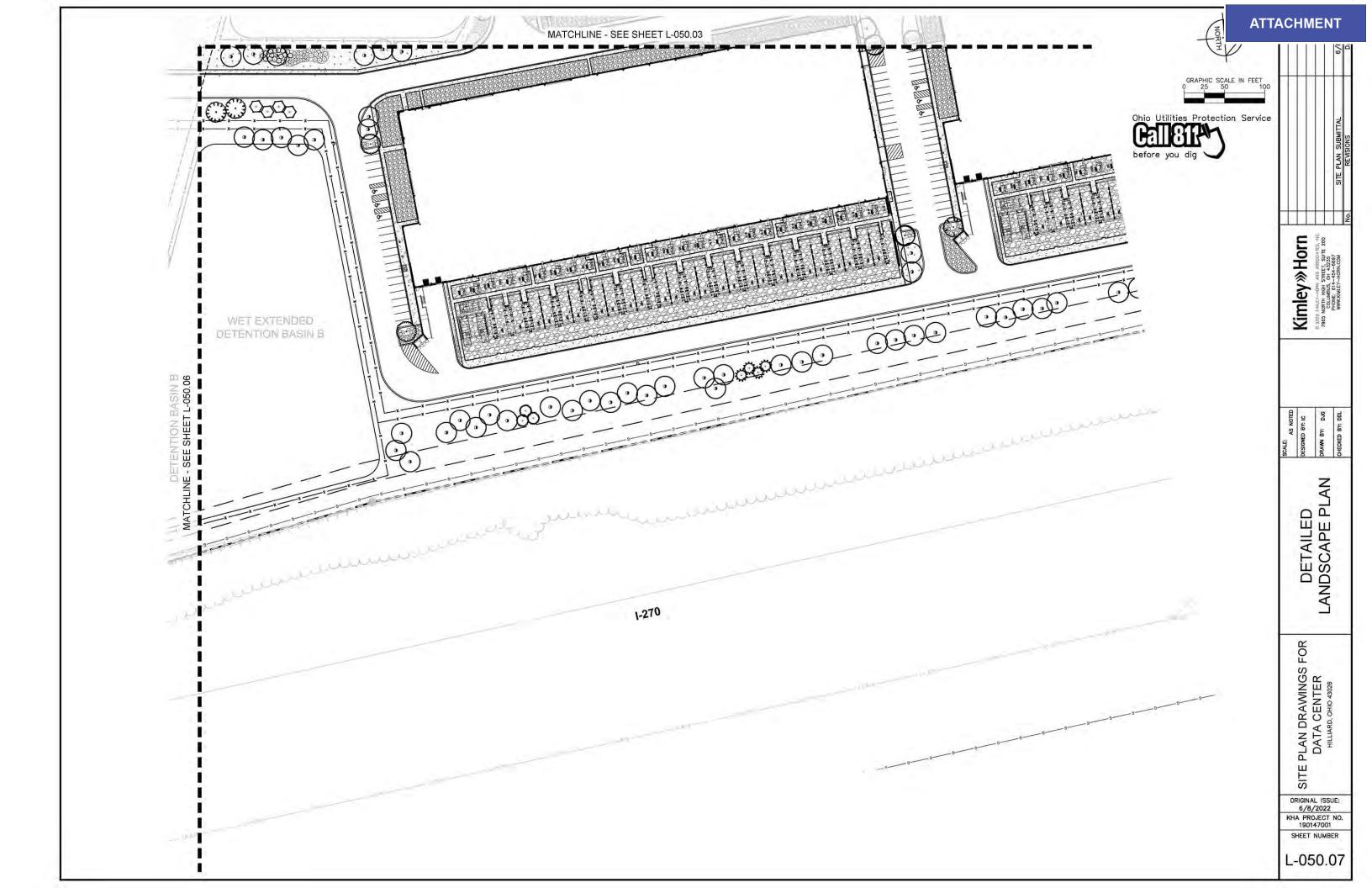


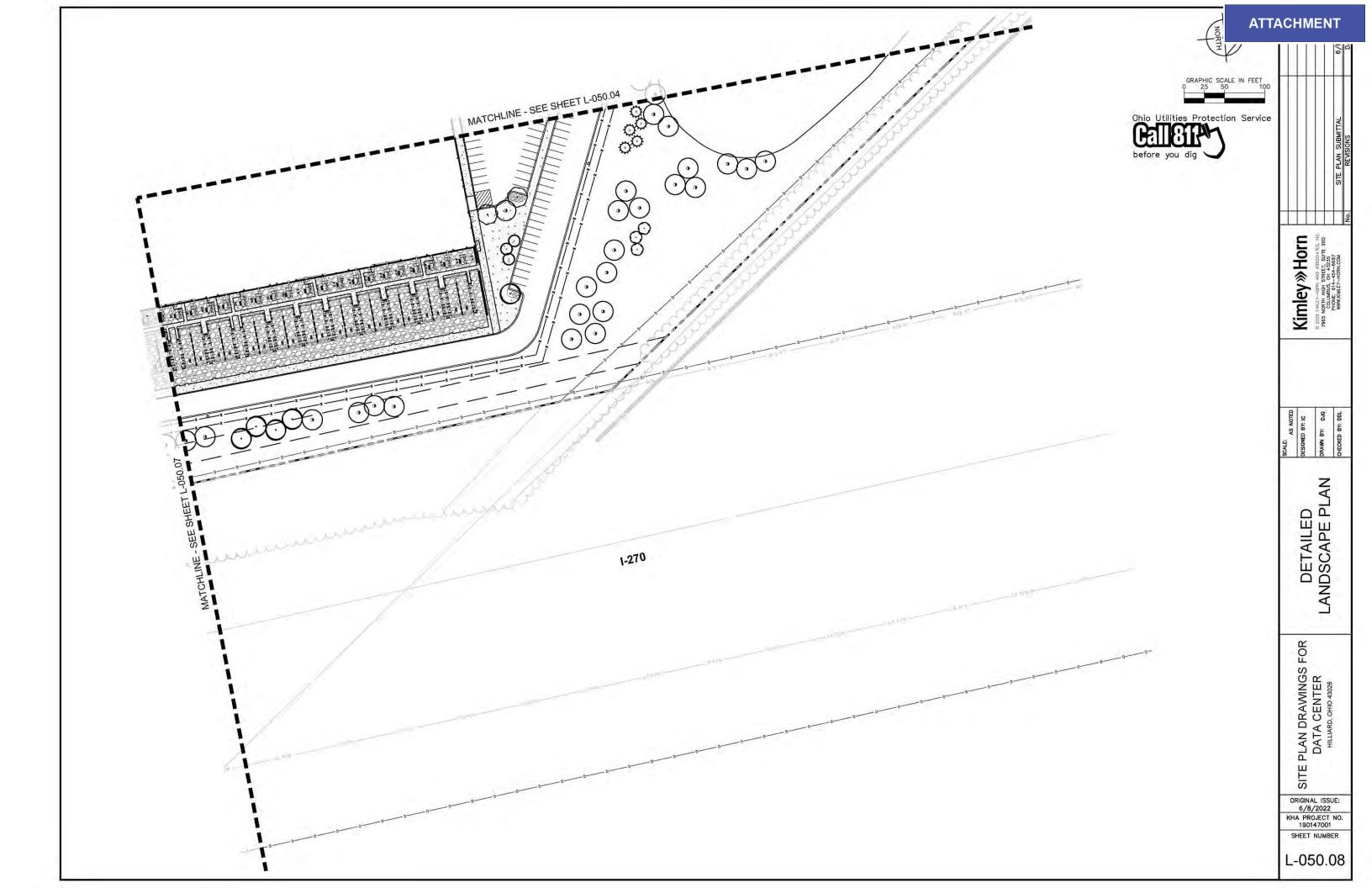












EES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	OTHER
$\cdot$	AM	11	ACER MIYABEI 'MORTON' TM / STATE STREET MIYABE MAPLE	B&B	3" CAL MIN	
	AN	22	ACER X FREEMANII 'AUTUMN BLAZE' / AUTUMN BLAZE MAPLE	B&B	3" CAL MIN	
	co	13	CELTIS OCCIDENTALIS / COMMON HACKBERRY	B&B	3" CAL MIN	
	GA	11	GINKGO BILOBA 'AUTUMN GOLD' TM / AUTUMN GOLD MAIDENHAIR TREE	B&B	3" CAL MIN	
	LT	13	LIRIODENDRON TULIPIFERA / TULIP TREE	B&B	3" CAL MIN	
	NS	19	NYSSA SYLVATICA / BLACK GUM	B&B	3" CAL MIN	
	QB	15	QUERCUS BICOLOR / SWAMP WHITE OAK	B&B	3" CAL MIN	
	QS	19	QUERCUS SHUMARDII / SHUMARD OAK	B&B	3" CAL MIN	
	TD	17	TAXODIUM DISTICHUM / BALD CYPRESS	B&B	3" CAL MIN	
	TG	12	TILIA CORDATA 'GREENSPIRE' / GREENSPIRE LITTLELEAF LINDEN	B&B	3" CAL MIN	
	TM	8	TILIA AMERICANA 'MCKSENTRY' TM / AMERICAN SENTRY LINDEN	B&B	3" CAL MIN	
	TS	15	TILIA TOMENTOSA 'STERLING' / STERLING SILVER LINDEN	B&B	3" CAL MIN	
	UA	13	ULMUS X'MORTON'TM / ACCOLADE ELM	вав	3" CAL MIN	
	uc	14	ULMUS X'FRONTIER' / FRONTIER ELM	B&B	3" CAL MIN	
	ZA	10	ZELKOVA SERRATA 'AUTUMN GLOW / AUTUMN GLOW JAPANESE ZELKOVA	B&B	3" CAL MIN	
EN TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	OTHER
	AC	11	ABIES CONCOLOR / WHITE FIR	B&B	3" CAL MIN	5" HT MIN
	PA	13	PICEA ABIES / NORWAY SPRUCE	B&B	3" CAL MIN	5' HT MIN
	PC	12	PICEA PUNGENS / COLORADO SPRUCE	B&B	3" CAL MIN	5" HT MIN
	PD	17	PSEUDOTSUGA MENZIESII / DOUGLAS FIR	B&B	3" CAL MIN	5' HT MIN
	PG	15	PICEA GLAUCA / WHITE SPRUCE	B&B	3" CAL MIN	5" HT MIN
	PO	13	PICEA OMORIKA / SERBIAN SPRUCE	B&B	3" CAL MIN	5' HT MIN
	TC	15	TSUGA CANADENSIS / EASTERN HEMLOCK	B&B	3" CAL MIN	5' HT MIN
	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	SIZE
	AM2	101	ARONIA MELANOCARPA 'MORTON' TM / IROQUOIS BEAUTY BLACK CHOKEBERRY	4	SEE PLAN	18" HT. MIN.
	CA	49	CEANOTHUS AMERICANUS / NEW JERSEY TEA	1	SEE PLAN	18" HT. MIN.
	CH	37	CORNUS ALBA 'BAILHALO' TM / IVORY HALO DOGWOOD		SEE PLAN	18" HT. MIN.
	CI	36	CORNUS SERICEA "ISANTI" / ISANTI RED TWIG DOGWOOD		SEE PLAN	18" HT. MIN.
	FG	13	FOTHERGILLA GARDENII / DWARF FOTHERGILLA	n.i.	SEE PLAN	18" HT. MIN.
	FM	33	FORSYTHIA X INTERMEDIA 'MINDOR' TM / SHOW OFF FORSYTHIA		SEE PLAN	18" HT. MIN.
	HA	7	HYDRANGEA ARBORESCENS 'ANNABELLE' / ANNABELLE HYDRANGEA	4	SEE PLAN	18" HT. MIN.
	HJ	37	HYDRANGEA PANICULATA JANE'TM / LITTLE LIME PANICLE HYDRANGEA	-	SEE PLAN	18" HT. MIN.
	HL	30	HYDRANGEA PANICULATA SMHPLQP TM / LITTLE QUICK FIRE PANICLE HYDRANGEA		SEE PLAN	18" HT, MIN.
	HR	88	HYDRANGEA QUERCIFOLIA 'RUBY SLIPPERS' / RUBY SLIPPERS OAKLEAF HYDRANGEA	-	SEE PLAN	18" HT. MIN.
	1M	52	ITEA VIRGINICA 'MORTON' TM / SCARLET BEAUTY SWEETSPIRE	-	SEE PLAN	18" HT. MIN.
	PD2	61	PHYSOCARPUS OPULIFOLIUS DONNA MAY'TM / LITTLE DEVIL DWARF NINEBARK	1.2	SEE PLAN	18" HT. MIN.
	PJ	106	POTENTILLA FRUTICOSA 'JACKMANII' / JACKMAN'S BUSH CINQUEFOIL	-1	SEE PLAN	18" HT. MIN.
	PS	56	PHYSOCARPUS OPULIFOLIUS SEWARD TM / SUMMER WINE NINEBARK	4	SEE PLAN	18" HT MIN
	R3	67	ROSA X 'RADRAZZ' TM / KNOCK OUT SHRUB ROSE		SEE PLAN	18" HT MIN.



(3)	RG	62	RHUS AROMATICA 'GRO-LOW / GRO-LOW FRAGRANT SUMAC		SEE PLAN	18" HT_MIN
<b>③</b>	SF	45	SPIRAEA JAPONICA 'NEON FLASH' / NEON FLASH JAPANESE SPIREA	-	SEE PLAN	18" HT. MIN
0	SG	45	SPIRAEA X BUMALDA 'GOLDFLAME' / GOLDFLAME SPIREA	-	SEE PLAN	18" HT. MIN
0	SM	42	SYRINGA MEYERI 'PALIBIN' / DWARF KOREAN LILAC	~	SEE PLAN	18" HT. MIN
0	VA	42	VIBURNUM DENTATUM 'CHRISTOM' TM / BLUE MUFFIN ARROWWOOD VIBURNUM	94	SEE PLAN	18" HT MIN
(a)	WA	40	WEIGELA FLORIDA 'ALEXANDRA' TM / WINE & ROSES WEIGELA	+ 1	SEE PLAN	18" HT. MIN
$\odot$	WB	130	WEIGELA FLORIDA 'BRAMWELL' TM / FINE WINE WEIGELA	-	SEE PLAN	18" HT MIN
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	SIZE
$\odot$	JF	44	JUNIPERUS CHINENSIS 'SEA GREEN' / SEA GREEN JUNIPER	*	SEE PLAN	18"HT MIN
$\odot$	JF2	6	JUNIPERUS CHINENSIS 'FAIRVIEW' / FAIRVIEW JUNIPER	B&B	SEE PLAN	5" HT. MIN
0	JL	37	JUNIPERUS CHINENSIS 'GOLD LACE' / GOLD LACE JUNIPER	+	SEE PLAN	18" HT. MIN
0	JP	30	JUNIPERUS CHINENSIS "KALLAYS COMPACT" / KALLAY COMPACT PFITZER JUNIPER	-	SEE PLAN	18" HT. MIN
$\odot$	π	64	TAXUS X MEDIA 'TAUNTONII' / TAUNTONII YEW		SEE PLAN	18" HT. MIN
GRASSES AND PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	SIZE
	AB	60	AMSONIA X 'BLUE ICE' / BLUE ICE BLUESTAR	1 GAL	24" OC	
	AC3	85	ALLIUM CERNUUM / NODDING ONION	1 GAL	12" OG	
	EE	232	ECHINACEA X 'KIM'S KNEE HIGH' / KIM'S KNEE HIGH CONEFLOWER	1 GAL	18" OC	
	нн	58	HEMEROCALLIS X 'HAPPY RETURNS' / HAPPY RETURNS DAYLILY	1 GAL	24" OC	
	н	26	HELLEBORUS X HYBRIDUS 'IVORY PRINCE' / IVORY PRINCE HELLEBORE	1 GAL	24" OC	
	но	29	HEUCHERA X 'PALACE PURPLE' / PALACE PURPLE CORAL BELLS	1 GAL	18" OC	
	NX	90	NEPETA X FAASSENII 'CAT'S MEOW / CAT'S MEOW CATMINT	1 GAL	18" OC	
	RS	155	RUDBECKIA FULGIDA SULLIVANTII 'LITTLE GOLDSTAR' / LITTLE GOLDSTAR CONEFLOWER	1 GAL	24" OC	
	ST2	350	SPOROBOLUS HETEROLEPIS 'TARA' / TARA PRAIRIE DROPSEED	1 GAL	24" OC	
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME			
ř 4			TURF SEED			

# CONCEPT PLANT SCHEDULE



REPLACEMENT TREES 318

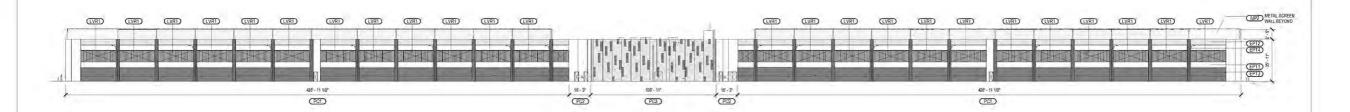
NOTE: TREE PRESERVATION PLANS TO FOLLOW AFTER FORMAL SURVEY. ASSUMPTION OF 30 CALIPER INCHES PER ACRE OF WOODED AREAS ON SITE, SEE CODE TABLE ON SHEET L-050.00 FOR CALCULATIONS

# **ATTACHMENT**

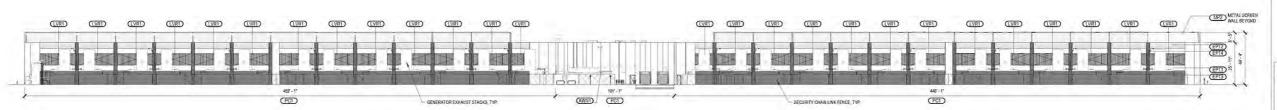
				SITE PLAN SUBMITTAL	PEWGIONS
	Kimley  Horn	O 2022 (MILEY HORN AND ASSOCIATES, INC. 7965 NORTH HIGH STREET, SUITE 200	COLUMBUS, OH 43235 PHONE 614-654-6697	WWW.KIMLEY-HORN.COM	2
SCALE: AS NOTED	DESIGNED BY: IC	DRAWN BY: DJG		CHECKED BY: DDL	
TOVOCINAL	LANDSCAPE	NOIES AND	OFTAIL	DELAILS	
	TE PLAN DRAWINGS FOR	DATA CENTER	HILLIARD, OHIO 43026		
	RIGINA				

SHEET NUMBER

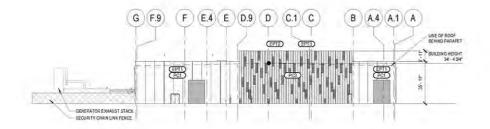
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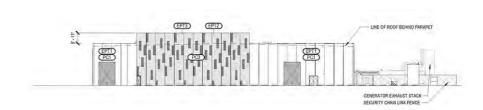


ARCHITECTURAL NORTH ELEVATION.



2 ARCHITECTURAL SOUTH ELEVATION.





3 ARCHITECTURAL EAST ELEVATION.

ARCHITECTURAL WEST ELEVATION.

### CONFIDENTIAL

BUILDINGS A, F & G HILLIARD, OH 43026

PROJECT DELIVERY PACKAGE

ZONING

SEAL/SIGNATURE



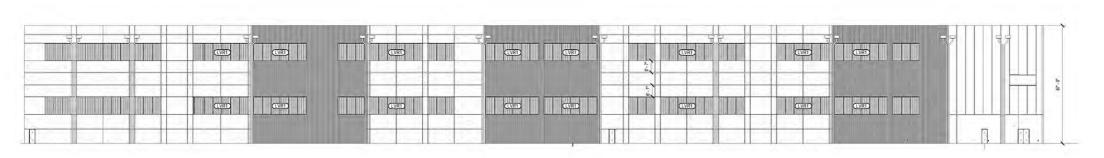
ISSUE	DATE: 06JUN2022	PROJECT NO: 03.7941,000	
DESIG	NED: GENSLER	ARCHITECT: JON GAMBRILL	
MARK	DATE	DESCRIPTION	

SA MIRO COLLEEN H. ARNI, P.E. (203) 741-3737 4582 SOUTH ULSTER STREET SUITE 750 DENVER, CO 80237

ARCHITECT
GENSLER
JON GAMBRILL
(303) 595-8585
1225 17TH STREET
SUITE 159
DENVER CO 80202
PROJECT: BUILDING A, F& G

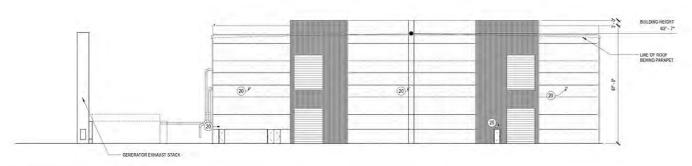
OVERALL ELEVATIONS

A01 AGILE No:

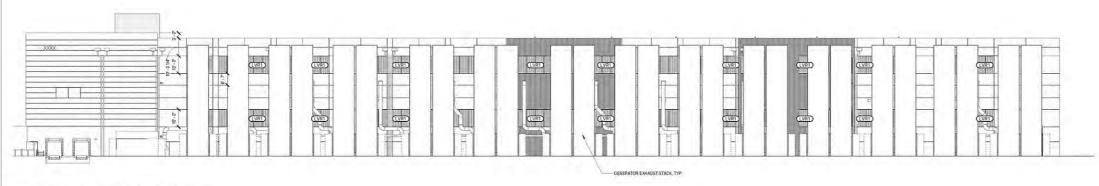


ARCHITECTURAL NORTH EXTERIOR ELEVATION

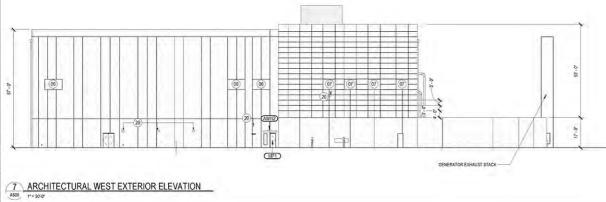
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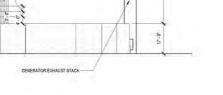


2 ARCHITECTURAL EAST EXTERIOR ELEVATION 1°= 20°-0°



6 ARCHITECTURAL SOUTH EXTERIOR ELEVATION
ABOUT 1° = 20-0°







18

#### SHEET NOTES

- SHEET NOTES

  01 THROUGH WALL SCUPER AND DOWN SPOUT BEHIND PANEL OFFST DOWNSPOUT TO CENTER ON GRID BE LOUVER SECTION FROM THE CONTROL OF SECTION ON ALL TO EXTEND THE SECTION SECTION FROM THE CONTROL OF SECTION ON ALL TO EXTEND THE SECTION OF SECTION ON THE SECTION OF SECTION OF SECTION ON ALL TO EXTENDED THE SECTION OF SECTION ON ALL TO EXTENDE

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**ATTACHMENT** 

PROJECT ADDRESS BUILDINGS B, C, D & E HILLIARD, OH 43026

PROJECT DELIVERY PACKAGE

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100000000000000000000000000000000000000		PROJECT NO. 03.7341,000
		ARCHITECT: JON GAMBRILL
MARK	DATE	DESCRIPTION

#### GENERAL NOTES

- GENERAL CONTRACTOR SHALL COORDINATE AND CONFIRM LOCATION AND SIZE OF ALL EXTERIOR WALL PENETRATIONS WITH ARCHITECT AND BYSINEER REFERENCE SHEET A910 FOR FINISHES AND MATERIALS

CONFIDENTIAL INFORMATION.
THIS DRAWMINGDOCUMENT AND ALL DESIGNS, DETAILS, INVENTIONS OR DEVELOPMENTS COVERED OR DERIVED TRIENESY ARE, CONFIDENTIAL AND THE EXCLUSIVE PROPERTY OF THE OWNER OR IT IS AFFILIATES, WHICH RESERVE ALL ROSTS IN THIS DRAWMINGDOCUMENT COPYING, REPRODUCTION, DUPLICATION, OR DISTRIBUTION TO A THIRE

EXPRESSLY AUTHO	ORIZED IN WRITING.
MECHANICAL ENGINEER BUILDING A MATT GANGEMI (206) 646-7277	ELECTRICAL ENGINEER BUILDING A JEFF HOUSEL (206) 266-3435
COULENOMEER KINLEY-HOPEN CERN LEARY (614) 45-4697 7895 N. HIGH STREET SUITE 200 COLUMBUS, OH 43235 ARCHITECT GENELER 240 STAMBRILL (303) 95-835 240 STAMBRILL (303) 95-835 240 STAMBRILL (303) 95-835 240 STAMBRILL (303) 95-835	STRUCTURAL ENGINEER SAMIRO JOHN KARBERO, PE (203) 741-3737 482 SOUTH U.STER STREET SUITE 750 DENVER, CO 80237
PROJECT: BUILD	DINGS B, C, D & E
OVERALL ELE	VATIONS
DRAWING A	01

AGILE No:

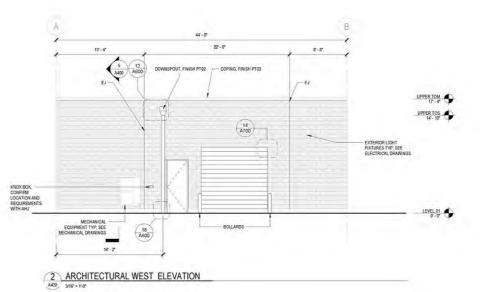
E1 SCALE:



#### **ELEVATION NOTES**

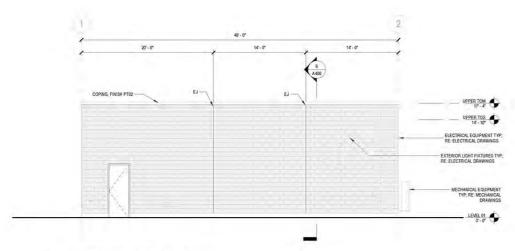
- ARCHITECTURAL ELEVATIONS ARE BASED ON MAIN FLOOR
  LEVEL 0: 0" = COVE\_PRISON FLOOR ELEVATION, SEE CIVIL.

  2. ALL STRUCTURAL STEEL EXPOSED TO VIEW WILL
  COUFFORM
  TO A E. S.S. SPECIFICATIONS.
  3. REFER TO ANOPORE EXTERNOR WALL, BODF
  ASSERULES.
  4. REFER TO ANOPORE EXTERNOR WALL, BODF
  ASSERULES.
  5. COVERNOR COMMISSIONS OF LOVINESS AND
  5. COLVERNOR OF THE STRUCTURE OF THE ASSERTING FOR THE ASSERT



# ARCHITECTURAL SOUTH ELEVATION A400 2016" = 11-0"

2



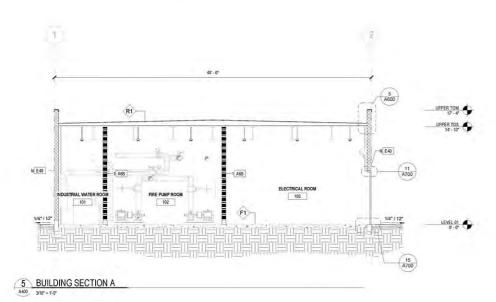
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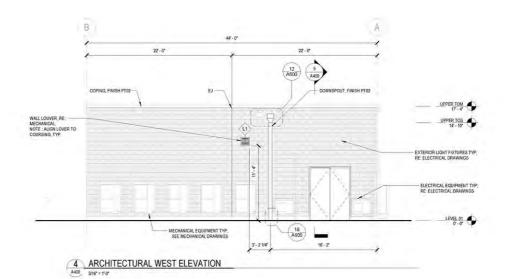
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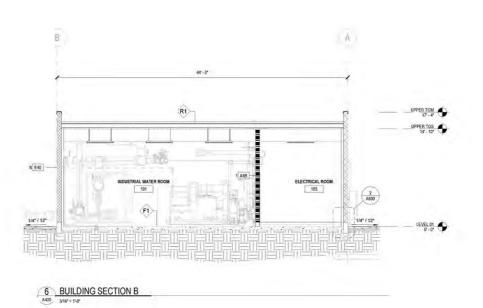
UPPER TOM

UPPER TOS

3 ARCHITECTURAL NORTH ELEVATION







### CONFIDENTIAL

PROJECT ADDRESS BUILDING H HILLIARD, OH 43026

PROJECT DELIVERY PACKAGE

#### ZONING

SEAL/SIGNATURE



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IGNED: GENSLER		ARCHITECT: JON GAMBRILL
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AECHANICAL ENGINEER	ELECTRICAL EN
BUILDING H MATT GANGEMI 106,740,3938 JMATILLA, OREGON	BUILDING H JEFF HOUSEL 206,740,3938 UMATILLA, ORE

**LEGEND - SECTIONS** X XX WALL TYPE (REFER A600)

FIRE RATING XX ROOF/ FLOOR TYPE (REFER A600) STRUCTURAL ENGINEER SA MIRO INC CHAD MITCHELL 303.741 3737 4582 S ULSTER ST #750 DENVER, CO 80237 OTHER ENGINEER SWANSON RINK

PROJECT: TITLE: ARCHITECTURAL EXTERIOR ELEVATIONS AND SECTIONS

A400 AGILE No:

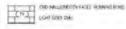


NOTES

#### SHEET NOTES

#### LEGEND











# CONFIDENTIAL

BUILDING I. HILLIARD, OH 43026

PROVINCE DELIVERY PACKAGE

### ZONING



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ARCHITECTURAL EXTERIOR ELEVATIONS A400 AUL S

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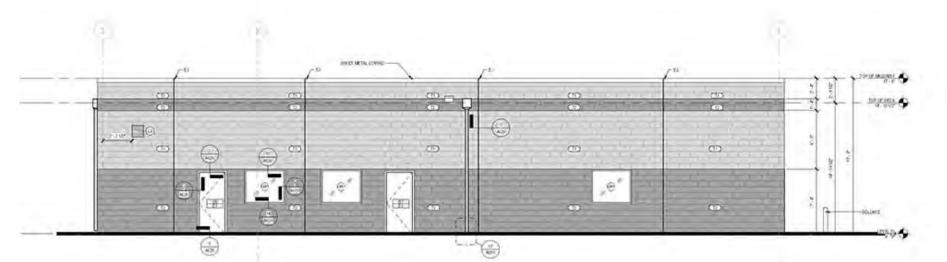


T2 TRENDSTONE GROUND FACE CMU - 'COUNTRY GRAY'

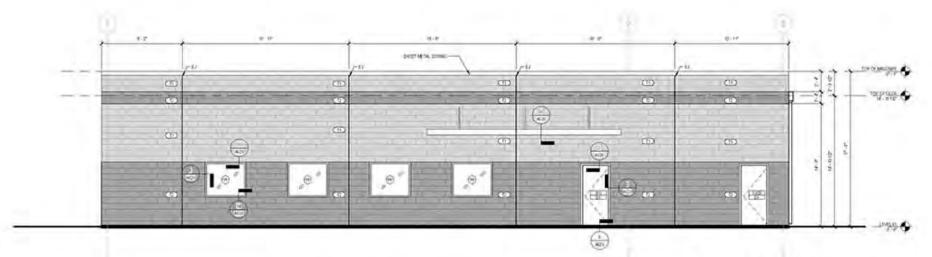
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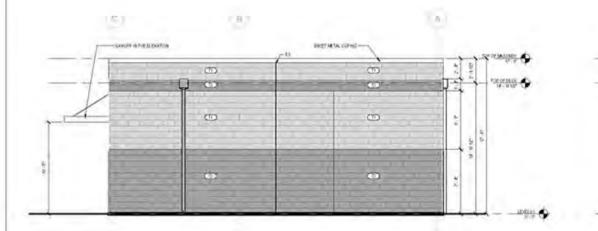
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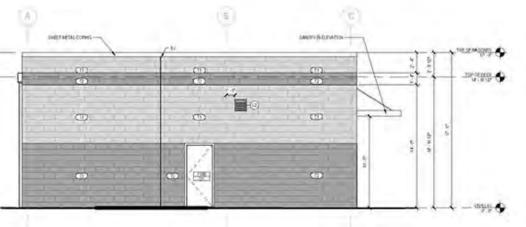


BUILDING ELEVATION- NORTH



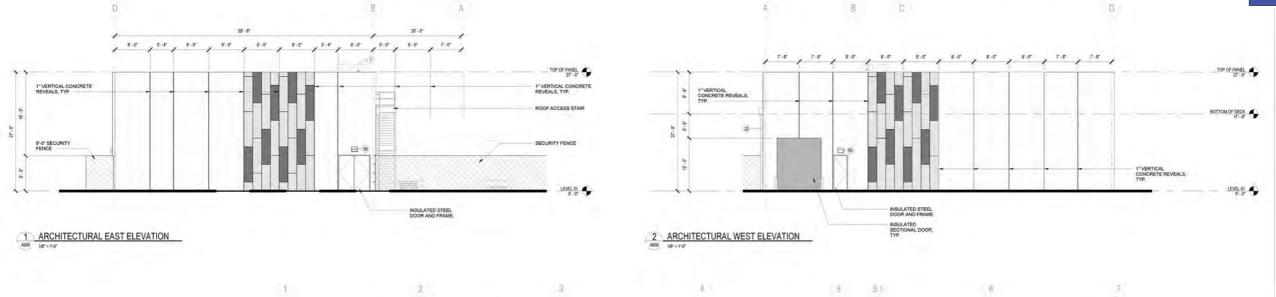
BUILDING ELEVATION- SOUTH



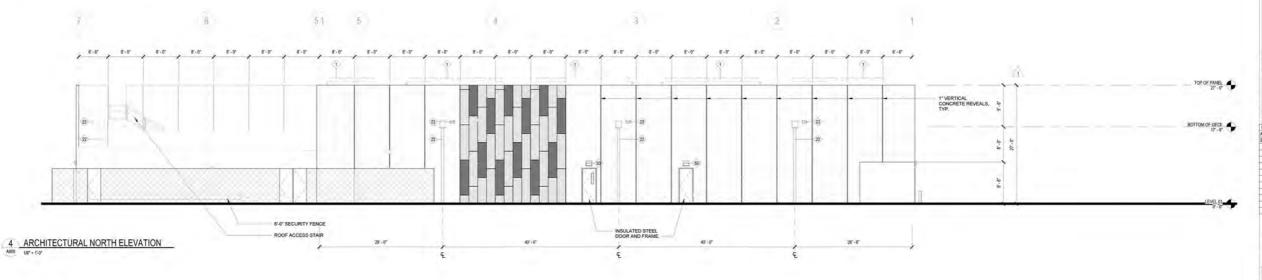


3 BUILDING ELEVATION- EAST

BUILDING ELEVATION- WEST



3 ARCHITECTURAL SOUTH ELEVATION



#### SHEET NOTES #

- MECHANICAL EQUIPMENT, SEE MEP DRAWINGS 2 THROUGH WALL SUPPER AND DOWNSPOUT
- 22 THROUGH WALL SUPPER AND DOWNSPOUT. 23 OVERFLOW THROUGH WALL SCUPPER LOCATE 1'-0" TO SIDE
- OF CONDUCTOR HEAD AND 2" ABOVE INVERT OF MAIN THROUGH WALL SCLIPPER DRAINAGE

THROUGH WALL SCUPPER DRAINAGE
50 EXTERIOR WALL PACK LIGHTING FIXTURE, SEE ELECTRICAL DRAWINGS.

PROJECT ADDRESS

CONFIDENTIAL

BUILDING J & K HILLIARD, OH 43026

PROJECT DELIVERY PACKAGE

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RECHANICAL ENGINEER BUILDING F
BUT GANGEMI JEFF HOUSEL
(206) 266-3435

CIVIL ENGINEER NUMLEY HORN DERIK LEARY (514) 654-6997 7865 HIGH STREET SUITE 200

SA MIRO JOHN KARLBERG, P.E. (303) 741-3737 4562 S ULSTER ST #750 DENVER, CO 80237

ARCHITECT SECURITY ENGINEER
GENSLER
JON GAMBRUL

PROJECT: BUILDING J & K

TITLE: ARCHITECTURAL OVERALL EXTERIOR
ELEVATIONS

A600

AGLE No.

NOTE: FOR EXTERIOR LIGHTING, RE. ELECTRICAL



June 27, 2022

City of Hillard Community Development Department 3800 Municipal Way Hillard, OH 43026

Attn: Abby Thiel

RE: PZ-22-33 – Amazon Data Center – 4120 Scioto Darby Road

Comments and Responses

Dear Ms: Thiel:

The purpose of this letter is to provide answers to the comments/questions issued in your review letter dated June 22, 2022. The answers are listed below in bold and are preceded by the comments/questions listed in the original letter.

#### **REVIEW COMMENTS**

#### **Use and Setbacks**

Comment 1. The site is zoned M-1, Restricted Industrial District and is a permitted use. Please

ensure that any adjustments to the proposed plans will adhere to zoning setback

requirements and any on-site easements.

Response: The proposed site plan adheres to the zoning setback requirements and

easements. A 20-ft sanitary easement is proposed along the existing sanitary sewer, a 30-ft trail easement is proposed along Scioto Darby Creek Road, and a 20-ft drainage easement is proposed where a storm ditch is being rerouted

onsite.

#### **Building Height**

Comment 1. Per Section 1113.03 of the City Code, the maximum building height for M-1

industrial districts is 45 feet. A variance will need to be filed with the Board of Zoning Appeals to request a change in maximum building height from 45 feet to 70 feet. Please provide building elevations specifying building height for all buildings, including Buildings H, I, J, and K. Additionally, please ensure the dimensions listed in the architectural exterior elevations for Buildings G and F correspond with the

appropriate Buildings as detailed in the site plan.

Response: Elevations have been provided in the set. Dimensions have been added to the

overall site plan which correspond to the architectural elevations.



Page 2

#### **Access Management**

Comment 1. Based on elevation changes and site visibility, staff recommends that access for the

Amazon site and AEP substation be combined to limit the number of curb cuts on Scioto Darby Road. Access management for the proposed site includes right-of-way within the City of Columbus. Please provide approval in writing from the City of Columbus as to proposed access along Scioto Darby Road.

Coldinada da lo proposed docesa diong coloto Barby Rodd.

Response: AEP and AWS would like to keep these driveways separate at this time similar

to the Leppert Road project. The driveway spacing currently conforms with the thoroughfare driveway locations and spacing. Letty had given previous information that we will need Columbus approval of access. We have reached out and Columbus confirmed they will require a traffic access study. This is in the works to be completed. Per coordination with John T, the site plan could be

approved with condition that Columbus approves access points.

Comment 2. Please verify that the right-of-way dedication of 50 feet from the centerline is

consistent with the Thoroughfare Plan. Additionally, please verify that the 30-foot trail easement will be located outside of the ultimate right-of-way for Scioto Darby

Road.

Response: The right-of-way dedication is consistent with the Thoroughfare Plan. The 30-ft

trail easement is located outside the new right-of-way. See attached exhibit for

reference.

#### **Stormwater Management**

Comment 1. The site includes Stream Corridor Protection Zones. Please confirm with the Division

of Engineering any applicable stormwater management standards that would be required as part of this site that would affect the layout/design of the project. Additionally, please specify whether the stormwater management proposed for the site are dry detention basins or wet retention ponds and revise the site plans

accordingly.

Response: Wet extended detention ponds have been provided onsite. The pond labels have

been adjusted to reflect this. We are coordinating with the Division of

Engineering regarding the SCPZ and the requirements needed.

#### Fire/Safety

Comment 1. Emergency vehicle access must adhere to requirements set by the Norwich Township

Fire Department.

Response: The site geometry accommodates fire truck circulation. A truck exhibit has been

attached to this.



Page 3

#### **Parking**

Comment 1. Per Section 1127.03 of the City Code, Manufacturing, Distribution and Warehouse

Uses require 1 parking space for every 800 square feet of net usable floor area (UFA). In order for staff to determine the site's parking requirement, please provide

floorplans for all buildings with labeled spaces and square footages.

Response: Floor plans have been provided for each building with the office space area

highlighted. The rest of the building will be used for equipment and isn't "useable". The parking summary on the site plan has been updated to reflect

this.

#### **Lot Split**

Comment 1. Any potential lot split for the AEP substation area will require review and approval

from the Planning and Zoning Commission. Per Section 1127.04 of the City Code, gravel is prohibited within 200 feet of the Scioto Darby Road right-of-way line. Staff recommends access for the substation be paved within 200 feet of the Scioto Darby Road right-or-way line, consistent to the Amazon site between Cosgray and Leppert Roads. A variance will be required for the use of gravel in place of paved

surfaces for all vehicular use areas and the proposed service yard.

Response: The gravel drive has been replaced with pavement to avoid a variance.

#### Tree Preservation [Section 1125.04 (H)]

Comment 1. As indicated by staff some time ago, the City Code requires a tree survey and tree

replacement plan. Without the required submissions, staff cannot determine the nature of proposed tree replacement levels to identify what variance will be

required from the Board of Zoning Appeals.

Response: The tree survey is still being completed at this time. Assumed amount of trees

were shown on LA plan code table to show we are trying to plant as many as we

can in the same provided.

#### **Landscaping Requirements**

Comment 1. Per Section 1125.04 of the City Code, 20 square feet of landscaped areas shall be

provided for every 1,000 square feet of building surface coverage area plus 1 inch in tree size for every 1,500 square feet of building surface coverage area. Please include building surface coverage area for Buildings H, I, J, and K when determining

minimum landscaping and tree requirements.

Response: Comment noted. Building surface coverage areas for Buildings H, I, J and K

added. See code table on sheet L-050.00 for updated calculations.



Page 4

Comment 2.

Per Section 1125.05 of the City Code, the proposed plans will require multiple variances for (1) exemption of the 10-foot-wide perimeter landscaping that is required for vehicular use areas along non-residential uses or zoning districts and (2) permitting unbroken rows of parking to be longer than 100 feet in length. Staff recommends that the proposed plan maximizes landscaping in the north end of the site and uses existing vegetation along 1-270 and the rail lines. Staff also recommends using replacement trees to maximize screening in key locations arounds the site.

Response:

Per coordination with John T, the current plan will require a variance for these 2 requirements. Since the site is surrounded by railroad and I-270 with existing brush, staff and client feels this is acceptable to apply for. The parking rows have islands ending each section with required landscaping as well.

Comment 3.

Please adjust plans to conform to City Code for required street trees along Scioto Darby Road. Additionally, please ensure that all single row or double row parking landscape islands/peninsulas for interior vehicular use areas meet the appropriate minimum area, width, tree, and shrub requirements.

Response:

Comment noted. Street trees provided partially along Scioto Darby Creek Road within property limits. Remainder of area has existing landscape to remain. See code table on sheet L-050.00 for updated calculations.

#### **Fencing and Signage**

Comment 1.

Per Section 1121.02 of the City Code, the proposed plans will require multiple variances for (1) increasing the maximum fence height from 7 feet to 8 feet, (2) permitting fence placement to be forward of the building line, and (3) permitting the use of more than one fence type along a property line.

Response:

Comment noted, we are applying for these variances

Comment 2.

No sign details have been provided, and any identification signs for the property would require a sign permit.

Response:

Comment noted. No identification signage is proposed.

Should you have any questions or further concerns, please do not hesitate to contact me.

Regards,

Isabella Culliton, P.E.

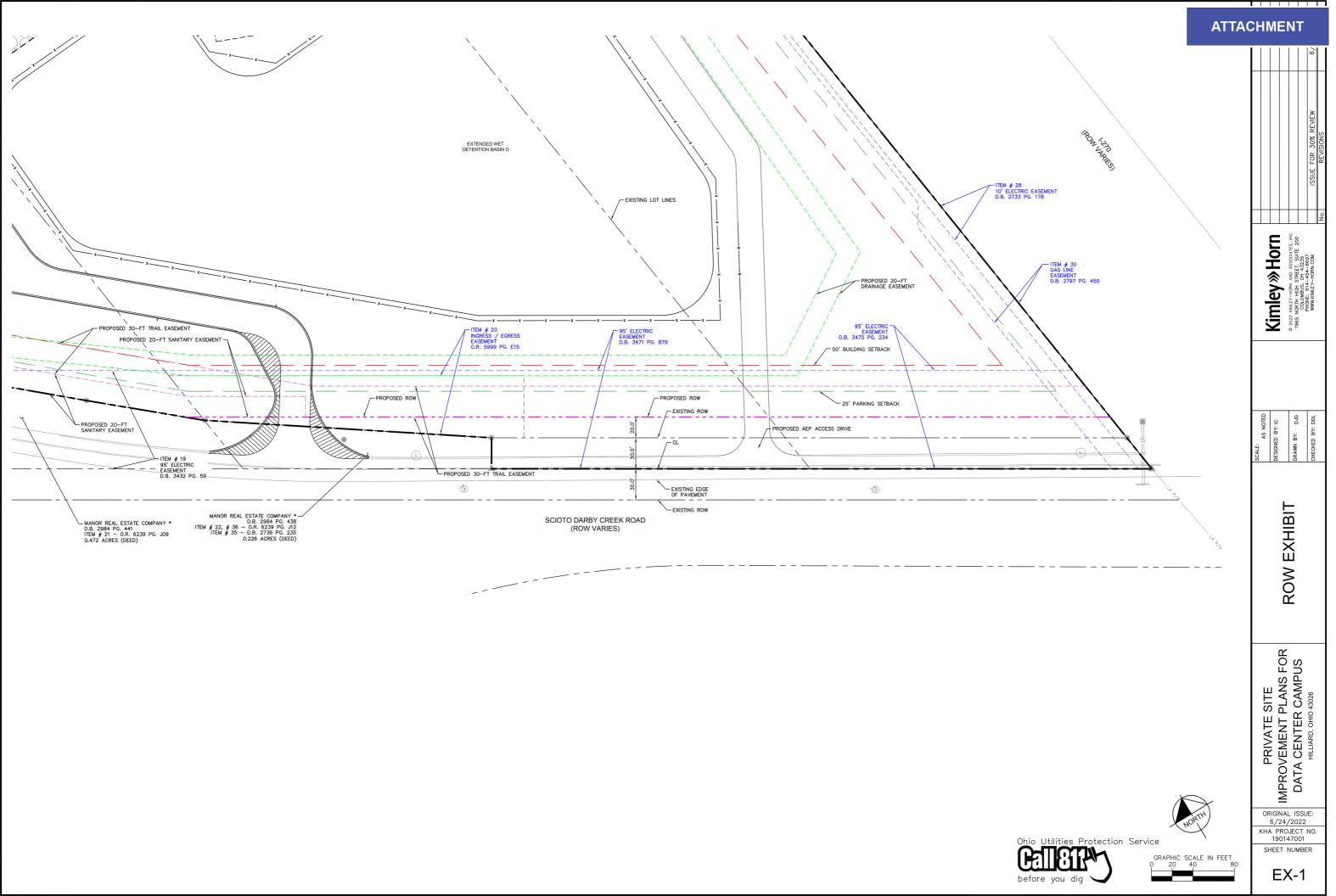
Kimley-Horn and Associates, Inc.

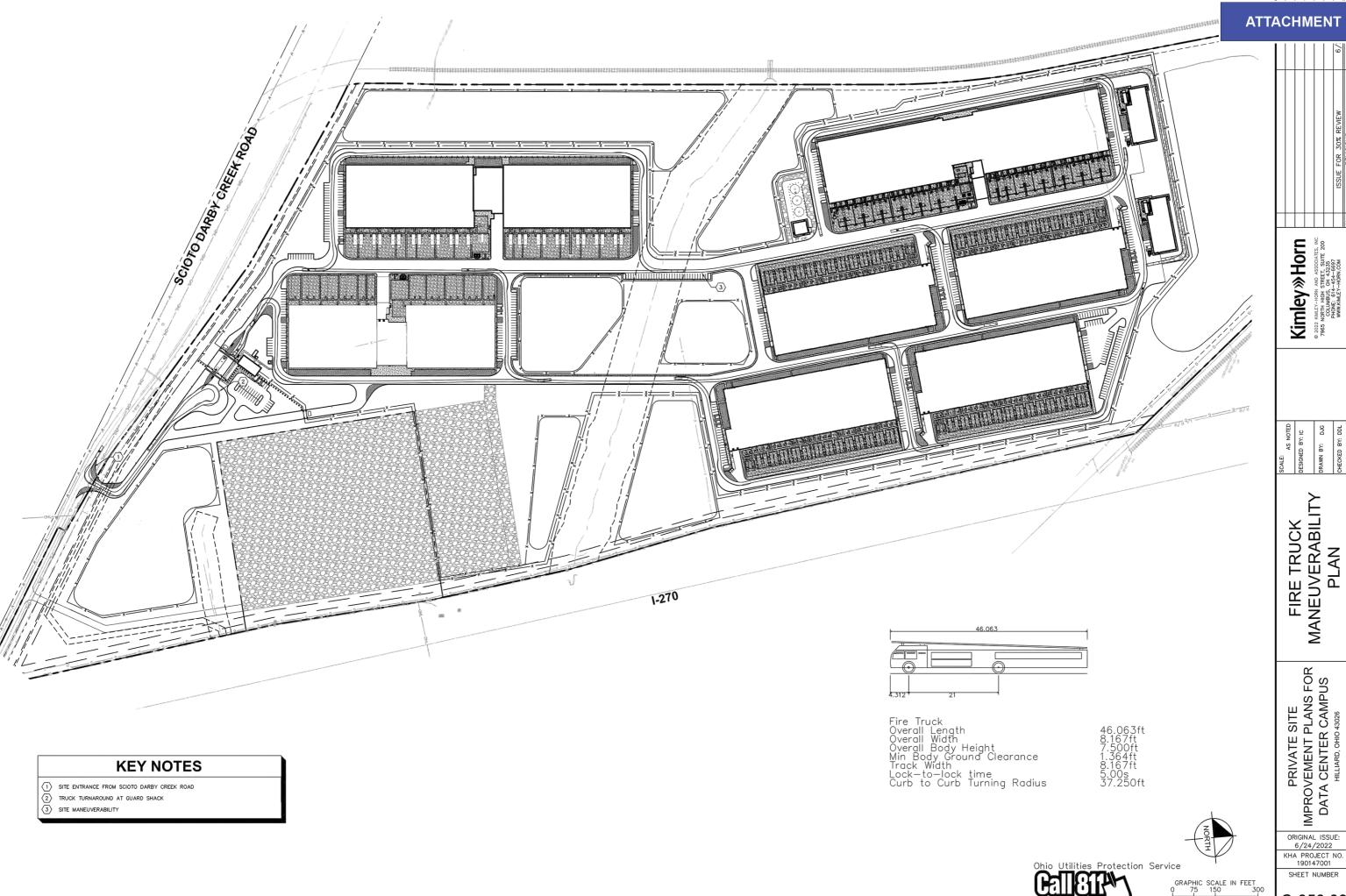
alla Cultian

Ph: (614) 472-8550

Cc:

John Talentino, City of Hilliard Derik Leary, P.E., Kimley-Horn





FIRE TRUCK MANEUVERABILITY PLAN

DRAWN BY: DJG CHECKED BY: DDL

PRIVATE SITE
IMPROVEMENT PLANS FOR
DATA CENTER CAMPUS
HILLIARD, OHIO 43026

ORIGINAL ISSUE: 6/24/2022 KHA PROJECT NO. 190147001

SHEET NUMBER

C-050.09

CASE 5: PZ-22-36 - JC & COMPANY - 4010 Main Street

**PARCEL NUMBERS:** 050-000175

APPLICANT: Brian Long, JC & Company, 4010 Main Street, Hilliard, OH 43026; 4010 Main Street,

LLC. 4010 Main Street, Hilliard, OH 43026

**REQUEST:** Approval of an Old Hilliard District Plan under the provisions of Hilliard Code Section

1115.05 for exterior building colors.

#### **BACKGROUND:**

The site consists of 0.58-acre located on the southeast side of Main Street between Center Street and Franklin Street in Old Hillard. The site is zoned OH-MD, Old Hilliard Mixed Use District, which allows for a wide range of residential and commercial uses. The former lumber yard building is currently home to a Certified Public Accountant and financial planning firm. As part of the Old Hilliard District, the applicant is requesting approval of exterior building colors.

#### **COMMISSION ROLE:**

The Commission is to review the proposal for conformance to the provisions of Hilliard Code Section 1115.05 for exterior building colors.

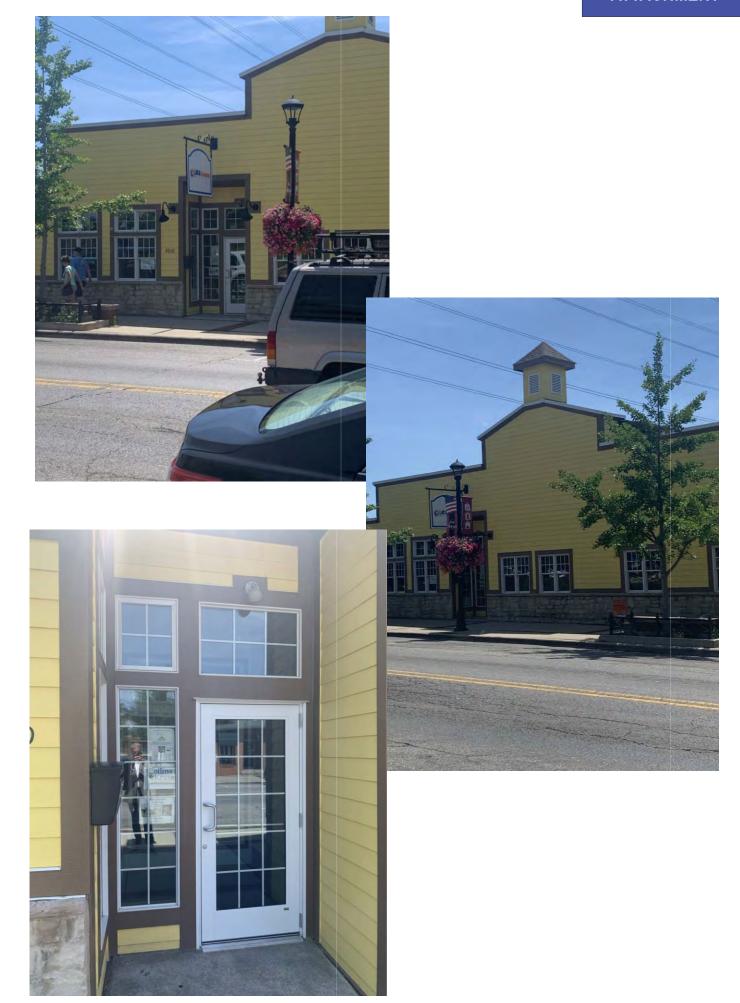
#### **STAFF RECOMMENDATION:**

Staff finds that the proposal is generally consistent with the provisions of the Zoning Code and the overall intent of the Old Hilliard District. The Comprehensive Plan identifies the historic downtown of the community as a place to encourage activity and investment. The proposed color, while pushing the boundaries of the existing Code, will add greater visual interest and vibrancy to the district. The color choice can contribute toward efforts to establish Old Hilliard as a vibrant and active pedestrian environment, and greater flexibility in color choices may be considered as part of updates to the city's Comprehensive Plan and Zoning Code.

#### **CONSIDERATIONS:**

- Section 1115.05(a)(3) of the Code denotes that color should be neutral with natural tones that have low reflectivity. More intense colors that are bold, brash intense or bright are prohibited unless approved by the Commission. The proposed yellow is a higher chroma than most buildings in the District.
- The building was painted approximately 13 years ago with a cream color accented by slightly darker tan
  trim that matched the limestone watercourse at the base of the building. These previous colors were
  muted and blended with the surrounding area.
- The building has been painted yellow (Golden Plumaria #SW9019) with medium tan trim (Tea Chest #SW6103). Upon notification by Code Enforcement the applicant immediately submitted an application for review.

[END OF REPORT | PZ-22-36]



# ATTACHMENT





CASE 6: PZ-22-37 - OLD HILLIARD, LTD - 4055 Main Street

PARCEL NUMBERS: 050-000084, 050-000188

APPLICANT: Old Hilliard, LTD, PO Box 1471 Hilliard, OH 43026; c/o Andrew Warnock, 3523 Goldenrod

Street, Hilliard, OH 43026

**REQUEST:** Approval of an Old Hilliard District Plan under the provisions of Hilliard Code Section 1115.05 for

exterior modifications that include metal awnings.

#### **BACKGROUND:**

The site is 0.294-acre located on the western corner of Main Street and Norwich Street in Old Hilliard. The site is zoned OH-MD, Old Hilliard Mixed Use District, which allows for a wide range of residential and commercial uses. The building is approximately 9,900 square feet in area and includes a mix of retail uses. The property includes a plaza space along Main Street and is the former location of the Lawn Equipment Repair Center and Old Hilliard Brewery. As part of the Old Hilliard District, the applicant is requesting approval of exterior awnings, lighting and colors.

#### **COMMISSION ROLE:**

The Commission is to review the proposal for conformance to the provisions of Hilliard Code Section 1115.05 for exterior building modifications within the historic district.

#### **STAFF RECOMMENDATION:**

Staff finds that the proposal is generally consistent with the provisions of the Zoning Code and the overall intent of the Old Hilliard District. The Comprehensive Plan identifies the historic downtown of the community as a place to encourage activity and investment. Staff believes that the proposed awning upgrades and colors significantly improve the visual interest of the building and create more viable tenant spaces. The upgrades to the building will contribute toward efforts to establish Old Hilliard as a vibrant and active pedestrian environment. Staff recommends approval of the proposed exterior color changes and awnings with one condition:

1) That required building/electrical permits for lighting and awnings be obtained prior to installation.

#### **CONSIDERATIONS:**

- Section 1115.05(a)(3) of the Code denotes that color should be neutral with natural tones that have low reflectivity. More intense colors that are bold, brash intense or bright are prohibited unless approved by the Commission. The exterior of the building has been changed from a battleship gray to a much brighter cream or eggshell color that improves the streetscape appearance. Window and trim are now black as a contrasting color. Black gooseneck light fixtures have been added above tenant windows.
- Section 1115.05(a)(7) specifies that entrances should include an awning or architectural treatment that
  correspond to the shape of the windows or door openings. The proposed metal awnings over entrances
  will provide a very clean and upscale look to the building and coordinate with the trim colors. Permanent
  steel canopies are acceptable in the Code provided they are consistent with the overall theme of the
  building.
- The applicant has painted the building and trim, installed lighting and removed the blue awning. Upon notification by Planning an application was immediately submitted for review.

[END OF REPORT | PZ-22-37]

### **PROPOSED AWNING STYLE**





### **EXISTING CONDITION**



## ATTACHMENT





# ATTACHMENT





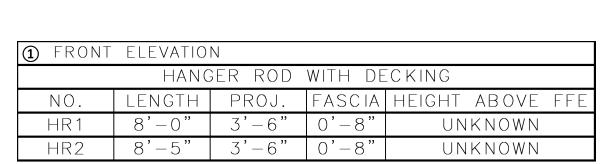


FRONT ELEVATION SCALE: N.T.S

#### NOTES:

- 1. HR 1 AND HR 2 FACE MAIN ST
- 2. HR 3 FACES NORWICH ST
- 3. HR 2 & 3 WRAP AROUND CORNER





2	SIDE	ELEVATION					
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	NO.	LENGTH	PROJ.	FASCIA	HEIGHT	ABOVE	FFE
	HR3	10'-4.5"	3'-6"	0'-8"	UN	KNOWN	

SIDE ELEVATION SCALE: N.T.S.

VERIFY DIMENSIONS IN FIELD PRIOR TO FABRICATION

297 OLD COUNTY LINE RD WESTERVILLE, OHIO 43081

> 614-426-4206 www.columbusawningcompany.com

PROJECT: 4055 MAIN ST

HILLIARD, OH PROJ MGR: TG

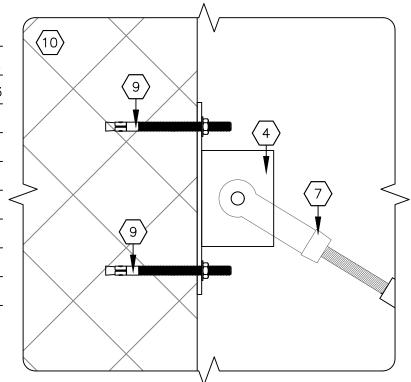
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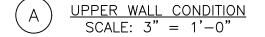
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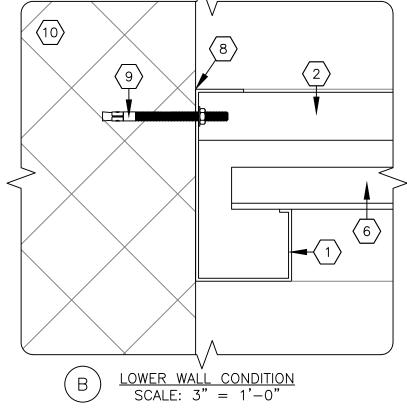
ARCHITECTURAL **ELEVATIONS** PAGE 1 OF 7

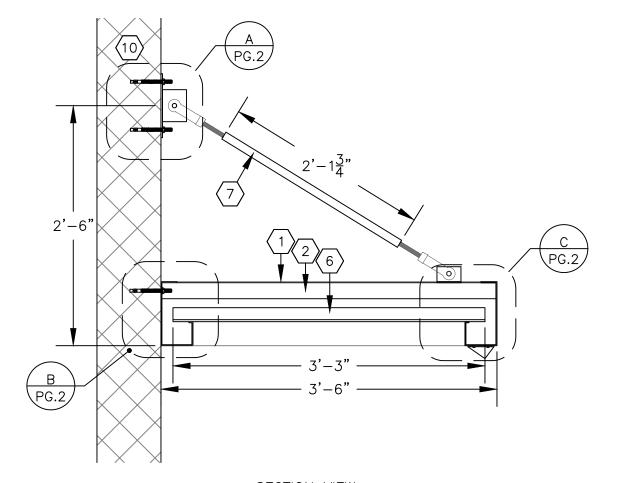


- 8" GUTTER FASCIA, SEE DETAIL 1
- QTY 2 EACH, 2"x2" ALUM TUBING SUPPORT ARM, SEE DETAIL 2
- QTY 2 EACH, TYP. C-CHANNEL SADDLE BRACKET, SEE DETAIL 3
- QTY 2 EACH, WALL BRACKET, SEE DETAIL 4
- QTY 1 EACH, SCUPPER FRONT LEFT CORNER, SEE DETAIL 5
- 6" FLAT STANDARD DECKING, SEE DETAIL 6
- QTY 2 EACH, TYP. CLEVICE, SEE DETAIL 7
- CAULKING ALONG TOP OF CANOPY AND WALL
- 9 ø3/8"x4" MASONRY EXPANSION ANCHORS
- (10) WALL CONDITION UNKNOWN, LOOKS LIKE CMU OR STONE









SECTION VIEW SCALE: 1" = 1' - 0"

(2) DRAINAGE FLOW DIRECTION GUTTER DETAIL
SCALE: 3" = 1'-0" С

VERIFY DIMENSIONS IN FIELD PRIOR TO FABRICATION

COLUMBUS . Architectural Metals ATREELINE

297 OLD COUNTY LINE RD WESTERVILLE, OHIO 43081

614-426-4206 www.columbusawningcompany.com PROJECT: 4055 MAIN ST

HILLIARD, OH

PROJ MGR: TG

POWDER COAT TIGER DRYLAC EXTRUDED ALUM (6063-T6) HANGER ROD W/ DECKING

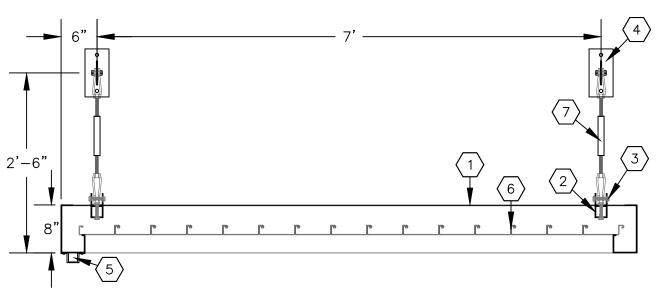
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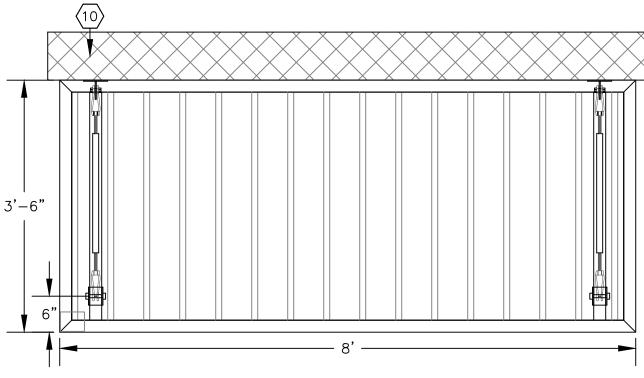
HR1 TO HR3 SECTION VIEW PAGE 2 OF 7

#### **KEYNOTES:**

- (1) 8" GUTTER FASCIA, SEE DETAIL 1
- $\langle 2 \rangle$  QTY 2, 2"x2" ALUM TUBING SUPPORT ARM, SEE DETAIL 2
- (3) QTY 2, TYP. C-CHANNEL SADDLE BRACKET, SEE DETAIL 3
- $\langle 4 \rangle$  QTY 2, WALL BRACKET, SEE DETAIL 4
- 5) QTY 1, SCUPPER FRONT LEFT CORNER, SEE DETAIL 5
- $\langle 6 \rangle$  6" FLAT STANDARD DECKING, SEE DETAIL 6
- $\langle 7 \rangle$  QTY 2, TYP. CLEVICE, SEE DETAIL 7
- $\langle$ 8angle Caulking along top of canopy and wall
- 9 ø3/8"x4" MASONRY EXPANSION ANCHORS
- (10) WALL CONDITION UNKNOWN, LOOKS LIKE STONE



ELEVATION VIEW SCALE: 3/4" = 1'-0"



SCALE: 3/4" = 1'-0"

# VERIFY DIMENSIONS IN FIELD PRIOR TO FABRICATION

COLUMBUS AWNING Architectural Metals

297 OLD COUNTY LINE RD WESTERVILLE, OHIO 43081

614-426-4206 www.columbusawningcompany.com

PROJECT: 4055 MAIN ST	
HILLIARD, OH	
PROJ MGR: TG	

CANOPY DETAILS:

POWDER COAT TIGER DRYLAC

EXTRUDED ALUM (6063-T6)

HANGER ROD W/ DECKING

REV: 0	DATE: 4/27/2022	WHO: CA
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_	_	_

HR1 ELEVATION AND PLAN VIEW

PAGE 3 OF 7

 $\langle 2 \rangle$  QTY 2, 2"x2" ALUM TUBING SUPPORT ARM, SEE DETAIL 2

3 QTY 2, TYP. C-CHANNEL SADDLE BRACKET, SEE DETAIL 3

 $\langle 4 \rangle$  QTY 2, WALL BRACKET, SEE DETAIL 4

5) QTY 1, SCUPPER FRONT LEFT CORNER, SEE DETAIL 5

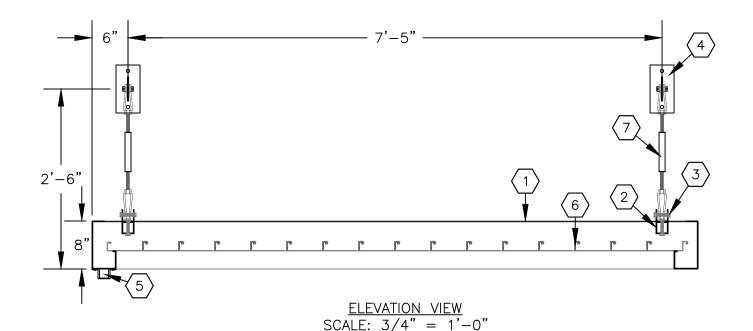
 $\langle 6 \rangle$  6" flat standard decking, see detail 6

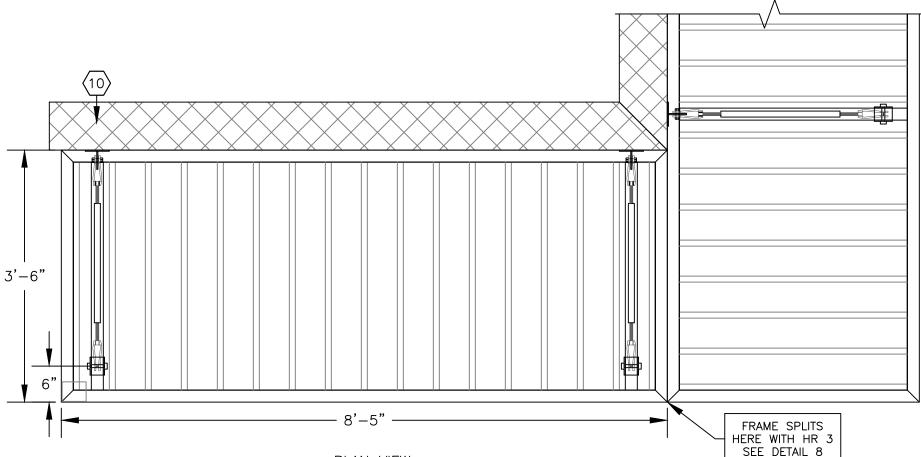
 $\langle 7 \rangle$  QTY 2, TYP. CLEVICE, SEE DETAIL 7

8 CAULKING ALONG TOP OF CANOPY AND WALL

9 ø3/8"x4" MASONRY EXPANSION ANCHORS

(10) WALL CONDITION UNKNOWN, LOOKS LIKE CMU OR STONE





 $\frac{\text{PLAN VIEW}}{\text{SCALE: } 3/4" = 1'-0"}$ 

VERIFY DIMENSIONS IN FIELD PRIOR
TO FABRICATION

COLUMBUS AWNING Architectural Metals

297 OLD COUNTY LINE RD WESTERVILLE, OHIO 43081

614-426-4206 www.columbusawningcompany.com

PROJECT:
4055 MAIN ST

HILLIARD, OH

PROJ MGR: TG

CANOPY DETAILS:

POWDER COAT TIGER DRYLAC

EXTRUDED ALUM (6063—T6)

HANGER ROD W/ DECKING

REV: DATE: WHO:
0 4/27/2022 CA
- - - - - -

HR2 ELEVATION AND PLAN VIEW

PAGE 4 OF 7

 $\langle 2 \rangle$  QTY 2, 2"x2" ALUM TUBING SUPPORT ARM, SEE DETAIL 2

 $\overline{3}$  QTY 2, TYP. C-CHANNEL SADDLE BRACKET, SEE DETAIL 3

 $\langle 4 \rangle$  QTY 2, WALL BRACKET, SEE DETAIL 4

 $\overline{5}$  QTY 1, SCUPPER FRONT RIGHT CORNER, SEE DETAIL 5

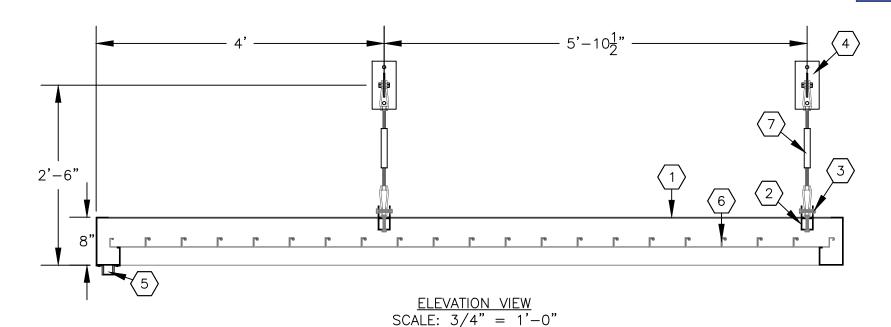
 $\langle 6 \rangle$  6" flat standard decking, see detail 6

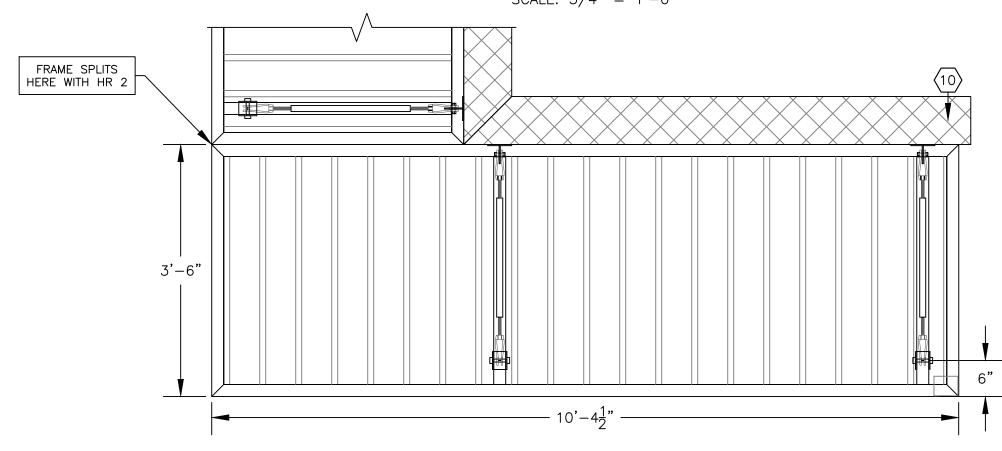
 $\langle 7 \rangle$  QTY 2, TYP. CLEVICE, SEE DETAIL 7

 $\langle 8 \rangle$  caulking along top of canopy and wall

(9) ø3/8"x4" MASONRY EXPANSION ANCHORS

(10) WALL CONDITION UNKNOWN, LOOKS LIKE CMU OR STONE





 $\frac{\text{PLAN VIEW}}{\text{SCALE: } 3/4" = 1'-0"}$ 

VERIFY DIMENSIONS IN FIELD PRIOR TO FABRICATION

COLUMBUS AWNING Architectural Metals

297 OLD COUNTY LINE RD WESTERVILLE, OHIO 43081

614-426-4206 www.columbusawningcompany.com

PROJECT:				
4055 MAIN ST				
HILLIARD, OH				

PROJ MGR: TG

CANOPY DETAILS:

POWDER COAT TIGER DRYLAC

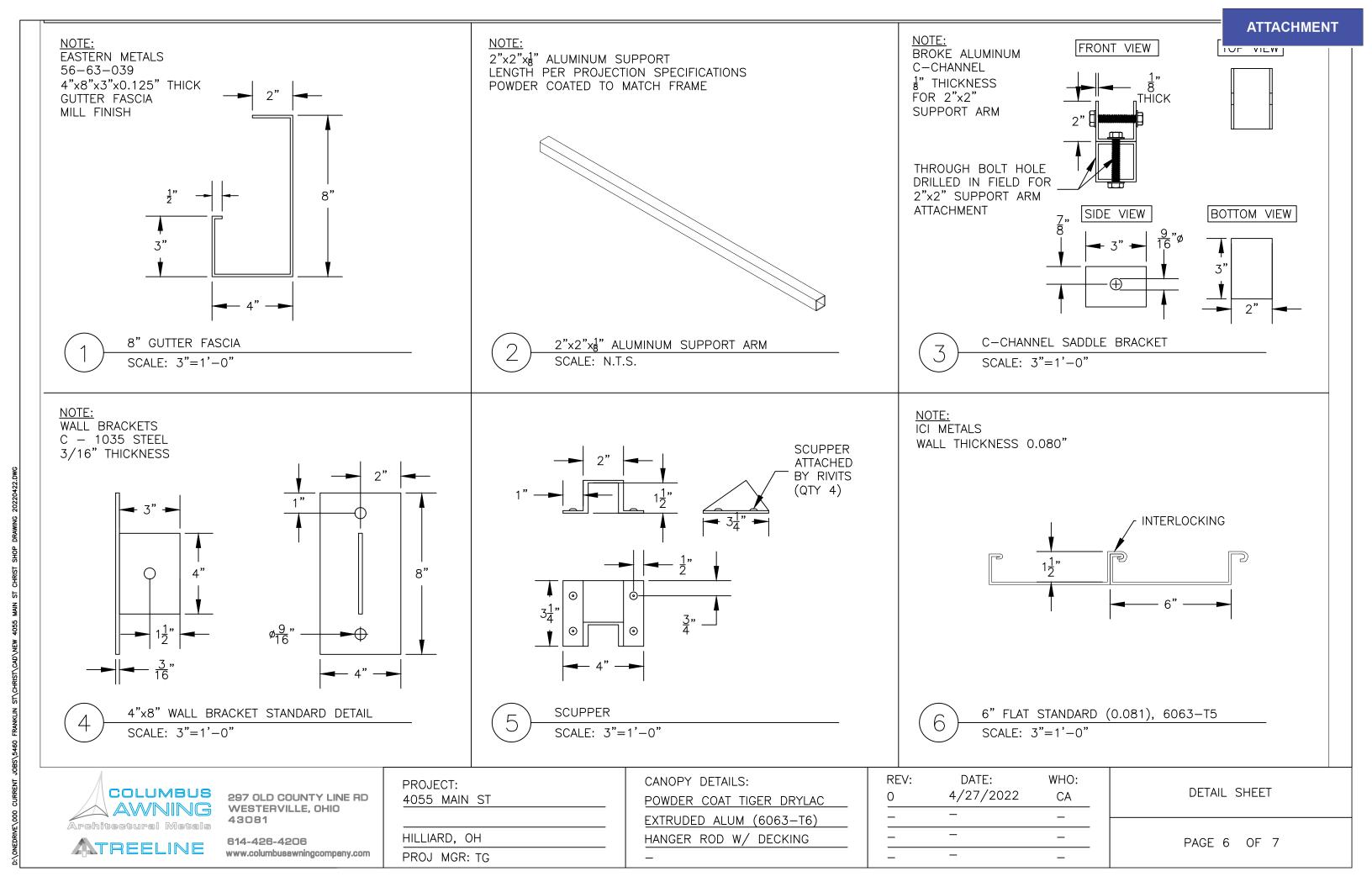
EXTRUDED ALUM (6063-T6)

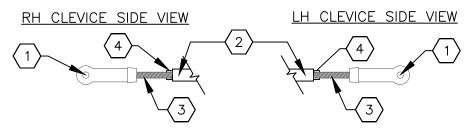
HANGER ROD W/ DECKING

REV: 0	DATE: 4/27/2022	WHO: CA
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_	_	_
_	_	

HR3 ELEVATION AND PLAN VIEW

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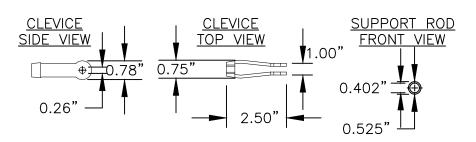
**KEYED NOTES:** 

CLEVICES, CL2 (RIGHT AND LEFT) ASTM A668, C-1035 STEEL 3.500 LBS CAPACITY 1" UNC THREAD

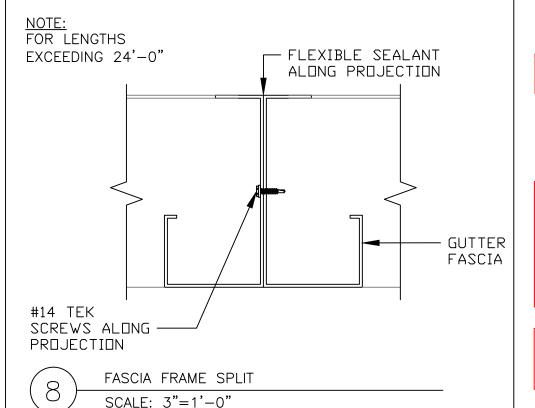
SUPPORT RODS ASTM A500 ¾" SCHEDULE 40 45.000 LBS TENSILE STRENGTH, YIELD

 $\sqrt{3}$  1/2" THREADED ROD UNC ÁSTM A307 OR A108 GRADE B 47,000 LBS TENSILE STRENGTH, YIELD

CONNECTION B/W ROD AND CLEVICE NOT WELDED



CLEVICE STANDARD DETAIL SCALE: 3"=1'-0"



SYSTEM NOT DESIGNED FOR WATERSHED OF RAINFALL FROM ADJACENT ROOFS UNLESS NOTED OTHERWISE.

SYSTEM IS NOT DESIGNED FOR CONCENTRATED LOADS DUE TO HUMAN ACTIVITY.

ALL ALUMINUM WELDING SHALL CONFORM TO AWS "STRUCTURAL WELDING CODE D1.2" USING ER4043 OR ER5356 (ANODIZED) ELECTRODES. ALL STEEL WELDING SHALL CONFORM TO AWS "STRUCTURAL WELDING CODE D1.1" USING E70XX ELECTRODES. FILLET WELDS SHALL BE 1/8" MINIMUM.

ALL BOLTS AND LAG SCREWS SHALL BE STAINLESS STEEL ASTM A593 (18-8), MIN FU=70 KSI WITH HEX NUTS CONFORMING TO A594 OR EQUIVALENT

COLUMBUS Architectural Metals

ATREELINE

297 OLD COUNTY LINE RD WESTERVILLE, OHIO 43081

614-426-4206 www.columbusawningcompany.com

PROJECT: 4055 MAIN ST HILLIARD, OH

PROJ MGR: TG

CANOPY DETAILS: POWDER COAT TIGER DRYLAC EXTRUDED ALUM (6063-T6) HANGER ROD W/ DECKING

REV:	DATE: 4/27/2022	WHO:	DETAIL SHEET
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_	_	_	PAGE 7 OF 7
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