

MEETING AGENDA



Planning & Zoning Commission

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

Thursday, November 10, 2022 | 7:00 pm

1. Call to Order
2. Pledge of Allegiance to the Flag
3. Roll Call
4. Approval of the Meeting Minutes – October 13, 2022
5. Oath to Tell the Truth
6. Changes to the Agenda (requests for postponements, withdrawals, or change in order of cases)
7. New Cases:

CASE 1: PLAT-22-9 – THE COURTYARDS AT CARR FARMS SECTION 4 – EAST SIDE OF LEPPERT ROAD APPROXIMATELY 2,000 FEET NORTH OF DAVIDSON ROAD

PARCEL NUMBER: 050-011719

APPLICANT: Epcon Carr Farms LLC, 500 Stonehenge Parkway, Dublin, OH 43017; c/o Sydney Berry, EMH&T, Inc., 5500 New Albany Road, Columbus, OH 43054.

REQUEST: Review and approval of a Final Plat under the provisions of Hilliard Code Section 1188.05 and the Carr Farms PUD Concept Plan for a development consisting of 38 single-family lots on 13.026 acres.

CASE 2: PZ-22-60 – VOYLES FAMILY DENTAL – 3511 MAIN STREET

PARCEL NUMBER: 050-002808

APPLICANT: James Voyles, Voyles Family Dental, 3511 Main Street, Hilliard, OH 43026.

REQUEST: Review and approval of variances under the provisions of Hilliard Code Section 1129.08 to increase the maximum permitted sign height from 7 feet to 9 feet and to reduce the minimum required setback from 7.9 feet to 5 feet for a monument-style ground sign.

CASE 3: PZ-22-61 – LACON ROAD MULTI-TENANT SIGN – 3700-3720 LACON ROAD

PARCEL NUMBER: 050-009383 (Easthill Acres Subdivision)

APPLICANT: Leibrand Brown Campbell Ltd., 3706 Lacon Road, Hilliard, OH 43026; c/o Rebecca Green, 84 Skyline Drive, South Bloomington, OH 43103.

REQUEST: Review and approval of a sign variance under the provisions of Hilliard Code Section 1129.08 to increase the maximum height from 7 feet to 10 feet, to increase the maximum sign area from 50 square feet to 73.33 square feet and to permit off-premise business identification for a multi-tenant, monument-style ground sign.

CASE 4: PZ-22-62 – MILLER PIPELINE – 4990-5320 SCIOTO DARBY ROAD

PARCEL NUMBERS: 050-002800, 050-003002 & 050-002343

APPLICANT: D&D Property Management LLC, 8850 Crawfordsville Road, Indianapolis, IN 46234; Don & Dale Miller, 4990 Scioto Darby Road, Hilliard, OH 43026; c/o Chad Lowe, Miller Pipeline, 5000 Scioto Darby Road, Hilliard, OH 43026.

REQUEST: Review and approval of a sign variance under the provisions of Hilliard Code Section 1129.08 to reduce the minimum setback for three 18-square-foot ground signs and two flag poles from 15 feet to 0 feet.

CASE 5: PZ-22-63 – ECO PARK – 3401 MILL RUN DRIVE

PARCEL NUMBER: 050-006467

APPLICANT: Entrotech 3401 LLC, 1245 Kinnear Road, Columbus, OH 43212; c/o Leland Vogel, Como Development, 5405 Red Bank Road, Galena, OH 43021.

REQUEST: Review and approval of a revised PUD Final Development Plan under the provisions of Hilliard Code Section 1117.08 and the Mill Run PUD Concept Plan for a 15,000-square-foot addition to the existing building, a new 36,000-square-foot building and a 0.36-acre fenced outdoor storage area.

CASE 6: PZ-22-64 – TRUEPOINTE – WEST SIDE OF TRUEMAN BOULEVARD APPROXIMATELY 1,500 FEET SOUTH OF DAVIDSON ROAD

PARCEL NUMBER: 050-003043

APPLICANT: Trueman Boulevard LLC, 4653 Trueman Boulevard, Suite 100, Hilliard, OH 43026; c/o Shawn Boysko, Equity Construction Solutions, 4653 Trueman Boulevard, Suite 200, Hilliard, OH 43026.

REQUEST: Review and approval of a PUD Final Development Plan under the provisions of Hilliard Code Section 1117.08 and the SOMA Company PUD Concept Plan for a development consisting of 11 building lots, 359 multi-family dwelling units in 5 buildings, a 6-story parking garage with 616 parking spaces, and a 6-story parking garage with 708 parking spaces on 27.73 acres.

CASE 7: PZ-22-65 – THE PAINT SHOP NAIL STUDIO – 4227 AVERY ROAD, SUITE A

PARCEL NUMBER: 050-000950

APPLICANT: SOI Properties #7, LLC. 4673 Cranleigh Court, Dublin, OH 43016; represented by Rachel Shadwick, 1515 County Road 61, Caledonia, OH 43314; and Fast Signs of Pickerington-Reynoldsburg, 201 Clint Drive, Suite 500, Pickerington, OH 43147.

REQUEST: Review and approval of a sign variance under the provisions of Hilliard Code Section 1129.08 to increase the permitted number of colors for a 24-square-foot tenant sign panel.

8. Discussion Items
9. Chairman’s Communication
10. Committee Communications
11. Adjournment

[END OF AGENDA | NOVEMBER 10, 2022]

MEETING MINUTES



Planning & Zoning Commission

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

Thursday, October 13, 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

Chairman Jay Muether 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	Present
Tom Pannett	Member	Present
Bill Uttley	Member	Present

*Vice Chair Schneck arrived after roll call but prior to hearing the first case

Staff Members Present: Planning Director John Talentino, City Engineer Clark Rausch, Planning Manager Carson Combs, Staff Attorney Kelly Clodfelder, Council Representative Peggy Hale and Administrative Assistant Community Development Nicole Starrett.

Others Present: Andy Warnock representing Wine/Event Space Parking (PZ-22-56); Tyler Sikkema representing Hilliard Grab N' Go (PZ-22-54); Blake Rafeld representing Burdge Property (PZ-22-58); Jeremy and Angela Burdge representing Burdge Property (PZ 22-58); Gursimer Singh representing Mill Run Event Center (PZ-22-57) and Hilliard Grab N' Go (PZ-22-54); Glen Dugger representing The Lincoln Leadership Academy (PZ-22-59); Marilee Kimball, Marty Warner, Juanita Parks, and other members of the public in attendance.

APPROVAL OF MEETING MINUTES – September 8, 2022

Chairman Muether asked if there were any changes or corrections to the September 8, Planning and Zoning Commission minutes. Minutes were approved by voice vote.

Status:	Accepted by Voice Vote (6-0)
Ayes:	

OATH TO TELL THE TRUTH

Staff Attorney Kelly Clodfelder administered the Oath to Tell the Truth.

CHANGES TO THE AGENDA

No changes were requested.

CASE 1: PZ-22-54 – HILLIARD GRAB N’ GO – 6558 Scioto Darby Road

PARCEL NUMBERS: 050-011714

APPLICANT: KL Petroleum Partners, LLC, 4174 Glynwater Lane, Hilliard, OH 43026; c/o Tyler Sikkema, CBS Sign Service, 862 Cypress Point Court, Cincinnati, OH 45245.

REQUEST: Review and approval of a sign variance under the provisions of Hilliard Code Section 1129.08 and The Square at Latham Park PUD Development Plan and Text for a comprehensive sign package for a 4,220-square-foot gas station.

[Mr. Combs gave the staff report]

BACKGROUND:

The site is 1.21 acres within the Square at Latham Park PUD located on the north side of Scioto Darby Creek Road and immediately East of Latham Park Blvd. On August 23, 2010, City Council approved Ordinance 10-12, which established a PUD Concept Plan and development text. On March 12, 2020, the Planning Commission (Case #20-0491LC) approved a conditional use and revised final development plan to permit a vehicle service station with drive up facilities. On April 13, 2020, City Council approved a PUD text modification (Resolution 20-R-33) to change an access point, allow drive-up windows, enlarge the gas station canopy and to change landscape screening requirements. On December 10, 2020, the Commission approved the Final Development Plan for the convenience store/gas station, and City Council approved the related PUD text modifications to permit a carwash and allow a second drive-up window with Resolution 21-R-22.

The applicant is now requesting variances for a comprehensive sign package consisting of (A) a 43-square-foot monument sign, (B) gas canopy striping illuminated with Shell Pectens (logos) on the east and west elevations, (C) eight fuel pump sign/graphic packages that have been installed, (D) three non-illuminated wall signs on both the North and South building elevations, and (E) two drive-up window blade signs to differentiate the food service business.

COMMISSION ROLE:

The Commission is to review the proposal for conformance to the provisions of Code Section 1129.08. Specifically, the Code provides for the granting of variances to the Sign Code under the review criteria as outlined by Section 1129.08(d):

- Whether the property will yield a reasonable return or whether there can be any beneficial use of the property without the variance;
- Whether the variance is substantial;
- Whether the essential character of the neighborhood would be substantially altered or whether adjoining property owners would suffer substantial detriment as a result of granting the variance;
- Whether the variance would adversely affect the delivery of governmental services;
- Whether the property owner purchased the property with knowledge of the zoning restrictions;
- Whether the property owner’s predicament feasibly can be obviated through some method other than variance; and
- Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.

Following approval by the Commission, the applicant is responsible for obtaining a sign permit prior to installation for each sign that conforms to the requirements and conditions set forth by the Commission.

STAFF RECOMMENDATION:

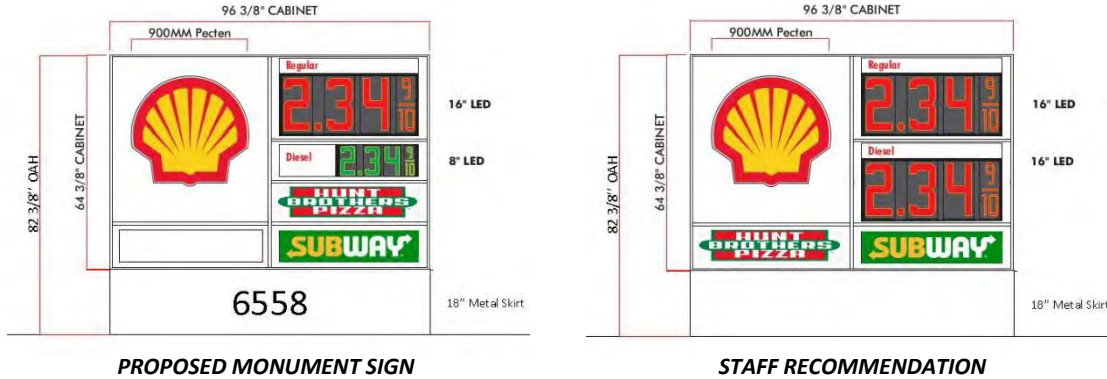
Staff finds that the proposed sign package is generally consistent with City Code Section 1129 as well as the Square at Latham Park PUD Development Text, as modified based on comments contained within the report. Staff finds that as modified, the proposed sign plan will blend with the general character of the area and will not substantially impact surrounding property owners. Staff finds that the proposed signage as recommended will meet the spirit and intent of the Code and based on these findings, recommends approval with the following six conditions:

- 1) That the monument sign include a base color and be landscaped to comply with Code;
- 2) That proposed address numbering be relocated to a visible location that meets fire code requirements;
- 3) That proposed monument sign lighting be either ¼-inch push thru or be externally lit;
- 4) That panels and pricers on the proposed monument sign be revised as noted in the report, subject to staff approval;
- 5) That the proposed gas canopy signage and graphics be non-illuminated; and
- 6) That drive-up window blade signs be resized appropriately and installed vertically, subject to staff approval.

CONSIDERATIONS:

- *PUD Development Text.* The text for The Square at Latham Park PUD requires that “All signage shall be externally illuminated or non-illuminated. Halo-lit signage is permitted. Exposed or visible light sources shall not be permitted.” At the time the PUD was established, Code did not permit internal illumination of signage. However, since that time Section 1129 has been modified to allow for quarter-inch push-thru internal illumination.
- *Monument Sign.* The applicant has proposed a 43.08-square-foot monument sign that will be placed at the east entrance to the site along Scioto Darby Road. The monument sign will be placed 19.5 feet behind the right-of-way and will comply with Code. The Height for the sign is just under 7 feet which also meets Code. The following are design issues to be addressed:

Base	No finish color has been identified for the 18-inch metal skirt. Finish must be a muted color that complies with Code.
Landscaping	Revised landscape plans will be required as part of the sign permit process.
Address	Proposed address numbering will be covered by landscaping. Staff recommends that the numbers be placed on the end of the sign or an alternate location that complies with the fire code.
Lighting	A ±35.4" x ±35.4" Pecten is proposed that will be internally lit by LED while surrounding portions of the panel would be unlit. Code allows ¼-inch push-thru lettering for internal illumination. If not possible, the monument sign should be externally lit to comply with the Sign Code and the PUD text.
Digital Pricers	Illuminated LED pricers are proposed consistent with other gas stations. Staff recommends that the Diesel pricer be increased to 16 inches and the “Hunt Brothers Pizza” panel be relocated to the left of “Subway.”
Tenant Panels	The additional tenant panel should be eliminated from the sign.



- *Gas Canopy.* Traditional shell color striping is proposed around all four sides of the canopy. The plan includes two illuminated Shell Pectens (logos) on the east and west ends of the canopy. The Pectens would be just under 9 square feet in area and be internally illuminated with LED lighting. Plans also show an illuminated red bar around three sides of the canopy with no detail information. Staff is not aware of other gas stations with illuminated canopy logos and recommends no illumination for the canopy graphics consistent with the PUD text.
- *Gas Pump Signage.* The proposed sign package includes Shell standard graphics and color treatment for the 8 pumps. The pumps have already been installed with the requested graphics package. According to the applicant, Shell has strict pump imaging standards. The Code also does not permit additional signage or advertising, which will be enforced.
- *Wall Signs (South Elevation).* A total of three wall signs are proposed for the south elevation of the building facing Scioto Darby Road. The proposed signs are appropriately sized to the gable and available space on the building elevation.

Sign	Dimensions	Size
Hilliard Grab N' Go	102" x 20"	±14.2 SF
Hunt Brothers Pizza	50" x 18"	±6.25 SF
Subway	90.25" x 18"	±11.3 SF

- *Wall Signs (North Elevation).* A total of three wall signs are proposed for the north elevation of the building facing the gas pump canopy. The proposed signs are appropriately sized to the gable and available space on the building elevation.

Sign	Dimensions	Size
Hilliard Grab N' Go	102" x 20"	±14.2 SF
Hunt Brothers Pizza	56" x 28.5"	±11.09 SF
"S" (logo)	36.6" x 47.25"	±11.9 SF

- *Drive-up Window Signs.* The approved PUD text allows two drive-up windows with no menu signs, outdoor speakers or parking between the building and road. A 5.15-square-foot horizontal blade sign (39"x19") is proposed for each drive-up window that would extend 39 inches from the building. Staff recommends that a blade sign no greater than 8 inches wide be oriented vertically to avoid damage from passing vehicles since the purpose of the sign is only to signify what business is associated with the window.
- *Outdoor Display.* While not part of the application, the applicant should note that the text prohibits any outdoor products or display and storage of materials unless specifically approved by the Commission.

[END OF REPORT | PZ-22-42]

Chairman Muether confirmed that the conditions were communicated with the applicant. There were no questions for staff.

Tyler Sikkema, representing C&B Sign Services, provided handouts to the Commission and staff. He noted that Shell is not able to manufacture the ¼-inch push-through illumination as required by Code. He said they would still like internal illumination, but would understand if only external illumination was allowed.

Mr. Sikkema indicated they would like to expand the Diesel pricer to the same size as the regular pricer. In addition, they would shift the Hunt Brothers Pizza logo over and add the 18” metal skirt with a muted grey color. They have moved the business address to the side of the sign, as well. For the gas canopy, they proposed two illuminated Shell pectins to be placed on the east and west sides of the canopy with an illuminated red bar.

Chairman Muether inquired if staff had previously seen the handouts provided by the applicant. Staff had not seen the proposal and noted that they would work with emergency services to find an appropriate location for the address numbers.

Mr. Sikkema indicated that the proposal meets the conditions recommended by staff; however, he would like to have more discussions regarding the landscape requirements. He also indicated that they would like to have full illumination of signs 24/7. He indicated that they are willing to conform to the six conditions.

Councilwoman Hale inquired if the illumination would be provided 24 hours a day; Mr. Talentino clarified that City code permits signs to be illuminated while the business is open. Mr. Singh, representing the owners, noted that the pumps would be operational 24 hours a day.

Mr. Combs reminded the Commission that they received written public comment on this case; Chairman Muether inquired if they would address the headlight trespass issue with the landscape plan. Mr. Talentino noted that they will have to comply with the approved Final Development Plan.

Mr. Gutknecht, seconded by Mr. Lewie, made a motion to approve the sign variance under the provisions of Hilliard Code Section 1129.08 and The Square at Latham Park PUD Development Plan and Text for a comprehensive sign package for a 4,220-square-foot gas station with six conditions:

- 1) That the monument sign include a base color and be landscaped to comply with Code;
- 2) That proposed address numbering be relocated to a visible location that meets fire code requirements;
- 3) That proposed monument sign lighting be either ¼-inch push thru or be externally lit;
- 4) That panels and pricers on the proposed monument sign be revised as noted in the report, subject to staff approval;
- 5) That the proposed gas canopy signage and graphics be non-illuminated; and
- 6) That drive-up window blade signs be resized appropriately and installed vertically, subject to staff approval.

Status:	Approved (7-0) with six conditions.
Mover:	Eric Gutknecht
Seconded:	Chris Lewie
Ayes:	Chairman Jay Muether, Vice Chair Bevan Schneck, Chris Lewie, Tracey Nixon, Tom Pannett, Eric Gutknecht, William Uttley.

CASE 2: PZ-22-56 – WINERY/EVENT SPACE PARKING – 4071 & 4065 GRANT STREET/5460 FRANKLIN STREET

PARCEL NUMBERS: 050-000170, 050-000171, 050-000343

APPLICANT: Junction by Westwood, LTD., PO Box 1471 Hilliard, OH 43026; David K. Kim, ESE Holdings, LLC, 8125 Tartan Fields Drive, Dublin, OH 43017; c/o Grace Link, Revival Design Collective, 114 East Court Avenue, Bellefontaine, OH 43311; c/o The Westwood Collective, PO Box 79, Hilliard, OH 43026.

REQUEST: Review and approval of a variance to Hilliard Code Section 1127.03 to reduce required parking for a 4,300-square-foot winery, 700-square-foot covered patio and related outdoor dining and open space.

[Mr. Combs gave the staff report]

BACKGROUND:

The proposed site includes three parcels located northwest of Grant Street and southwest of Center Street. Two properties at the northwest corner of Grant and Franklin Streets (4071 and 4065 Grant Street) are residential properties that are 0.173-acre and 0.14-acre, respectively. Both are zoned OH-MD, Old Hilliard Mixed Use District. Across Grant Street from the site is the Early Television Museum. To the south and west are a mix of commercial properties also part of the OH-MD District. The third parcel as part of the proposed development is located at 5460 Franklin Street and includes “The Junction” and a triangular green space adjacent to the residential parcels on Grant Street. The Junction includes 1.2 acres and is also zoned in the OH-MD District. To the west of that property is the Hilliard Schools campus and regional retention basin owned by the City of Hilliard, both zoned S-1, Support Facilities District.

The applicant is requesting consideration of a shared parking plan/variance to Hilliard Code Section 1127.03 for a concept plan to develop a 4,300-square-foot winery and tasting room with covered and uncovered outdoor dining/patio space and a ±0.5-acre outdoor events area and park space. Consideration of the shared parking plan/variances is requested prior to the applicant moving forward with detailed design plans for the development. The applicant is required to return to the Commission at a later date to review the details of the proposed development plan as part of an Old Hilliard District Plan approval and Conditional Use review of the proposed wine bar use.

COMMISSION ROLE:

The Commission is to review the requested reduction of parking within Old Hilliard for conformance to the provisions of Section 1127.02 of the Code. Section 1127.02(h) reduces required parking within Old Hilliard by 50 percent and permits the Commission to reduce parking further based on the provisions of the Code. The Code permits shared parking for sites with multiple buildings, and Section 1127.02(d) of the Code permits the Commission to reduce required parking upon a finding that other forms of travel are available and likely to be used and that one or more of the conditions specified in Section 1127.02(d)(1) through (3) are met:

- Shared parking is available to multiple uses where pedestrian connections are maintained, shared parking has pedestrian and vehicular connections between lots unless within one center, shared parking agreements are provided following Commission approval;
- Convenient municipal parking is located adjacent to the subject property
- Expectations for walk-in traffic is reasonable due to pedestrian connections
- A parking study demonstrates other standards would be appropriate or
- The Commission requires a parking study for documentation demonstrating that one or more of the criteria are met

STAFF RECOMMENDATION:

Staff finds that the proposed development concept provides for shared parking between multiple uses that will be effectively served by pedestrian connections. Staff finds that the proposed winery and related site development is located adjacent to significant levels of municipal parking and the proposed development will significantly increase parking resources (both on-site and off-site) that are available to the general public. The site is also located adjacent to the Heritage Trail, is within the City’s MORA and has proximity to municipal events and spaces that include a significant expectation for pedestrian traffic. Based on these components, staff finds that the proposed parking provision meets the intent and spirit of the Code’s criteria as listed in Section 1127.02(d)(1) and recommends approval with two conditions:

- 1) That spaces along Franklin Street be integrated into the design as public parking; and
- 2) That the proposed parking concept, as demonstrated herein, be approved with the understanding that final parking numbers may be adjusted slightly based upon final detailed engineering, subject to staff approval.

CONSIDERATIONS:

- *Overview.* The proposed winery and outdoor patios and open spaces are permitted uses within the OH-MD, Old Hilliard Mixed Use District. Wine production is a conditional use but has much less impact on traffic and the surrounding area than the permitted restaurant uses. The proposed combination of uses and coordination with The Junction at 5460 Franklin Street are intended to create a destination that focuses on pedestrians and outdoor activity.
- *Proposed Winery Parking.* Parking Code for the winery/event area requires a total of 46 on-site spaces. The Code allows the Commission to further reduce the required level of parking, as well as to approve shared parking arrangements or other parking configurations that meet the general intent of the Code. The development includes the incorporation of 31 public spaces along Franklin Street, the installation of a private lot with approximately 12 spaces adjacent to the winery and the incorporation of 6 additional spaces within the existing municipal lot – **providing a proposed total of 49 spaces (pending final design development).**

Proposed Wine Bar / Events Area			
Use	Requirement	Standard	Spaces Required
Production Area	1,830 square feet UFA	1 per 800 sf	2.29 spaces
Restaurant/Covered Patio	2,137 square feet UFA	1 per 50 sf	42.74 spaces
Uncovered Patio	76 seats	1 per 3 seats	25.33 spaces
Events Area	100 seats	1 per 3 seats	33.33 spaces
			104 spaces
Old Hilliard	Parking Reduction	50% reduction	(-) 52 spaces
Bicycle	Parking Reduction	1 per 4 bike spaces	(-) 6 spaces
		TOTAL SPACES REQUIRED	46 SPACES

- *The Junction Parking.* The proposed development includes coordination with The Junction at 5460 Franklin Street. Analysis of the Parking Code for the mix of uses requires a total of 21 spaces. The site currently includes 24 spaces in front of the building and 8 spaces located in a separate parking area to the south – **providing a current total of 32 spaces for the mixed-use building.**

The Junction - 5460 Franklin Street			
Use	Requirement	Standard	Spaces Required
Office	1,200 square feet UFA	1 per 300 sf	4.0 spaces
Co-Work Space	1,740 square feet UFA	1 per 300 sf	5.8 spaces
Restaurant/Bar	1,521 square feet UFA	1 per 50 sf	30.42 spaces
Golf Simulator	1 per 3 occupants	1 per 3 occupants	5.67 spaces

			46 spaces
Old Hilliard	Parking Reduction	50% reduction	(-) 23 spaces
Bicycle	Parking Reduction	1 per 4 bike spaces	(-) 2 spaces
		TOTAL SPACES REQUIRED	21 SPACES

- *Bicycle Amenities.* The proposed development will include 12 bicycle spaces at the winery location and an additional 12 bicycle spaces located near the food truck court to provide coordinated use with the events area and the Heritage Trail connection to the school site. These amenities result in a 6-space reduction for the winery site.
- *Dumpster Relocation.* The proposed parking concept includes the relocation of dumpsters for The Junction from the proposed food truck court area to behind the Cultural Arts Center building. This relocation would provide greater distance from pedestrian/seating areas to reduce potential odor conflicts and to avoid having dumpsters located in a visually prominent location. (2 spaces to be removed)
- *Outdoor Food Court.* Installation of the pedestrian plaza and outdoor food court along the south end of The Junction will help to create a comprehensive pedestrian area between the buildings and provide clear pedestrian connection to the Heritage Trail. Inclusion of the plaza will result in the removal of 8 existing spaces to achieve the goal of the plan. (8 spaces to be removed).
- *Parking Summary.* The following table provides an overall summary of comprehensive parking for all the current and proposed uses on the three properties. As a comprehensive parking arrangement, the two sites will comply with Code requirements based upon the provided concept plan.

Comprehensive Parking Concept				
Location	Required Spaces	Current Spaces	Spaces after Development	Net Spaces (compared to Code)
The Junction	21	32	22	+1
Winery/Events	46	N/A	49	+3
			TOTAL NET SPACES	(+4)

- *Municipal Spaces.* The site is directly adjacent to 193 municipal spaces and other similar uses within Old Hilliard have been granted approval with no on-site parking required. The proposed mix of uses will also appropriately coordinate the following:
 1. The One9 at The Junction emphasizes winter use for the golf simulators.
 2. Sexton’s Pizza emphasizes carry-out uses to minimize parking impact.
 3. Proposed outdoor space will not be utilized during cold weather months for events.
 4. Co-working space within The Junction has limited impacts on parking.
 5. Inclusion of the winery production provides activity to the area as a destination point while minimizing parking impacts.
 6. DORA activities are purposely focused on pedestrian activity throughout this entire portion of Old Hilliard.
- *Traffic Analysis.* Plans include a preliminary traffic analysis that determined that the proposed uses (given location and peak hour trips) will have no significant impact to area roads. That study was completed assuming no on-site parking provision. Working with staff on site plan alternatives, concept plans have improved parking provision from zero spaces to 47 spaces since the initial submission.

[END OF REPORT | PZ-22-56]

There were no questions for staff; Mr. Warnock indicated that the Westwood Collective would be the developer and owner of the building and the public-private park space called the Yard. He said that Joe and Jenny Hollobaugh are Hilliard residents and would be the operator of the winery.

Mr. Pannett, seconded by Chairman Muether, made a motion to approve a variance to Hilliard Code Section 1127.03 to reduce required parking for a 4,300-square-foot winery, 700-square-foot covered patio and related outdoor dining and open space with two conditions:

- 1) That spaces along Franklin Street be integrated into the design as public parking; and
- 2) That the proposed parking concept, as demonstrated herein, be approved with the understanding that final parking numbers may be adjusted slightly based upon final detailed engineering, subject to staff approval.

Status:	Approved (7-0) with two conditions.
Mover:	Tom Pannett
Seconded:	Chairman Jay Muether
Ayes:	Chairman Jay Muether, Vice Chair Bevan Schneck, Chris Lewie, Tracey Nixon, Tom Pannett, Eric Gutknecht, William Uttley.

CASE 3: PZ-22-57 – MILL RUN EVENT CENTER – 3861 Park Mill Run Drive

PARCEL NUMBER: 050-007350

APPLICANT: Five Friends, LLC., 4174 Glynwater Lane, Hilliard, OH 43026; c/o Gursimer Singh, 3861 Park Mill Run Drive, Hilliard, OH 43026.

REQUEST: Review and approval of a PUD modification and a revised PUD Final Development Plan under the provisions of Hilliard Code Section 1117.08 and the Mill Run PUD Concept Plan and Text.

[Mr. Talentino gave the staff report]

BACKGROUND:

The site is 1.94 acres within the Mill Run PUD located on the north side of Park Mill Run Drive approximately 550 feet west of Fishinger Boulevard. On April 25, 1994, Council approved a resolution (#94-C-09) modifying the Mill Run PUD to accommodate a TGI Friday’s restaurant on this site. The original restaurant development plan was approved in 1994. On November 8, 2001, the Planning and Zoning Commission approved a revised PUD Final Development Plan for exterior renovations to the existing building. The applicant is now requesting approval of a modification of the Mill Run PUD concerning permitted uses, setbacks, landscaping, lighting, signage, and architectural standards for this site.

COMMISSION ROLE:

The Commission is to review the proposal for conformance to the provisions of Hilliard Code Section 1117.08 and the Mill Run PUD Concept Plan. The Code specifically provides the following requirements for making modifications to an approved PUD Final Development Plan, development text or zoning map in Section 1117.06 of the Code:

- The proposed development is consistent with the purpose of the PUD in Section 1117.01;
- The proposed development meets the qualifying conditions as outlined in Section 1117.02;
- The PUD is consistent with the recommendations of the Hilliard Comprehensive Plan;
- The development is compatible with the existing and intended uses surrounding the site;

- The design and layout is harmonious with the natural character of the site and surrounding area and employs best management practices to ensure their conservation;
- The proposed development does not place undue burdens on public facilities and services;
- The PUD includes uses or conditional uses that are not injurious to public health, safety and welfare;
- The development conforms to the requirements of the Code unless specifically modified and approved;
- The final development plan is substantially consistent with the approved Concept Plan for the PUD; and
- Approval will result in a recognized and substantial benefit to the users of the project and the community in a way not otherwise feasible under conventional zoning.

Following a recommendation by the Commission, a resolution for the proposed PUD text modification will be forwarded to City Council for review and approval. The proposed change in use will become effective 60 days following Council's approval, and the PUD final development plan will take effect at that time.

STAFF RECOMMENDATION: MOTION 1 (PUD TEXT MODIFICATION)

Staff finds that the proposed PUD modification is consistent with the approved PUD Concept Plan which permits retail and other commercial uses, and the original PUD Development Plan which permitted commercial uses for this site. Staff finds that the proposed use is generally consistent with the approved restaurant use. Staff finds that such modification is not in conflict with the general health, safety and welfare of the public or the development standards of the PUD district. Based on these findings, staff recommends approval of the proposed PUD modification as proposed.

STAFF RECOMMENDATION: MOTION 2 (FINAL DEVELOPMENT PLAN)

Staff finds that the proposed PUD Final Development Plan is consistent with the provisions of the proposed PUD Development Text. Based on this finding, staff recommends approval of the proposed PUD Final Development Plan with the following two conditions:

- 1) That the proposed PUD modification is approved by City Council; and
- 2) That a Zoning Certificate is obtained prior to operation of the approved use.

CONSIDERATIONS:

- The approved PUD plan permits a 6,830-square-foot restaurant use for this site.
- The approved development standards including building setbacks, pavement setbacks, building height, lot coverage, landscaping, and site lighting are as shown on the approved PUD Final Development Plan.
- The existing building is set back approximately 105 feet from the Park Mill Run Drive right-of-way line, 42 feet from the east property line, 228 feet from the north property line, and 85 feet from the west property line. The existing vehicular use area is set back 30 feet from the Park Mill Run Drive right-of-way line, 0 feet from the east property line, 3 feet from the north property line, and 0.5 feet from the west property line. The site plan shows 173 parking spaces including 6 handicap accessible spaces.

PROPOSED TEXT MODIFICATION:

- **Sections A.1 and A.2.** The proposed PUD modification includes the following permitted uses: event center (assembly and reception hall) with food and bar service, hotels (except for economy or extended stay hotels which shall be prohibited), offices, general retail businesses with less than 15,000 square feet of usable floor area, personal services, commercial schools and studios, training centers (including corporate, engineering, and sales), bars and taverns, and restaurants without drive-through facilities. Conditional uses include general retail businesses with 15,000 square feet or more of usable floor area; and restaurants with drive-through facilities.
- **Section B.1.** The proposed text requires a minimum height of three floors and a maximum height of 6 floors for hotels, and all other uses have a maximum height of 45 feet.

- **Section B.2.** The proposed text requires minimum building and pavement setbacks are as follows: setbacks from Park Mill Run Drive shall be 75 feet for buildings and 30 feet for parking; setbacks from side property lines shall be 20 feet for buildings and 0 feet for parking; setbacks from the rear property line shall be 20 feet for buildings and 3 feet for vehicular use area; and side and rear building setbacks shall be increased by two feet for each foot of additional building height above 45 feet.
- **Section B.3.** The proposal includes architectural renderings that demonstrate the level of quality of design and exterior materials for all buildings. All buildings shall have a consistent finish on all sides and shall be consistent with the level quality of architectural design and exterior materials as shown on the approved renderings included in this text; individual walls shall be articulated with fenestration, patterns, and structural expression on all sides of the building; the amount of fenestration shall be balanced with the amount of solid façade; any roof-mounted mechanical equipment shall be screened to the height of the equipment with materials that are architecturally compatible with the rooftop and the aesthetic character of the building.
- **Section B.4.** The proposal states that off-street parking and loading shall meet the provisions of the Hilliard Code.
- **Sections B.5 and B.6.** The proposal states that site lighting and landscaping shall meet the provisions of the Hilliard Code and the Hilliard Design Manual.
- **Section B.7.** The proposal states that signage shall meet the provisions of the Hilliard Code unless otherwise approved by the Planning and Zoning Commission as part of a comprehensive signage plan for the site.

PROPOSED PUD FINAL DEVELOPMENT PLAN:

- The proposed plans show conceptual site plan, floor plans, and building elevations for an event center use.
- The proposed plans demonstrate conformance to the provisions of the proposed PUD Development Text concerning building height, setbacks, architecture, parking and loading, site lighting, landscaping, and signage.
- The proposed plans show a maximum occupancy of 333 persons. Required parking is 111 spaces based on one space for every 3 persons allowed within the maximum occupancy load. The site has 173 existing parking spaces.
- The proposed plans indicate the existing brick will be painted white (Sherwin Williams SW7006 “Extra White”) and black (Sherwin Williams SW7674 “Peppercorn”), blue fabric awnings will be installed over the windows on the south and east elevations, and black aluminum storefront windows framing will replace the existing.

[END OF REPORT | PZ-22-57]

Mr. Gursimer Singh was present to represent the applicant, Five Friends, LLC.; Mr. Uttley inquired if the event center would have a liquor license, and Mr. Singh said they are working on that and are in the process of making renovations. He also answered Mr. Pannett and noted that there are no plans for an outdoor venue at this location. He said, however, that they plan to cover the existing patio.

MOTION 1 (PUD TEXT MODIFICATION):

Ms. Nixon, seconded by Mr. Uttley, made a motion to approve a PUD text modification under the provisions of Hilliard Code Section 1117.08 and the Mill Run PUD Concept Plan and Text.

Status:	Approved (7-0). [A positive recommendation will be forwarded to City Council]
Mover:	Tracey Nixon
Seconder:	William Uttley
Ayes:	Chairman Jay Muether, Vice Chair Bevan Schneck, Tom Pannett, Chris Lewie, Tracey Nixon, Eric Gutknecht, William Uttley

MOTION 2 (FINAL DEVELOPMENT PLAN):

Ms. Nixon, seconded by Mr. Uttley, made a motion to approve the revised Final Development Plan under the provisions of Hilliard Code Section 1117.08 and the Mill Run PUD Concept Plan and Text with two conditions:

- 1) That the proposed PUD modification is approved by City Council; and
- 2) That a Zoning Certificate is obtained prior to operation of the approved use.

Status:	Approved (7-0) with two conditions.
Mover:	Tracey Nixon
Seconded:	William Uttley
Ayes:	Chairman Jay Muether, Vice Chair Bevan Schneck, Tom Pannett, Chris Lewie, Tracey Nixon, Eric Gutknecht, William Uttley

CASE 4: PZ-22-58 – BURDGE PROPERTY – 3809 Cemetery Road

PARCEL NUMBERS: 050-004916 (Blue Crystal Acres Subdivision)

APPLICANT: Jeremy and Angela Burdge, 3789 Cemetery Road, Hilliard, OH 43026; c/o Blake Rafeld, Blake Rafeld & Associates, 3504 Colchester Road, Columbus, OH 43221.

REQUEST: Review and approval of a revised final development plan in accordance with Chapter 1117 and the Mill Run PUD Development Plan and Text for the construction of a Horticultural Display Garden consisting of 10 parking spaces, a 1,500-square-foot storage building and landscaped grounds on 1.32 acres.

[Mr. Combs gave the staff report]

BACKGROUND:

The site is 1.32 acres within the Mill Run PUD located on the south side of Cemetery Road approximately 100 feet east of Fishinger Boulevard. The site has an existing single-family dwelling that was built in 1966 and was most recently used as a real estate office. On July 08, 1985, Council approved an ordinance (85-43) creating the Mill Run PUD on 206 acres. On April 25, 1988, Council approved a resolution (88-C-18) modifying the Mill Run PUD and including the subject site in the Office Subarea. Code Enforcement has been working to address property maintenance issues regarding the building for nearly four years. The applicant (adjacent residence to the east) purchased the property in March of this year and is working to improve the property.

The applicant is now requesting approval of a modification of the Mill Run PUD to establish permitted uses and standards since the property has no current PUD text and the house (previously used as an office) is slated to be demolished due to its condition. The requested PUD Final Development Plan is also proposed to install a horticultural garden that includes a storage building with teaching space, existing driveway and proposed parking and landscaping.

COMMISSION ROLE:

The Commission is to review the proposal for conformance to the provisions of Hilliard Code Section 1117.08 and the Mill Run PUD Concept Plan. The Code specifically provides the following requirements for making modifications to an approved PUD Final Development Plan, development text or zoning map in Section 1117.06 of the Code:

- The proposed development is consistent with the purpose of the PUD in Section 1117.01;
- The proposed development meets the qualifying conditions as outlined in Section 1117.02;

- The PUD is consistent with the recommendations of the Hilliard Comprehensive Plan;
- The development is compatible with the existing and intended uses surrounding the site;
- The design and layout is harmonious with the natural character of the site and surrounding area and employs best management practices to ensure their conservation;
- The proposed development does not place undue burdens on public facilities and services;
- The PUD includes uses or conditional uses that are not injurious to public health, safety and welfare;
- The development conforms to the requirements of the Code unless specifically modified and approved;
- The final development plan is substantially consistent with the approved Concept Plan for the PUD; and
- Approval will result in a recognized and substantial benefit to the users of the project and the community in a way not otherwise feasible under conventional zoning.

Following a recommendation by the Commission, a resolution for the proposed PUD text modification will be forwarded to City Council for review and approval. The proposed change in uses will become effective 60 days following Council's approval, and the PUD final development plan will take effect at that time.

STAFF RECOMMENDATION: MOTION 1 (PUD TEXT MODIFICATION)

Staff finds that the proposed PUD modification is consistent with the intent of the original PUD Concept Plan and will blend with the surrounding area. The proposed use will improve a long-standing Code Enforcement issue and will be harmonious with the surrounding area. Staff finds that the proposal is also consistent with the intent of the Code as modified in the proposed PUD development text. Based on these findings, staff recommends that the Commission forward a positive recommendation to Council concerning the proposed PUD text modification.

STAFF RECOMMENDATION: MOTION 2 (FINAL DEVELOPMENT PLAN)

Staff finds that the proposed PUD Final Development Plan is generally consistent with the intent of the PUD development text, as proposed herein. Staff finds that the proposed Final Development Plan will be a harmonious addition to this portion of the Mill Run PUD that was not addressed in the original zoning and recommends approval with four conditions:

- 1) That the proposed PUD text modification is approved by City Council;
- 2) That a Zoning Certificate is obtained prior to operation of the approved use;
- 3) That a Building Permit be obtained for the proposed storage building; and
- 4) That any necessary site approval be obtained from the City Engineer prior to construction.

CONSIDERATIONS:

- The site located on the south side of Hilliard Cemetery Road just east of the intersection with Trueman Boulevard. The site includes a ranch house that is a former office with drive and small parking area. The building has deteriorated and has been a pending Code Enforcement issue. A demolition permit has been approved for the structure. This application includes a PUD text modification and final development plan to construct a small horticultural garden and teaching space.
- The curvilinear brick development sign for Mill Run is located on the property just to the west of this site. The Ohio Health facility is located just south of the property beyond an existing tree row along the rear of the property. To the north of the site across Hilliard Cemetery Road are other large lot residences located within Norwich Township.
- The Burdge Residence, zoned R-1, Low Density Residential District, is located just east of the site at 3789 Cemetery Road. The residence is an historic 1860's era brick farmhouse. The proposed horticultural gardens would be a visual extension of the house.

PROPOSED TEXT MODIFICATION:

- *Uses.* The proposed text maintains the ability to have office uses in the future and includes the following other uses that are integral to the proposed garden development. Greenhouses/Nurseries without retail are provided as a conditional use as an option to propagate plants and would require further approval.
 1. Public/Private Gardens
 2. Arboretum, Education & Assembly
 3. Private Open Spaces
 4. Habitat Conservation Practices
- *Development Standards.* The proposed text requires the following building and pavement setbacks on the site:

Setbacks	Front Yard	Side Yard	Rear Yard
Building	40 feet	15 feet	15 feet
Parking	30 feet	10 feet	10 feet

- *Access & Parking.* Access for the site will utilize the existing curbcut and driveway off Cemetery Road. As a garden and education location, parking areas and access to the storage building will utilize an alternate pavement that includes a gridded system with limestone chip as indicated on the Final Development Plan. The garden will also include a 6-foot-wide limestone chip path system.

PROPOSED PUD FINAL DEVELOPMENT PLAN:

- *Horticultural Gardens.* Proposed plans include a variety of garden areas that include specimen plantings and typical areas for planting that will change over time. Proposed plant selections have been reviewed by the City for appropriateness.
- *Parking Area.* The submitted site plan includes a 9-space parking lot that will be constructed of a grid system with limestone chip material for compaction. The proposed lot design is in keeping with the conservation/sustainability theme of the project.
- *Pedestrian Paths.* Walking paths throughout the project will also include the limestone chip treatment commonly found in the construction of formal English gardens. Paths are proposed at a typical width of six feet. As part of the project, the applicant will also extend the public sidewalk along remaining portions of Cemetery Road.
- *Storage Building.* A ±1,250-square-foot storage building will be provided at the southwest corner of the site. The building will be constructed of wood or composite wood siding and include a brick watercourse. Construction will include fiberglass shingles. The building will include an octagon-shaped teaching space with paver entry patio that will provide limited seating for instruction.

[END OF REPORT | PZ-22-58]

Blake Rafeld, representing the Burdge Family, spoke about the intended use for the property, which will be a private garden area for hosting local gardening clubs and small, private events. The proposed building structure is approximately 1,500 square feet, and a small portion of the building will be used for assembly. The existing house is contracted to be demolished, and the proposed parking area will be chipped gravel.

MOTION 1 (PUD TEXT MODIFICATION):

Mr. Uttley, seconded by Chairman Muether, made a motion to approve the PUD text modification under the provisions of Chapter 1117 and the Mill Run PUD Development Plan.

Status:	Approved (7-0). [A positive recommendation will be forwarded to Council]
Mover:	Mr. Uttley
Seconded:	Mr. Tom Pannett
Ayes:	Chairman Jay Muether, Vice Chair Bevan Schneck, Chris Lewie, Tracey Nixon, Tom Pannett, Eric Gutknecht, William Uttley.

MOTION 2 (FINAL DEVELOPMENT PLAN):

Mr. Uttley, seconded by Chairman Muether, made a motion to approve the Final Development Plan for the construction of a Horticultural Display Garden consisting of 10 parking spaces, a 1,500-square-foot storage building and landscaped grounds on 1.32 acres with four conditions:

- 1) That the proposed PUD text modification is approved by City Council;
- 2) That a Zoning Certificate is obtained prior to operation of the approved use;
- 3) That a Building Permit be obtained for the proposed storage building; and
- 4) That any necessary site approval be obtained from the City Engineer prior to construction.

Status:	Approved (7-0) with four conditions.
Mover:	Mr. William Uttley
Second:	Chairman Jay Muether
Ayes:	Chairman Jay Muether, Vice Chair Bevan Schneck, Chris Lewie, Tracey Nixon, Tom Pannett, Eric Gutknecht, William Uttley.

CASE 5: PZ-22-59 – THE LINCOLN CENTER LEADERSHIP ACADEMY – 3311-3315 Mill Meadow Drive

PARCEL NUMBER: 050-005422

APPLICANT: Morse-Maize Family LP, 2706 E. Main Street, Columbus, OH 43209; c/o Glen Dugger, Smith & Hale LLC, 37 W. Broad Street, Columbus, OH 43215.

REQUEST: Review and approval of a PUD text modification under the provisions of Hilliard Code Section 1117.08 and the Mill Run PUD Concept Plan to add “Public and Private Schools” and “Preschool/Daycare” as permitted uses on 6.28 acres.

[Mr. Talentino gave the staff report]

BACKGROUND:

The site is 6.28 acres within the Mill Run PUD located at the southeast corner of Mill Run Drive and Mill Meadow Drive. On January 8, 1990, Council approved a resolution (#90-C-02) modifying the southwestern portion of the Mill Run PUD to accommodate an office building on this site. On May 10, 1990, the Planning and Zoning Commission approved a lot split for the 6.257-acre site to develop a one-story office building. The site has an existing 32,000-square-foot office building which was most recently used as a call center. The applicant is now requesting approval of a PUD modification to add “public and private schools” and “Preschool/Daycare” as permitted uses.

REVIEW CRITERIA:

The Commission is to review the proposal for conformance to the provisions of Hilliard Code Section 1117.08 and the Mill Run PUD Concept Plan. The Code specifically provides the following requirements for making modifications to an approved PUD Final Development Plan, development text or zoning map in Section 1117.06 of the Code:

- The proposed development is consistent with the purpose of the PUD in Section 1117.01;
- The proposed development meets the qualifying conditions as outlined in Section 1117.02;
- The PUD is consistent with the recommendations of the Hilliard Comprehensive Plan;
- The development is compatible with the existing and intended uses surrounding the site;
- The design and layout is harmonious with the natural character of the site and surrounding area and employs best management practices to ensure their conservation;
- The proposed development does not place undue burdens on public facilities and services;

- The PUD includes uses or conditional uses that are not injurious to public health, safety and welfare;
- The development conforms to the requirements of the Code unless specifically modified and approved;
- The final development plan is substantially consistent with the approved Concept Plan for the PUD; and
- Approval will result in a recognized and substantial benefit to the users of the project and the community in a way not otherwise feasible under conventional zoning.

Following a recommendation by the Commission, a resolution for the proposed PUD text modification will be forwarded to City Council for review and approval. The proposed change in uses will become effective 60 days following Council’s approval. Final development plan approval will be needed from the Commission in the future.

STAFF RECOMMENDATION:

Staff finds that the proposed PUD modification to add “Public and Private Schools” and “Preschool/Daycare” as a permitted uses may be consistent with the intent of the original PUD Concept Plan. The scale and scope of the proposed school and preschool/daycare will determine if the use is consistent with the PUD Concept Plan and will be harmonious with neighboring properties, and the applicant will be required to demonstrate the appropriateness of the use at the Final Development Plan stage. Based on these findings, staff recommends that the Commission forward a positive recommendation to Council concerning the proposed PUD text modification for the change in uses.

CONSIDERATIONS:

- The site consists of a one-story, 32,000-square-foot office building with 303 existing parking spaces. A building permit for the Discover Card office/call center building received plan approval on June 13, 1990.
- The proposal consists of a PUD text modification to permit the following uses:
 1. Office,
 2. Public and Private Schools
 3. Preschool/Daycare
- The applicant has not provided a floor plan for the proposed use or information concerning the proposed number of teachers, employees, and students. Parking for the proposed uses is required as follows:

PARKING REQUIREMENTS FOR SCHOOLS	
	1 parking space per teacher, employee or administrator
+	1 parking space for every 10 students
+	1 parking space per 3 seats based on maximum capacity in the main place of assembly

PARKING REQUIREMENTS FOR PRESCHOOL/DAYCARE	
	1 parking space per 350 square feet UFA
+	1 parking space for every employee
+	Sufficient area designated for drop-off of children in a safe manner that will not result in traffic disruptions

- The applicant has not submitted a traffic impact analysis necessary to guide City staff in reviewing the transportation aspects of the proposed uses. Staff finds that the proposed use could incorporate a change in traffic patterns on the site that would impact operations on the public street. All detailed information would be required at the Final Development Plan stage to demonstrate adequate site layout and circulation that does not impact surrounding properties or the public right-of-way.

[END OF REPORT | PZ-22-59]

Mr. Uttley inquired about the proposed text modification and whether a Final Development Plan would also have to be brought before the Commission; Mr. Talentino concurred and said that any plan review would need to ensure that the details of the proposed use was harmonious with the Code and surrounding properties.

Mr. Pannett inquired about the specificity of the text change; Mr. Talentino explained that like other sites throughout Mill Run, the text is specific to this particular property.

Ms. Hale inquired about the impact of this use on local taxes, as questioned in the public comment letter. Mr. Talentino said that unlike some PUDs, the Mill Run text does not discuss fiscal impacts when it comes to considering permitted uses.

Mr. Glen Duggar, representing the applicant, said that he hoped to have more information. Staff asked for a traffic impact report, and so he requested that the project be considered in segments. He noted that the client is the Lincoln Center for Youth and Family Services. This school would be called the Lincoln Center Leadership Academy, which is a charter school accredited by the Ohio Council of Community Schools. It is a STEAM school, which includes science, technology, engineering, arts, and math. The emphasis will be to have leadership training, as well.

Mr. Duggar pointed out that there are 323 parking spaces on site. No decision has been made as to whether there will be an outdoor play area. He said that the hope is that the project will include K-8 with an attached preschool.

Mr. Uttley inquired if they would be using the whole footprint of the building. Mr. Duggar mentioned that they don't anticipate using the whole building day one; the hope is to grow the school into the space. Mr. Duggar indicated that the Hilliard Zoning Code allows schools in most of its districts. Schools are typically located in the communities they serve and the school would be a standard use, in his opinion.

Mr. Duggar, in answer to Mr. Pannett, noted that there is no other site in Columbus. He said they have a school outside Philadelphia, but that location focuses on behavioral issues. He said that leadership is the focus for this site.

Mr. Pannett voiced concerns that with this PUD text change, any school would be allowable. He said that it is important to distinguish those types of details in the text. Mr. Duggar said he finds it completely appropriate to cap the number of kids in the Final Development Plan stage. Mr. Pannett disagreed and said that information should be in the PUD language or would otherwise be unrestricted in the Final Development Plan.

Mr. Duggar said that the review is about approving a PUD with a use that exists elsewhere in the City. He said all the other questions could get addressed during approval of the Final Development Plan.

Mr. Talentino clarified for Vice Chair Schneck that the PUD text modification and Final Development Plan could be a combined application, but the plan would be contingent upon Council approving the proposed uses.

Juanita Parks, a nearby resident, indicated that a traffic study should be done before the text is changed because there is just effectively a one-lane road to the site. She indicated that the increase in traffic may limit the Villas from getting emergency services and was concerned about the traffic impact to the residential area.

Marilee Kimball, another resident, communicated that they are concerned about the sound coming from the schools, traffic flow, and the impact on their property values. She said they chose the neighborhood because it was quiet.

Marty Warner also noted for the Commission that the neighborhood was an Epcon community with no school age children. As a quiet neighborhood, she was concerned about noise pollution.

Mr. Pannett asked the residents if there were any changes to the site that could be made to satisfy their concerns about potential noise. [The residents were generally not opposed to something located in the building, but wish for any use on the site to be of low noise levels].

Mr. Talentino clarified that if Mr. Duggar would like to have the PUD text and Final Development Plan reviewed at the same time, they could do so as soon as the next meeting if information is provided.

Mr. Uttley inquired about timeline and asked Mr. Dugger if a postponement for 30 days would be sufficient; Mr. Duggar didn't feel that the traffic study would be too complicated but did not know how quickly the consultant could complete the task.

Kelly Clodfelder clarified that a postponement must be requested by the applicant.

Mr. Glen Duggar, representative for the applicant, requested that the Commission postpone the application until such time as the Final Development Plan is brought forward for consideration.

Mr. Uttley, seconded by Mr. Lewie, made a motion to postpone the approval of a PUD text modification under the provisions of Hilliard Code Section 1117.08 and the Mill Run PUD Concept Plan to add "Public and Private Schools" and "Preschool/Daycare" as permitted uses on 6.28 acres until such time as a Final Development Plan is brought forward for consideration.

Status:	Motion to postpone approved (7-0).
Mover:	Mr. William Uttley
Second:	Mr. Chris Lewie
Ayes:	Chairman Jay Muether, Vice Chair Bevan Schneck, Chris Lewie, Tom Pannett, Tracey Nixon, Eric Gutknecht, William Uttley.

DISCUSSION ITEMS / COMMITTEE COMMUNICATIONS

Ms. Nixon mentioned the Parks Commission has initial mark-ups for the new recreation center. Mr. Uttley mentioned that the Arts Council will be moving forward with more traffic boxes.

ADJOURNMENT – 8:45 PM

With no additional business, Chairman Muether (seconded by Mr. Lewie) motioned to adjourn at 8:45 p.m.

CERTIFICATION:

Nicole Starrett, Clerk/Administrative Assistant
October 14, 2022

[END OF MINUTES | October 13, 2022]



STAFF REPORT

Planning & Zoning Commission

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

Thursday, November 10, 2022 | 7:00 pm

CASE 1: PLAT-22-9 – THE COURTYARDS AT CARR FARMS SECTION 4 – EAST SIDE OF LEPPERT ROAD APPROXIMATELY 2,000 FEET NORTH OF DAVIDSON ROAD

PARCEL NUMBER: 050-011719

APPLICANT: Epcon Carr Farms LLC, 500 Stonehenge Parkway, Dublin, OH 43017; c/o Sydney Berry, EMH&T, Inc., 5500 New Albany Road, Columbus, OH 43054.

REQUEST: Review and approval of a Final Plat under the provisions of Hilliard Code Section 1188.05 and the Carr Farms PUD Concept Plan for a development consisting of 38 single-family lots on 13.026 acres.

BACKGROUND:

The site is 13.026 acres located on the east side of Leppert Road approximately 1,500 feet south of Hayden Run Road. On November 12, 2015, the Planning and Zoning Commission approved the original PUD Concept Plan which consisted of 157 single-family lots on 79.5 acres. On April 12, 2018, The Commission approved a 6-month extension of the original Concept Plan. On September 13, 2018, the Commission approved a modification of the PUD Concept Plan consisting of 59 traditional single-family homes and 179 empty nester homes on 79.45 acres. On April 8, 2021, the Commission approved a Final Plat for The Courtyards at Carr Farms Phase 1 consisting of 47 single-family lots on 24.423 acres, as well as the development's clubhouse area. Later that year on October 11, City Council adopted a resolution (21-R-62) which modified the PUD Concept Plan to include 16 townhouse dwelling units and 50 empty nester homes on 21.44 acres in Subarea "B" consisting of Subarea "B" at the southern end of the development. Final plats for Sections 2, 3, 5, and 6 were reviewed and approved by the Commission earlier this year.

The applicant is now requesting approval of a Final Plat for the last section of the Courtyards at Carr Farms (Section 4) consisting of 38 single-family lots, private streets and one open space reserve on 13.026 acres. This plat within Subarea "A" encompasses portions of the development along Leppert Road that are located north and west of the stream corridor protection zone.

COMMISSION ROLE:

The Commission is to review the proposed final plat for conformance to the provisions of the Courtyards at Carr Farms PUD Concept Plan and Hilliard Code Section 1188.05. Specifically, the Code provides for the granting of a final plat as specified in Chapter 1188 if the plat design and layout conform to the Hilliard Design Manual and conforms to the approved PUD Concept Plan. Following approval of the final plat, the application will be forwarded to City Council for the acceptance of public improvements. At that time, the applicant may submit plat documents to obtain final signatures for recording.

STAFF RECOMMENDATION:

Staff finds that the proposed final plat is consistent with the provisions of the Courtyards at Carr Farms PUD Concept Plan and Code Section 1188.05 as modified in this report. Based on these findings, staff recommends approval of the proposed final plat with the following three conditions:

- 1) That an easement be added between Lots 165 and 166 to provide pedestrian connectivity as identified in the approved PUD Concept Plan;
- 2) That the building line on Lot 164 be amended to demonstrate the minimum 52-foot lot width required by the PUD text; and
- 3) That the Final Plat meet the requirements of the City Engineer for format and content prior to being scheduled on a City Council agenda.

CONSIDERATIONS:

- *Site Description.* The site consists of the northwestern portion of the Courtyards at Carr Farms PUD within Subarea "A". A maximum of 179 lots are permitted within the subarea, as well as the clubhouse and associated amenities. This section includes 38 single-family lots.
- *Development Standards.* Standards for single-family courtyard homes include a 120-foot minimum lot depth, minimum 20-foot front yard, minimum 15-foot minimum setback to sidewalk for corner lots, minimum 5-foot side yard, minimum 12.5-foot rear yard from internal property lines, minimum 65-foot building setback from the eastern and southern overall property boundaries, and minimum 1,400-square-foot floor area. The plat complies with these standards.
- *Minimum Lot Width.* Minimum lot width as required in the PUD text is 52 feet for the platted lots. Because of road curvature, Lot 164 as shown on the plat does not meet minimum width at the building line. The applicant has submitted a revised exhibit that complies, and the plat will be modified accordingly prior to City Council review.
- *Landscape Buffers.* The PUD Concept Plan includes mounding and landscaping along the Leppert Road right-of-way that will be installed as part of the development in accordance with the rezoning.
- *Reserve P.* The reserve is 5.654 acres that includes stormwater management facilities as well as the Leppert Road frontage treatment. The reserve will be owned and maintained by the HOA.
- *Reserve Q.* Private streets within the subdivision are denoted as Reserve Q and will also be owned and maintained by an association comprised of the property owners.
- *Multi-Use Path.* A 10-foot path will be installed along Leppert Road within the right-of-way. The adopted development plan includes a path connection from the Leppert Road right-of-way to Piedmont Drive between Lots 165 and 166. The applicant has agreed to revise the plat to include the easement prior to City Council review.

[END OF REPORT | PLAT-22-9]

THE COURTYARDS AT CARR FARMS SECTION 4

Situated in the State of Ohio, County of Franklin, City of Hilliard, and in Virginia Military Survey Number 3453, containing 13.026 acres of land, more or less, said 13.026 acres being comprised of a resubdivision of part of Reserve "B" of the subdivision entitled "The Courtyards at Carr Farms Section 1", of record in Plat Book 132, Page 54, and part of that tract of land conveyed to EPCON CARR FARMS, LLC by deed of record in Instrument Number 202102250035317, Recorder's Office, Franklin County, Ohio.

The undersigned, EPCON CARR FARMS, LLC, an Ohio limited liability company, by JOEL D. RHOADES, Regional President, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its "THE COURTYARDS AT CARR FARMS SECTION 4", a subdivision containing Lots numbered 142 to 179, both inclusive, and areas designated as Reserve "P" and Reserve "Q", does hereby accept this plat of same.

Grantor hereby grants to the City of Hilliard, Ohio, its successors and assigns, easements in, over and under areas designated on this plat as "Easement" (Esmt), "Sanitary Easement" (S.E.), Reserve "Q" or "Storm Water Management Easement" (SWME). Each of the aforementioned designated Easements permits the construction, operation and maintenance of all public and quasi public utilities above, beneath and on the surface of ground and, where necessary, for the construction, operation and maintenance of service connections to all adjacent lots and lands, and for storm water drainage. Within said Reserve "Q", a non-exclusive easement is hereby granted to the City of Hilliard and other Governmental Employees for use in the course of providing Police, Fire, Medical or other Governmental services to Lots and Lands adjacent to said Reserve "Q".

Grantor hereby grants to the City of Hilliard, Ohio, its successors and assigns, an additional easement in, over and through the areas designated on this plat as "Storm Water Management Easement" (SWME) for the purpose of constructing, operating and maintaining major storm water drainage swales and/or other storm water drainage facilities. No altering of grades and no above grade structures, dams, or other obstructions to the flow of storm water runoff are permitted within the Storm Water Management Easement areas as delineated on this plat unless approved by the Hilliard City Engineer.

Epcon Carr Farms, LLC, in recording this plat of The Courtyards at Carr Farms Section 4, has designated a certain area of land as reserve, which may contain but not be limited to, parking, walking, green areas, private streets, sidewalks and common parking areas, all of which are intended for use by the owners of the fee simple titles to the lots and reserve areas in The Courtyards at Carr Farms development. Reserve "Q", is not hereby dedicated for use by the general public but are hereby dedicated to the common use and enjoyment of the owners of the fee simple titles to the lots and reserve areas in The Courtyards at Carr Farms development as more fully provided in the declaration of covenants, conditions and restrictions applicable to The Courtyards at Carr Farms ("Declaration"). The Declaration will be incorporated and made a part of this plat upon the recording of a supplement and amendment to the Declaration.

The owners of the fee simple titles to Lots numbered 142 to 179, both inclusive, and areas designated as Reserve "P" and Reserve "Q", and to lots and reserve areas in existing and future sections of The Courtyards at Carr Farms development shall have and are hereby granted a non-exclusive right-of-way and easement for access to and from public streets, in and over said Reserve "Q" to be shared with the owners of the fee simple titles to each other of said Lots numbered 142 to 179, both inclusive, and areas designated as Reserve "P" and Reserve "Q" and with the owners of the fee simple titles to the lots and reserve areas in existing and future sections of The Courtyards at Carr Farms development. Said owners of the fee simple titles to said Lots numbered 142 to 179, both inclusive, and areas designated as Reserve "P" and Reserve "Q", shall have a non-exclusive right-of-way and easement in and over similar such access ways to public streets that future sections of The Courtyards at Carr Farms development may provide.

In Witness Whereof, JOEL D. RHOADES, Regional President of EPCON CARR FARMS, LLC, has hereunto set his hand this _____ day of _____, 20__.

Signed and Acknowledged
In the presence of: EPCON CARR FARMS, LLC

By: JOEL D. RHOADES,
Regional President

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared JOEL D. RHOADES, Regional President of EPCON CARR FARMS, LLC who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said EPCON CARR FARMS, LLC for the uses and purposes expressed herein.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this day of _____, 20__.
My commission expires _____
Notary Public, State of Ohio

CITY OF HILLIARD

Approved this _____ day of _____, 20__, by the Planning and Zoning Commission, Hilliard, Ohio.
Chairman, Planning and Zoning Commission, Hilliard, Ohio

Approved this _____ day of _____, 20__,
City Engineer, Hilliard, Ohio

Approved and accepted this _____ day of _____, 20__, by Resolution No. _____ wherein all of the easements shown dedicated hereon are accepted, as such, by the Council for the City of Hilliard, Ohio.

Clerk of Council, Hilliard, Ohio

Transferred this _____ day of _____, 20__,
Auditor, Franklin County, Ohio

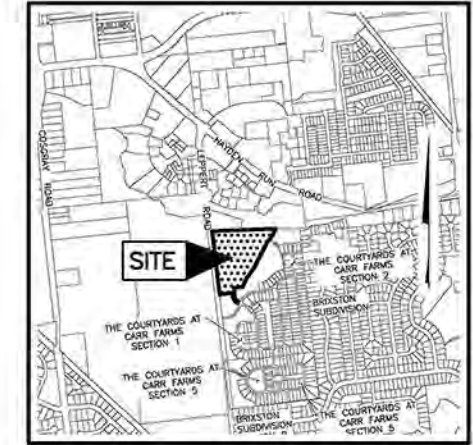
Deputy Auditor, Franklin County, Ohio

Filed for record this _____ day of _____, 20__ at _____ M. For S.
Recorder, Franklin County, Ohio

File No. _____

Recorded this _____ day of _____, 20__,
Deputy Recorder, Franklin County, Ohio

Plat Book _____, Pages _____



LOCATION MAP AND BACKGROUND DRAWING
NOT TO SCALE

SURVEY DATA:

BASIS OF BEARINGS: The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2007). Control for bearings was from coordinates of monuments FCGS 5068 and FCGS 5069, having a bearing of North 06° 41' 27" East between said monuments, established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment.

SOURCE OF DATA: The sources of recorded survey data referenced in the plan and text of this plat are the records of the Recorder's Office, Franklin County, Ohio.

IRON PINS: Iron pins, where indicated hereon, unless otherwise noted, are to be set and are iron pipes thirteen sixteenths inch inside diameter, thirty inches long with a plastic plug placed in the top end bearing the initials EMHT INC.

PERMANENT MARKERS: Permanent markers, where indicated hereon, are to be one-inch diameter, thirty-inch long, solid iron pins. Pins are to be set to monument the points indicated, and set with the top end flush with the surface of the ground and then capped with an aluminum cap stamped EMHT INC. Once installed, the top of the cap shall be marked (punched) to record the actual location of the point.

SURVEYED & PLATTED
By:



We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof.

- = Iron Pin (See Survey Data)
- = MAG Nail to be set
- ⊙ = Permanent Marker (See Survey Data)
- = PK Nail found

By _____ Date _____
Professional Surveyor No. 7865

THE COURTYARDS AT CARR FARMS SECTION 4

NOTE "A" - ACREAGE BREAKDOWN:
 Total acreage: 13.026 Ac.
 Acreage in Reserve "Q" (private streets): 1.046 Ac.
 Acreage in Reserves: 6.654 Ac.
 Acreage in remaining lots: 5.326 Ac.

NOTE "B" ; NOTE "B" : At the time of platting, part of Reserve "P" is within Zone AE (Special flood hazard areas subject to inundation by the 1% annual chance flood, base flood elevations determined) and part of Reserve "P" and Lots 160 and 161 are within Zone "X"(Shaded) (areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood). The remainder of The Courtyards at Carr Farms Section 4 is in Zone X (areas determined to be outside of the 0.2% annual chance floodplain), as said zones are designated and delineated on Flood Insurance Rate Maps, Community Panel Number 39049C0141K, for Franklin County, Ohio and incorporated areas, with an effective date of June 17, 2008.

NOTE "C" - ACREAGE BREAKDOWN: The Courtyards at Carr Farms Section 4 is out of the following Franklin County Parcel Numbers:

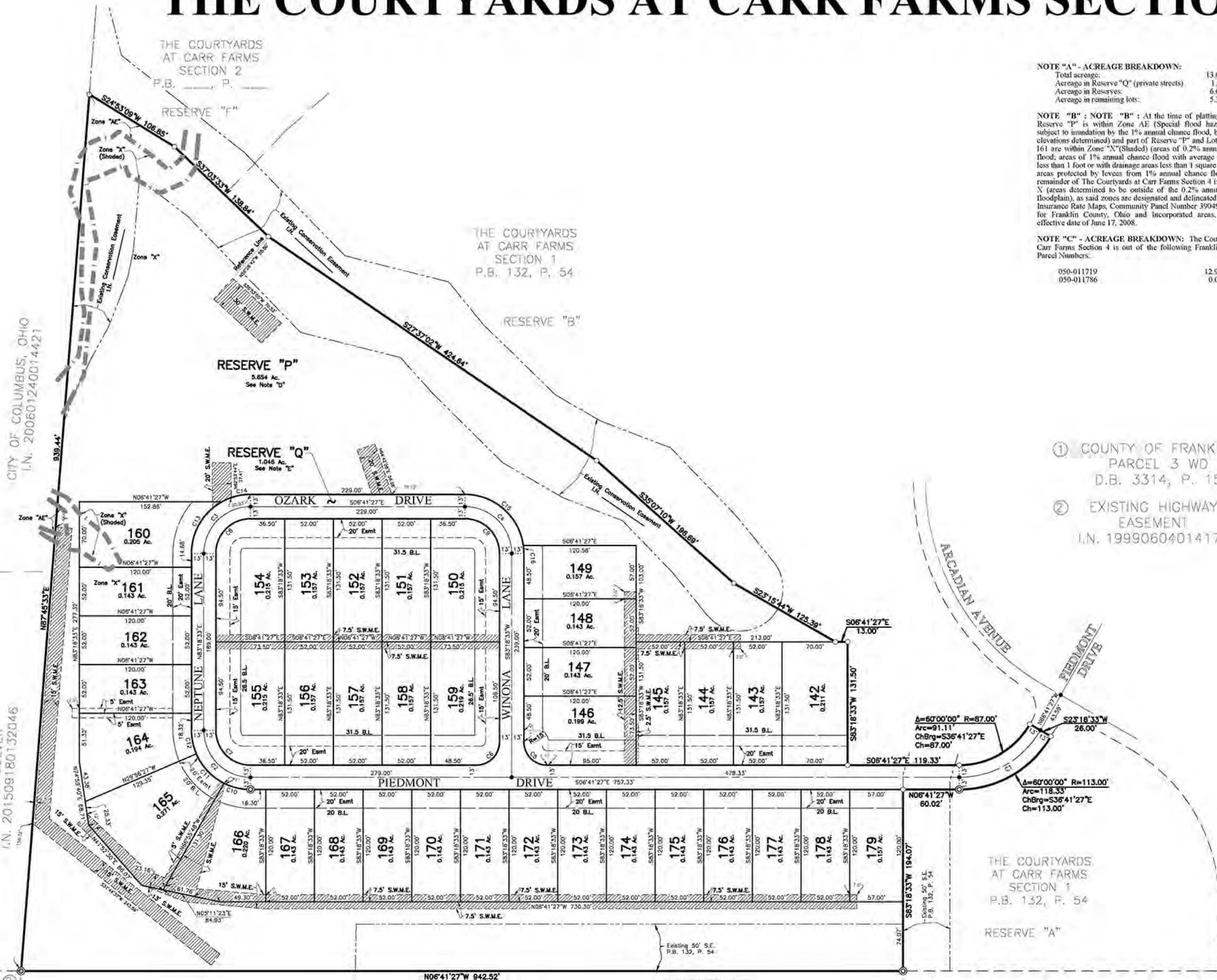
050-011719 12.987 Ac.
 050-011786 0.039 Ac.

NOTE "D" - RESERVE "P": The Courtyard at Carr Farms Homeowners' Association, Inc. ("Association") is responsible for the maintenance of designated reserves that are not conveyed or dedicated to the City of Hilliard or a community authority. The Declaration contains a provision that states, after the City of Hilliard provides written notice to the Association and a right-to-cure period, the City of Hilliard shall have the right to enter upon the designated reserves and perform any necessary maintenance work to said designated reserves if the Association fails to timely fulfill its maintenance obligations in accordance with the Declaration. In such an event, the City of Hilliard shall be entitled to recover from the Association its costs associated with performing said necessary maintenance work. Notwithstanding the foregoing, the City of Hilliard may neither (i) enter the clubhouse building or any other amenity facilities constructed within or upon the designated reserves nor (ii) have any obligation to maintain such amenity facilities, if any.

Reserve "P", as designated and delineated hereon, shall be owned and maintained by the Association.

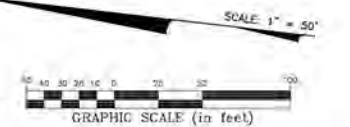
Refer to the recorded operation and maintenance agreement for the post-construction stormwater best management practices and for additional restrictions in Reserve "P".

NOTE "E" - RESERVE "Q": Reserve "Q", as designated and delineated hereon, shall be owned and maintained by the Association. The street and lanes constructed within said Reserve "Q" will be private streets and lanes which will not be dedicated to the City of Hilliard and the City of Hilliard will not be responsible for the maintenance of said streets.



① COUNTY OF FRANKLIN
 PARCEL 3 WD
 D.B. 3314, P. 15
 ② EXISTING HIGHWAY
 EASEMENT
 I.N. 199906040141755

- Line Type Legend**
- Existing Property Line
 - Existing R/W Line
 - Existing R/W Centerline
 - Existing Easement Line
 - Subdivision Boundary Line
 - Lot Line
 - R/W Line
 - R/W Centerline
 - Easement Line



BL = Building Line
 Easmt = Easement
 S.E. = Sanitary Easement
 (R) = radial to street centerline
 (NR) = non-radial to street centerline
 SWME = Storm Water Management Easement (SWME)
 See paragraph regarding "Easements" and "Storm Water Management Easements" on sheet 1 for restrictions within this easement.

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	60°00'00"	100.00'	104.72'	S 36°41'27" E	100.00'
C2	90°00'00"	50.00'	78.54'	S 38°18'33" E	70.71'
C3	90°00'00"	50.00'	78.54'	N 51°41'27" W	70.71'
C4	90°00'00"	50.00'	78.54'	N 38°18'33" E	70.71'
C5	90°00'00"	25.00'	39.27'	S 38°18'33" W	35.36'
C6	90°00'00"	25.00'	39.27'	S 51°41'27" E	35.36'
C7	90°00'00"	37.00'	58.12'	S 38°18'33" E	52.33'
C8	90°00'00"	37.00'	58.12'	N 51°41'27" W	52.33'
C9	90°00'00"	37.00'	58.12'	N 38°18'33" E	52.33'
C10	26°39'24"	63.00'	29.31'	S 06°38'15" W	29.05'
C11	40°05'36"	63.00'	44.09'	S 40°00'45" W	43.19'
C12	23°15'00"	63.00'	25.56'	S 71°41'03" W	25.36'
C13	61°25'04"	63.00'	67.53'	N 65°58'55" W	64.35'
C14	28°34'56"	63.00'	31.43'	N 20°58'55" W	31.10'
C15	82°14'45"	63.00'	90.43'	N 34°25'55" E	82.87'
C16	74°51'15"	63.00'	8.53'	N 79°25'55" E	8.52'

CITY OF COLUMBUS, OHIO
 I.N. 200601240014421

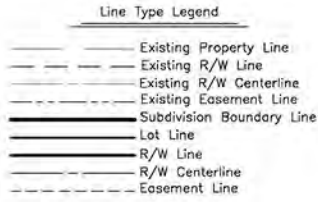
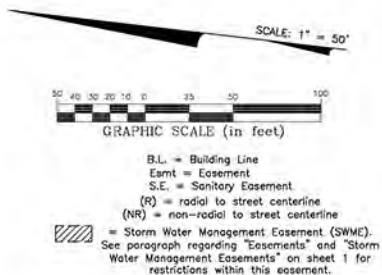
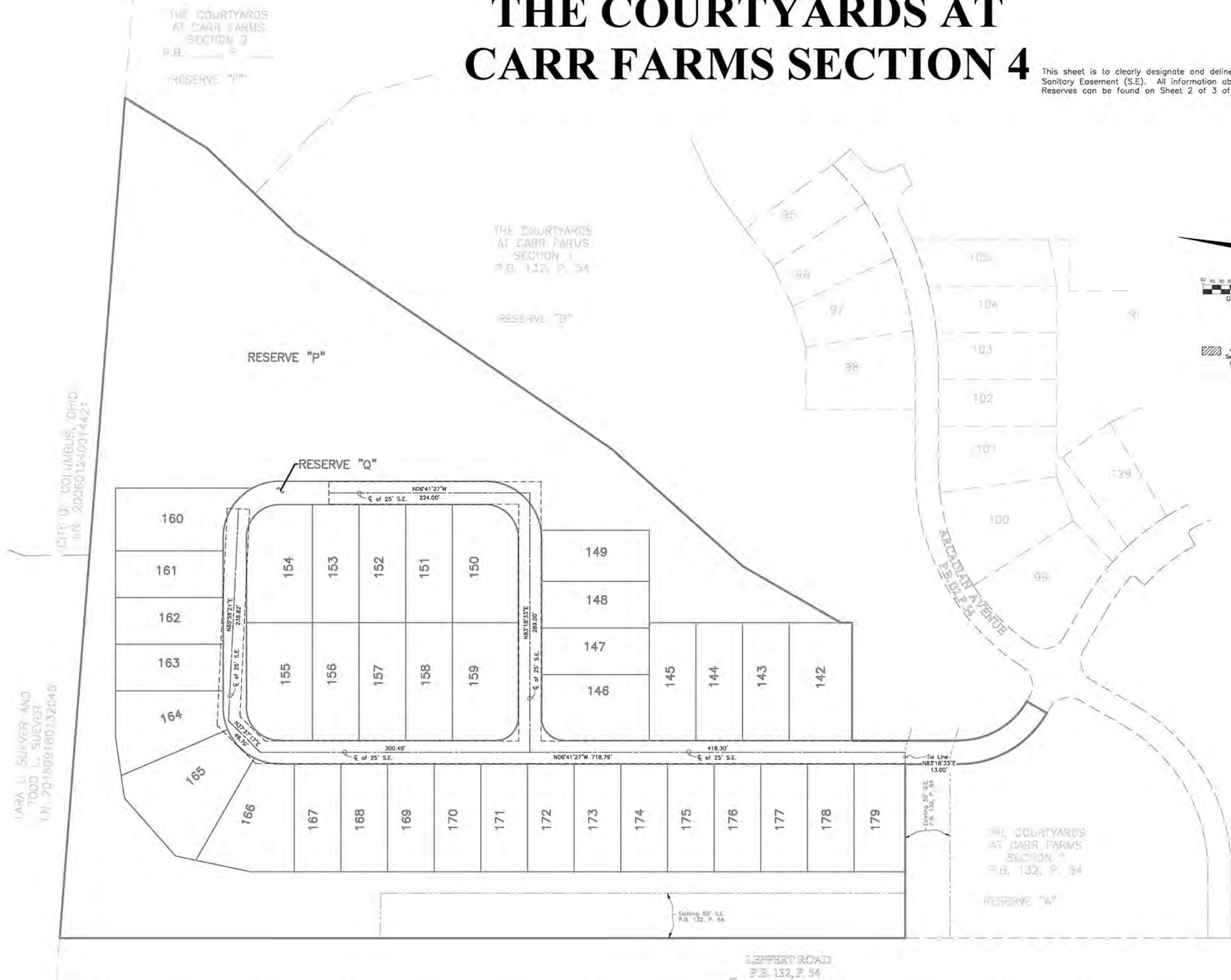
LARA L. SUEVER AND
 TODD L. SUEVER
 I.N. 201508180132046

LEPPERT ROAD
 P.B. 132, P. 54

THE COURTYARDS
 AT CARR FARMS
 SECTION 1
 P.B. 132, P. 54

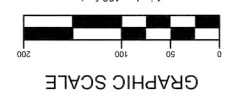
THE COURTYARDS AT CARR FARMS SECTION 4

This sheet is to clearly designate and delineate the Sanitary Easement (S.E). All information about Lots and Reserves can be found on Sheet 2 of 3 of this plat.



2:\20211266\Drawings\CDR\02211266-04-SU-14-SEC4.dwg points by WSTON, JOHN on 12/15/2022 10:46:33 AM last saved by WSTON, JOHN on 12/15/2022 10:41:03 AM PLOT - LOCATED LOT LINES AND 20211266-04-SU-14-SEC4.dwg

Total Open Space	
Phase 1:	12.20 Acres
Phase 2:	2.63 Acres
Phase 3:	0.22 Acres
Phase 4:	5.65 Acres
SubArea B:	5.30 Acres
26.00 Acres	



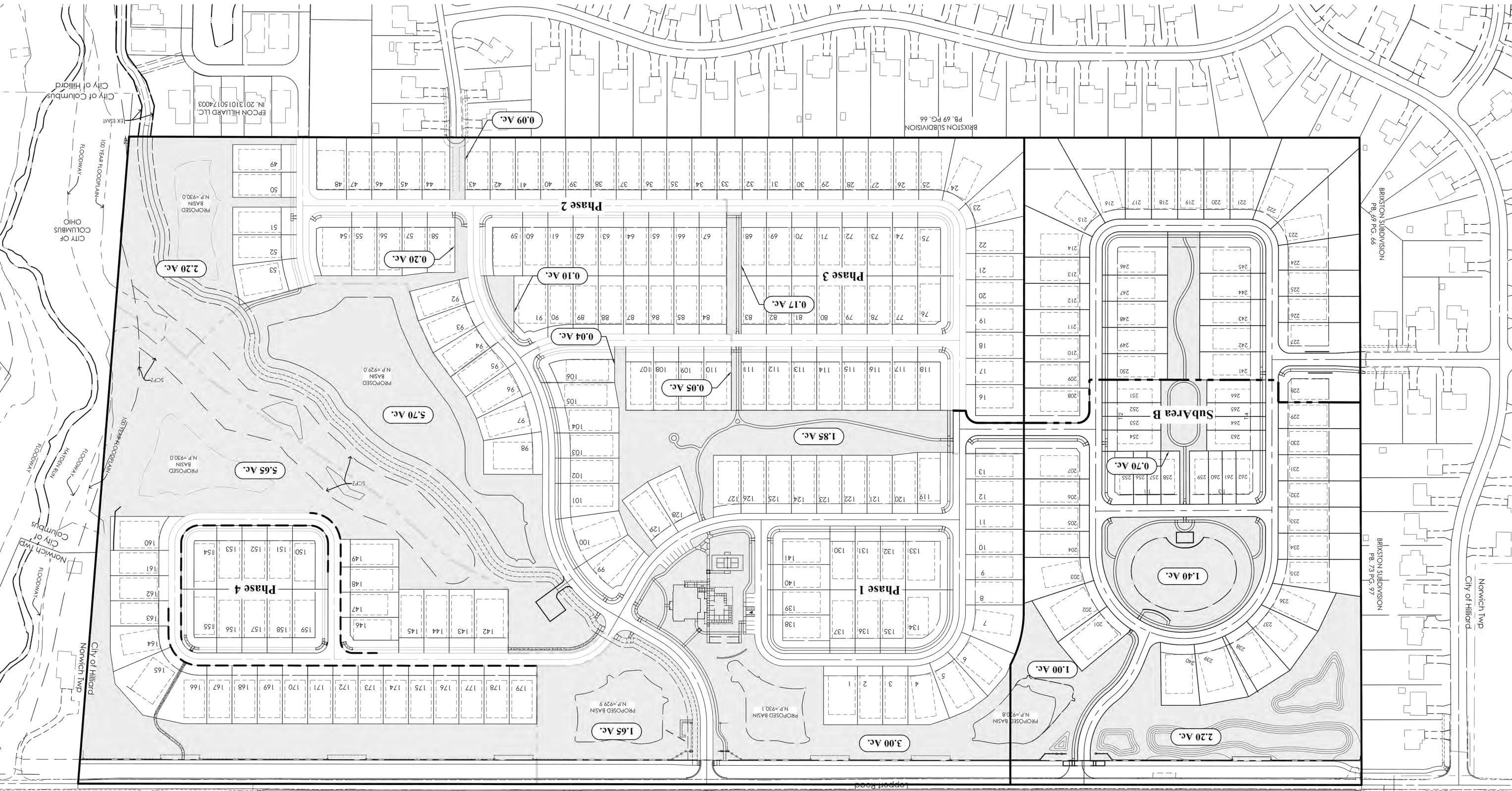
1 / 1
SHEET
JOB NO. 20201184
SCALE 1" = 100'
DATE October, 2022

EMHT
Engineering, Measurement, and Planning
5500 New Albany Road, Columbus, OH 43254
Phone: 614.775.5500 Fax: 614.775.5548
emht.com

CITY OF HILLIARD, FRANKLIN COUNTY, OHIO
EXHIBIT
COURTYARDS AT CARR FARMS
OPEN SPACE EXHIBIT

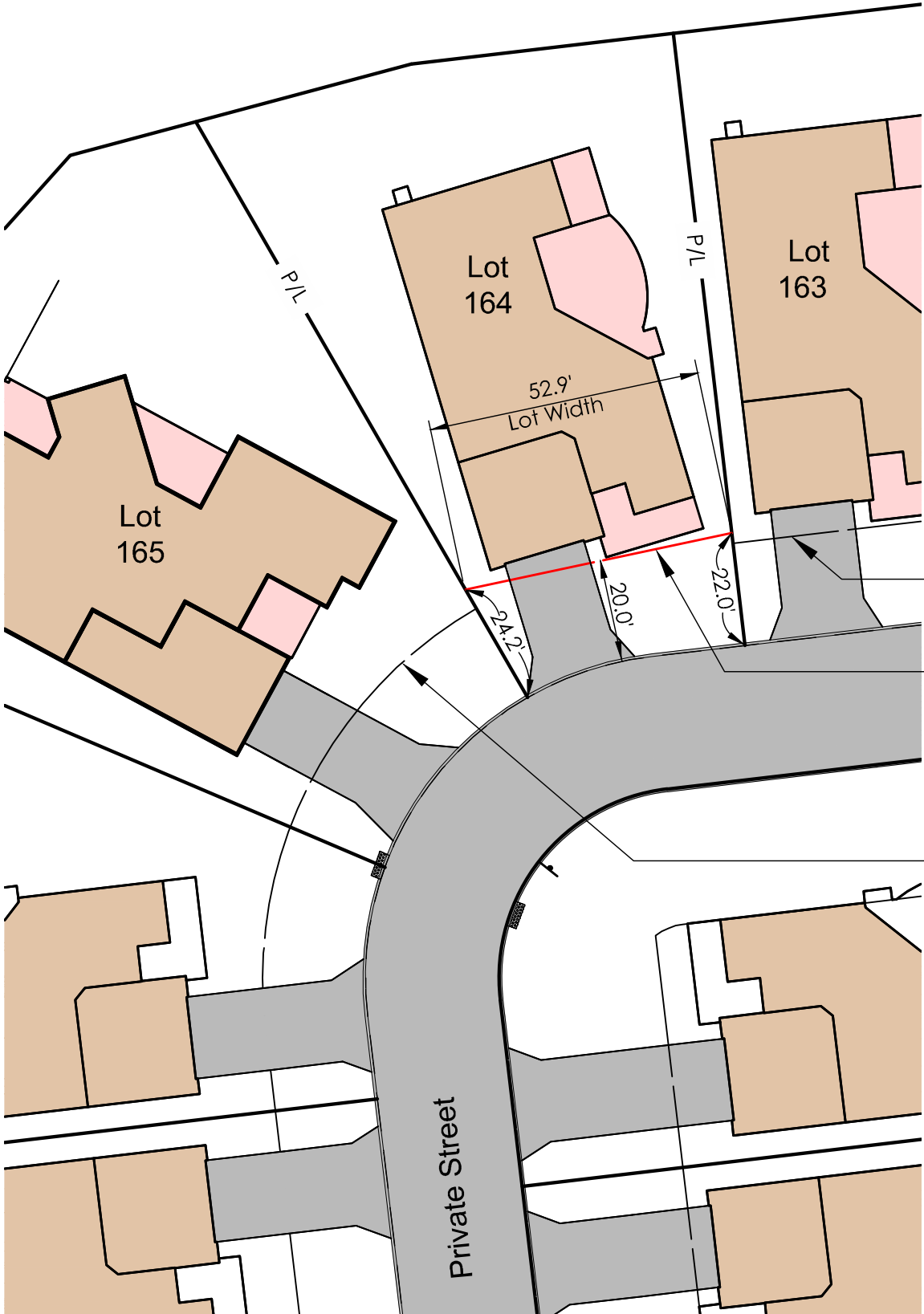
EPCON
Communities

MARK	DATE	DESCRIPTION	REVISIONS



AMAZON DATA SERVICES INC
AMAZON DATA SERVICES INC
AMAZON DATA SERVICES INC
Norwich Twp
City of Hilliard
Norwich Twp
City of Hilliard
TILSON LEPERT LLC IN. 200907060097939
Norwich Twp
City of Hilliard

20201184.dwg
 10/19/2022 9:14 AM
 User: Barry Swamy
 Path: S:\Projects\2020\20201184_Courtyards at Carr Farms\Open Space Exhibit.dwg
 Plot: 10/19/2022 9:14 AM
 User: Barry Swamy
 Path: S:\Projects\2020\20201184_Courtyards at Carr Farms\Open Space Exhibit.dwg
 Plot: 10/19/2022 9:14 AM



20' Building Line
(from face of curb)

Building Line for Lot 164
(dimensions from face of curb)

20' Building Line
(from face of curb)

- Lot 164 Building Line**
- No closer than 20' to face of curb
 - Building Line location and dimensions will be indicated on the Final Plat
 - Allows lot width to comply with 52' minimum as defined by Hilliard's City Code.

Section 1105.06: Lot width. The horizontal straight line distance between the side lot lines, measured at the two points where the front setback line intersects the side lot lines. On a corner lot this line shall be between the designated side and opposite front lot line of the lot.

CASE 2: PZ-22-60 – VOYLES FAMILY DENTAL – 3511 MAIN STREET

PARCEL NUMBER: 050-002808

APPLICANT: James Voyles, Voyles Family Dental, 3511 Main Street, Hilliard, OH 43026.

REQUEST: Review and approval of variances under the provisions of Hilliard Code Section 1129.08 to increase the maximum permitted sign height from 7 feet to 9 feet and to reduce the minimum required setback from 7.9 feet to 5 feet for a monument-style ground sign.

BACKGROUND:

The site is 0.6-acre located on the west side of Main Street approximately 275 feet north of Heritage Club Drive. The property is zoned B-2, Community Business District, which was established with Ordinance 14-29 as part of the full zoning code and map revision in 2014. The site includes a multi-tenant retail building constructed in 1973 that includes the dental practice and the Farmer’s Insurance Group office at 3509 Main Street. The property is owned by the applicant/dental practice.

To the north of the site at 3545 Main Street is AutoZone, which is also zoned B-2. Ten Pin Alley (bowling alley) is located to the rear of the site and is also zoned within the B-2, Commercial Business District. HER Realtors is located at 3499 Main Street to the south of the site and is zoned PUD, Planned Unit Development District as part of the Heritage Lakes PUD commercial area on the west side of Main Street. The Resurrection Evangelical Church is located across Main Street to the east and is zoned B-3, Office/Institutional District.

COMMISSION ROLE:

The Commission is to review the proposal for conformance to the provisions of Code Section 1129.08. Specifically, the Code provides for the granting of variances to the Sign Code under the review criteria as outlined by Section 1129.08(d):

- Whether the property will yield a reasonable return or whether there can be any beneficial use of the property without the variance;
- Whether the variance is substantial;
- Whether the essential character of the neighborhood would be substantially altered or whether adjoining property owners would suffer substantial detriment as a result of granting the variance;
- Whether the variance would adversely affect the delivery of governmental services;
- Whether the property owner purchased the property with knowledge of the zoning restrictions;
- Whether the property owner’s predicament feasibly can be obviated through some method other than variance; and
- Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.

Following approval by the Commission, the applicant is responsible for obtaining a sign permit prior to installation that conforms to the requirements and conditions set forth by the Commission.

STAFF RECOMMENDATION:

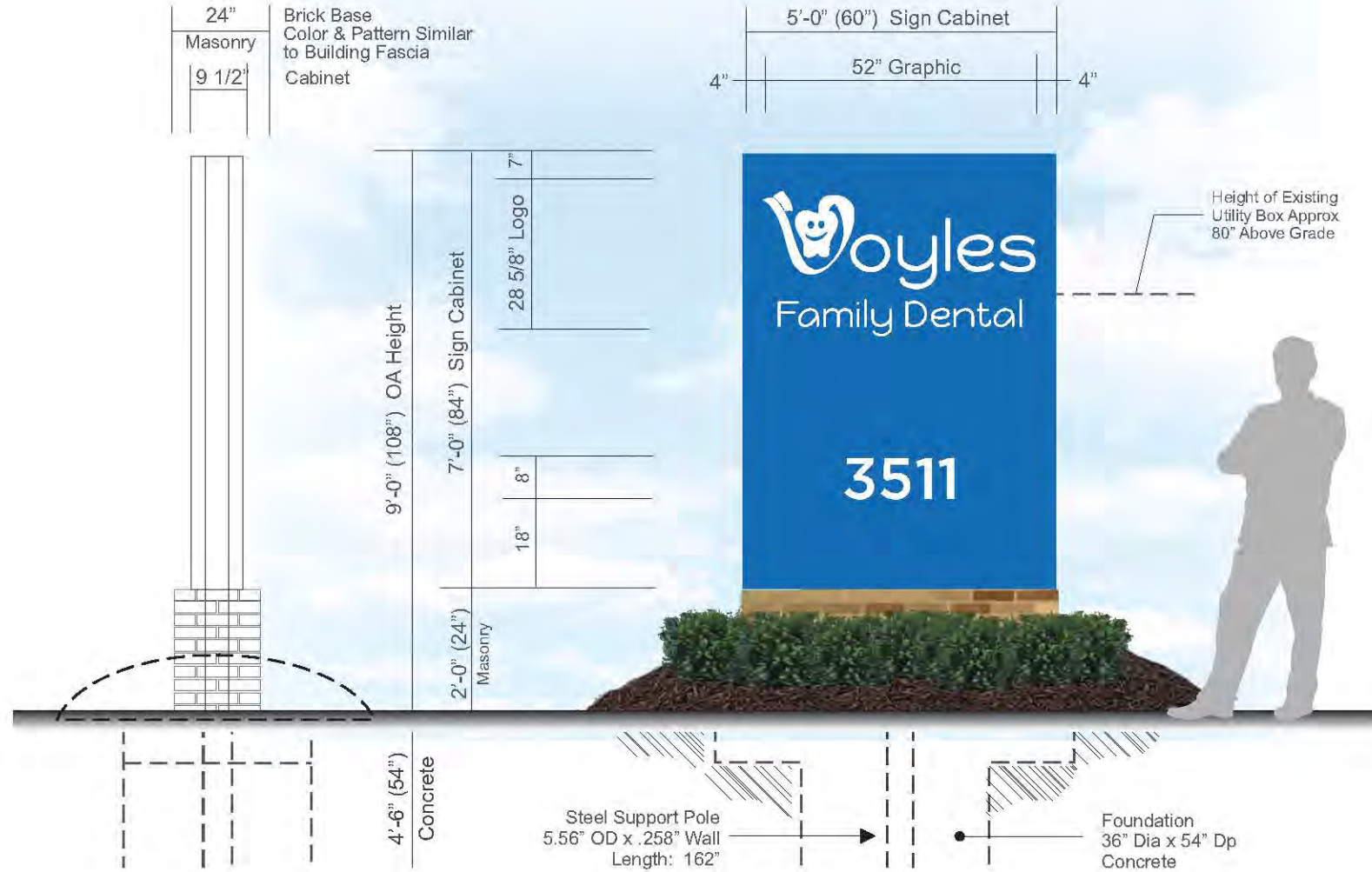
Staff finds that the depressed elevation of the site and constraints created by adjacent landscaping and utility structures create limitations to visibility given the traffic speed within the corridor. The proposed sign plan will blend with the general character of the area and will not substantially impact surrounding property owners, and staff finds that the proposed signage will meet the general spirit and intent of the Code. Based on these findings, staff recommends approval with the following condition:

- 1) That a sign permit be obtained prior to installation.

CONSIDERATIONS:

- *Visual Obstructions.* To the north of the site, parking lot landscaping for the AutoZone parking lot extends to the power pole located at the right-of-way. A significant number of utility structures and an additional high-power transmission pole are located at the southern property line enclosed by a solid privacy fence, limiting visibility of the site to the south. The site also includes a depressed elevation with the parking lot to the north (AutoZone) being approximately two feet higher than the proposed sign location. The AutoZone parking lot also includes mature evergreen shrubs that extend to the right-of-way and further accentuate the height difference. Staff has reached out to AutoZone on multiple occasions to inquire about removing some shrubbery to improve visibility but has received no response.
- *Sign Area & Height.* The proposed sign face is a 5' x 7' blue cabinet (35 square feet) that will be non-illuminated. The Zoning Code permits up to 50 square feet in area. The applicant has proposed a smaller sign face but is requesting increased height to compensate for the surrounding sight line issues noted above. The requested two additional feet in height is to accommodate the change in elevation.
- *Sign Setbacks.* Code requires a minimum setback of fifteen feet for signs from the right-of-way. This property was granted a setback variance by the Planning and Zoning Commission (05-0042LC) on September 8, 2005, to reduce that requirement to 7.9 feet. This request would be to further reduce the required setback to five feet. The ground sign would be placed in the center of an existing parking space.
- *Landscaping.* As part of the proposed sign improvements, the applicant will remove the parking space to provide a significant area of lawn around the signage. The proposed site modification will reduce impervious surfaces on the site and enhance stormwater infiltration, which is problematic due to the elevation and grading of the entire site.

[END OF REPORT | PZ-22-60]



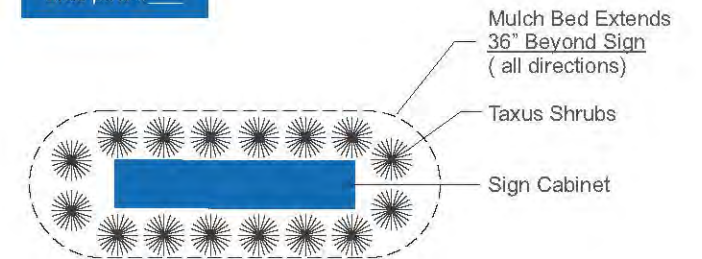
NON-ILLUMINATED D/F PYLON SIGN
Scale: 3/8"

NON-ILLUMINATED D/F PYLON SIGN

Scale: 3/8"

- * Qty=(1)
- * Double Face, Extruded Alum Sign Cabinet
- Flat Aluminum Faces with Cut Vinyl Graphics
- * Non-Illuminated
- * Aluminum Cabinet Depth:
 - Extruded Aluminum Sign Frame
 - ABC Type II, 9 1/2" Return
- * Sign Faces: Flat, 1/8" thick Aluminum
- * Graphics
 - Computer Cut Opaque Vinyl (surface applied)
 - Logo and Text per Clients Artwork
 - Logo & Text Color: Opaque White Vinyl
- * Background Color: Opaque Blue pms _____
- * Support Steel
 - Pipe: 5.56" OD x .258" wall
- * Foundation:
 - Concrete, 36" Dia x 4'-6" Deep
 - Concrete Pad for Brick
- * Masonry Brick Base:
 - Pattern & Color Similar to Bldg Fascia
- * Raised Earth Mound & Shrubs
 - Furnished and Installed by Client/Owner
- * Electric: None Required

Blue pms # _____



MULCH BED PLAN VIEW

DOUBLE FACE / NON-ILLUMINATED
7'-0" x 5'-0" SIGN



Voyles Family Dentist
3511 Main St Hilliard OH

08/19/22 rev10/26/22 2:00

Project Layout

0 Approved _____

0 Approved as Noted _____ Approval Signature

U/L: 0 Yes 0 No

- Install per NEC 600
- Grounding
- Bonding

Sales: CR

Design: LK

Dwg: 222-0289

1



APPROXIMATE INSTALL LOCATION OF DOUBLE FACE SIGN

Exact Sign Location Determined by Setback Restrictions
Remove Blacktop from First Parking Space & Replace with Grass

**DOUBLE FACE 7'-0" x 5'-0" SIGN
North Side of Entrance**



Voyles Family Dentist
3511 Main St Hilliard OH

08/19/22 rev10/26/22 2:00

Project Layout	_____
0 Approved	
0 Approved as Noted	Approval Signature

U/L: 0 Yes 0 No

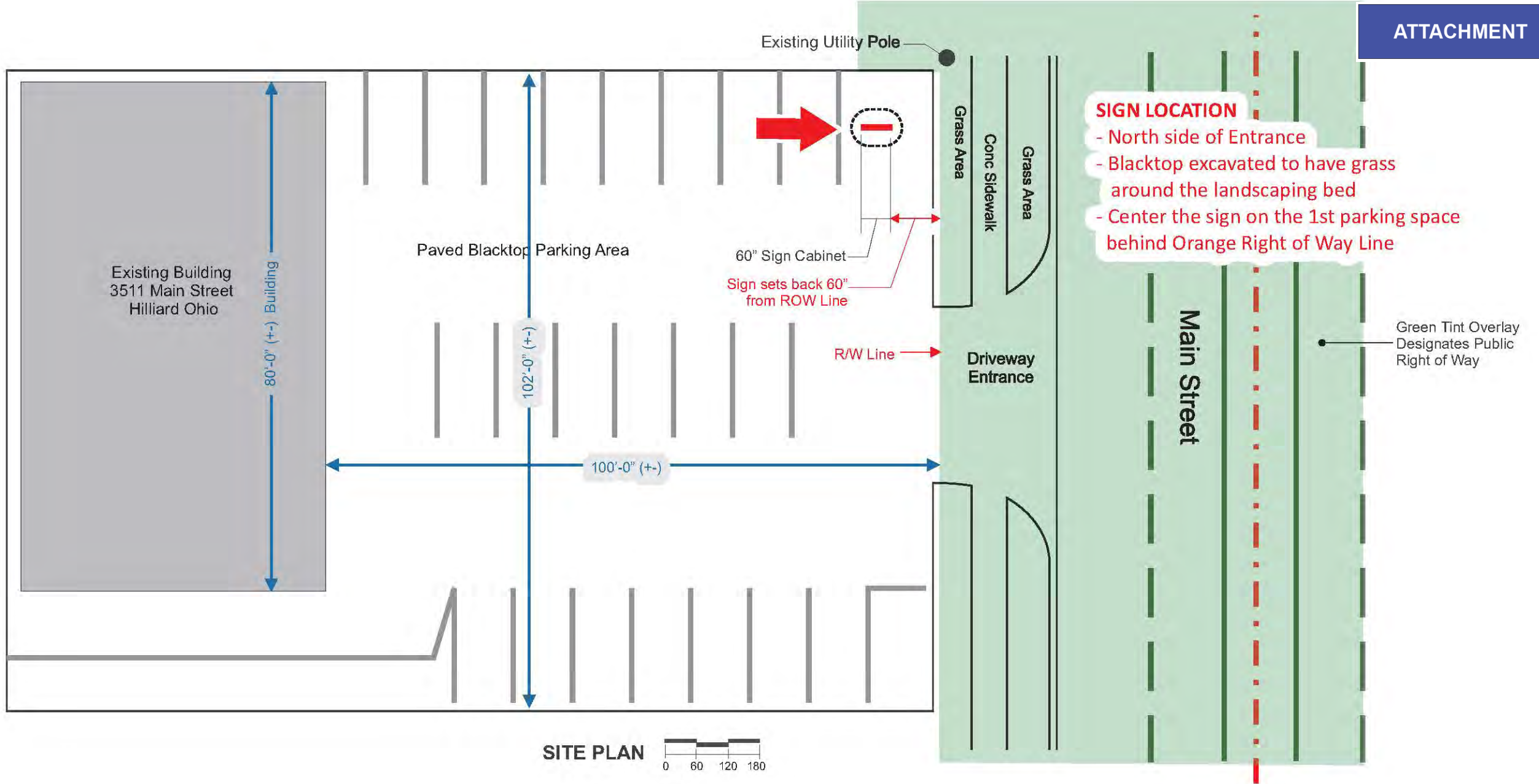
Install per NEC 600
- Grounding
- Bonding

Sales: CR

Design: LK

Dwg: 222-0289

2



Voyles Family Dentist
3511 Main St Hilliard OH

08/19/22 rev10/28/22 7:30

Project Layout

Approved

Approved as Noted

Approval Signature

U/L: Yes No

Install per NEC 600
- Grounding
- Bonding

Sales: CR

Design: LK

Dwg: 222-0289

3



VIEW LOOKING NORTH



VIEW LOOKING NORTH



CLOSEUP LOOKING NORTH



VIEW LOOKING SOUTH



Don Schonhardt, Mayor

City of Hilliard

3800 Municipal Way • Hilliard, Ohio 43026-1696 • Municipal Offices (614) 876-7361

Planning and Zoning Commission
Record of Action
September 8, 2005

The Planning and Zoning Commission took the following action at this meeting:

CASE 3: 05-0042LC – Conrad property – 3509 through 3513 Main Street

APPLICANT: David Conrad, 3650 Rosedale, Plain City, Ohio 43064

PARCEL NUMBER: 050-002808

REQUEST: Review and approval of a variance from Hilliard Code Section 1191.12 to reduce the minimum setback for an existing ground sign.

MOTION:

Mr. Bryner moved to approve case 3: 05-0042LC – Conrad property – 3509 through 3513 Main Street for a variance from Hilliard Code Section 1191.12 with two conditions:

- 1) That the sign is located no closer than 7.9 feet from the Main Street Road right-of-way; and
- 2) That a sign permit showing the minimum setback from the required right-of-way line associated with the Hilliard Rome Road widening project is obtained.

Mr. Vertal seconded the motion.

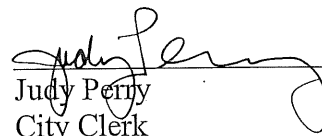
VOTE: 6-0

RESULT: The case was approved with the two above conditions.

RECORDED VOTES:

Mr. Floss	Yes
Mr. Bryner	Yes
Mr. Vertal	Yes
Mayor Schonhardt	Yes
Mr. Lewie	Yes
Mr. Lyden	Yes

CERTIFICATION:


 Judy Perry
 City Clerk
 September 13, 2005

CASE 3: PZ-22-61 – LACON ROAD MULTI-TENANT SIGN – 3700-3720 LACON ROAD

PARCEL NUMBER: 050-009383 (Easthill Acres Subdivision)

APPLICANT: Leibrand Brown Campbell Ltd., 3706 Lacon Road, Hilliard, OH 43026; c/o Rebecca Green, 84 Skyline Drive, South Bloomington, OH 43103.

REQUEST: Review and approval of a sign variance under the provisions of Hilliard Code Section 1129.08 to increase the maximum height from 7 feet to 10 feet, to increase the maximum sign area from 50 square feet to 73.33 square feet and to permit off-premises business identification for a multi-tenant, monument-style ground sign.

BACKGROUND:

The site is 18.7 acres located on the east side of Lacon Road between Edgecomb Avenue (private) and Easthill Drive (private). The property includes a large industrial building approximately 160,000 square feet in area that includes a variety of tenants. The site, as well as properties to the north, south and west are all located within the M-1, Restricted Industrial District. The primary tenant in the building at 3700-3720 Lacon is Dynomite Apparel. The private access drive to the site (Easthill Drive) also provides sole access to the properties at 3690, 3800, 3808 and 3180 Lacon Road on the north side of the private street). This signage request includes tenant spaces for parcel #050-002859 (3690 Lacon Rd.), parcel #050-003001 (3808 Lacon) and parcel #050-004914 (3810 Lacon) to provide identification for safety services.

In April 2003, the Commission granted conditional use approval for an Enterprise Rent-a-Car (03-0014LC). The Commission also granted a plan modification for the rental car business (04-0006LC) and an additional sign variance in June 2006 (06-0032LC). On November 14, 2003, a sign variance was granted by the Commission to allow on-site directional signage for Premium Beverage Supply (13-0092LC). Since that time, two conditional use requests have been approved by the Commission to permit religious uses as tenant spaces within the building. These included the Liberty Baptist Church (19-048LC) on July 11, 2019, and the Grandview Christian Assembly (20-0528LC) on November 12, 2020. Both approvals included conditions of approval that all signage comply with Code.

Based on lengthy discussion between area tenants and with the Norwich Township Fire Department and staff, the applicant is now requesting variances to the required height and area limitations of the Code for a 73.33-square foot, 10-foot-tall monument ground sign that will provide identification for 13 different tenants that obtain access off of the Easthill Drive (private drive).

COMMISSION ROLE:

The Commission is to review the proposal for conformance to the provisions of Code Section 1129.08. Specifically, the Code provides for the granting of variances to the Sign Code under the review criteria as outlined by Section 1129.08(d):

- Whether the property will yield a reasonable return or whether there can be any beneficial use of the property without the variance;
- Whether the variance is substantial;
- Whether the essential character of the neighborhood would be substantially altered or whether adjoining property owners would suffer substantial detriment as a result of granting the variance;
- Whether the variance would adversely affect the delivery of governmental services;
- Whether the property owner purchased the property with knowledge of the zoning restrictions;
- Whether the property owner’s predicament feasibly can be obviated through some method other than variance; and

- Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.

Following approval by the Commission, the applicant is responsible for obtaining a sign permit prior to installation for each sign that conforms to the requirements and conditions set forth by the Commission.

STAFF RECOMMENDATION:

Staff finds that the proposed sign package is generally consistent with City Code Section 1129 and resolves identification issues that have been brought forth by the Norwich Township Fire Department. Staff finds that the proposed sign plan while exceeding the size and height limitations of the Code will coordinate many businesses in a manner that will prevent sign clutter and enhance the provision of public safety services. Staff finds that the proposed sign plan, while substantial in the request for off-premises tenant panels, will blend with the general character of the area and will not impact surrounding properties in a negative manner. Staff finds that the proposed sign will meet the spirit and intent of the Code given the unique nature of the properties and their access and based on these findings recommends approval with the following four conditions:

- 1) That no tenants/parcels on the proposed panels are permitted additional ground signage as part of this comprehensive sign plan;
- 2) That the sign be either externally lit or non-illuminated to comply with Code requirements;
- 3) That any future modifications to the proposed multi-tenant sign (other than tenant panel changes) be brought back to the Commission for further consideration; and
- 4) That a sign permit be obtained prior to installation.

CONSIDERATIONS:

- *Sign Placement.* The proposed monument sign will be located 20 feet off the Lacon Road right-of-way and meets minimum setback requirements. Within the M-1 zoning district there are no required side setbacks for signage unless the property is adjacent to a residential use. Staff recommends that the sign be placed at least 5 feet from the side property line to accommodate required landscaping surrounding the sign. The monument sign will identify thirteen different tenants that are accessed from the private drive (Easthill Drive). Staff recommends that prohibitions for off-premises signage be waived in this unique case to assist in address identification for emergency services.
- *Sign Height.* Code limits monument signs to a maximum of seven feet from grade. Because of the significant number of tenants being requested, the proposed 10-foot-tall sign would exceed the Code by three feet.
- *Size.* The monument sign includes a 24-inch brick base and will include an overall sign face that will be 110 inches by 96 inches tall. The overall area of the sign face is 73.33 square feet, which exceeds the Code maximum of 50 square feet.
- *Lighting.* No lighting has been indicated for the proposed signage. Staff recommends that Code requirements are met for lighting.

[END OF REPORT | PZ-22-61]

Monument Sign

Colors & Finishes

Colors shown here may not exactly match manufacturers color chart swatch or actual sample. Client to either provide samples or specifications for custom colors prior to production or approve color samples or color specifications

ATTACHMENT



Your Sign Search Stops Here!

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Client

Dyenomite

Property Name & Address

3700-3720 Lacon Rd.
Hilliard, OH

Sales Order Number

X

Sign Stop Representative

Greg Bunger

Designer

Greg Bunger

Date

7/27/2022

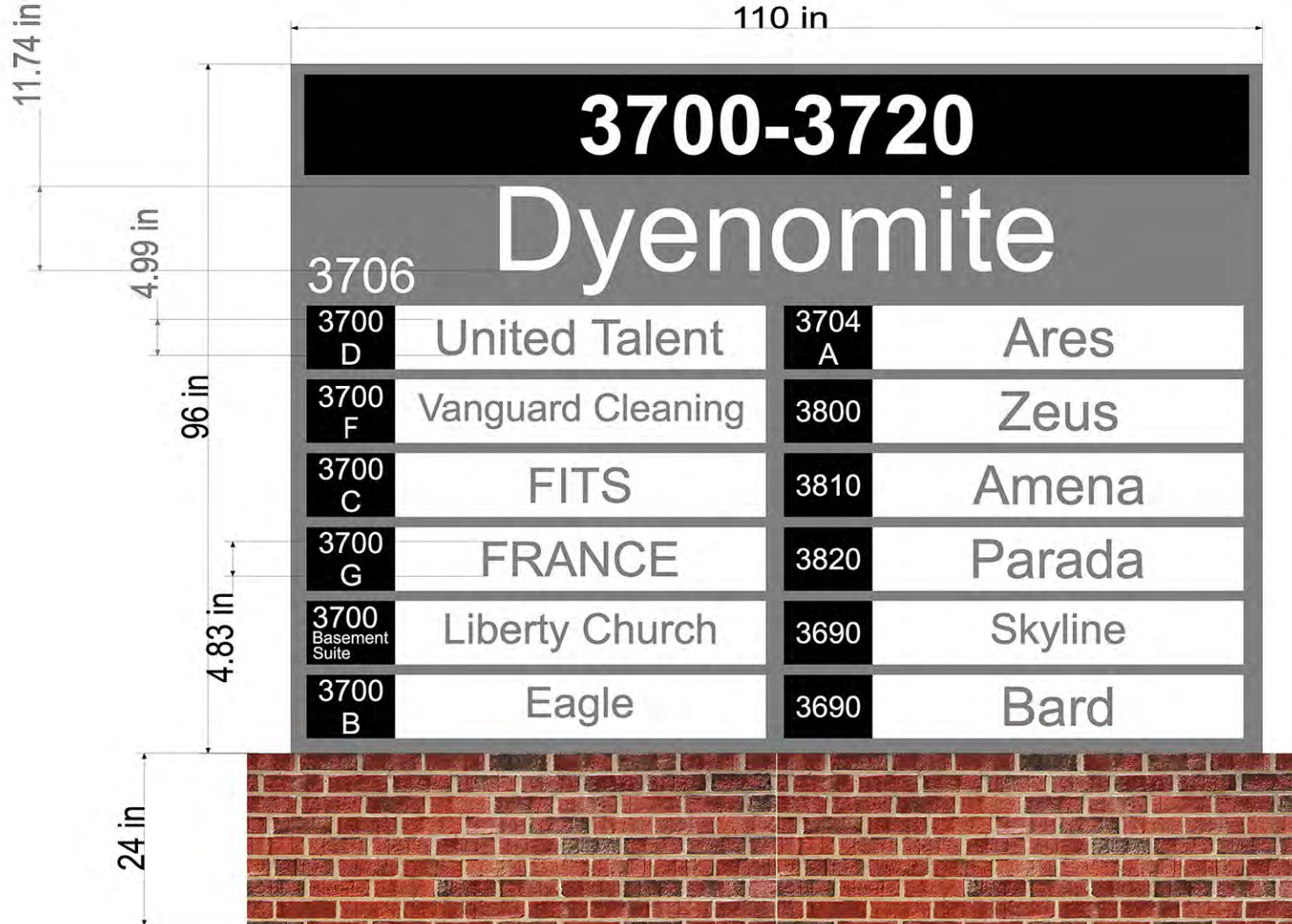
Revision Date

1	X

Filepath

Dyenomite.fs

- Concept
- Production



Monument Sign Landscaping

Colors & Finishes

Colors shown here may not exactly match manufacturers color chart swatch or actual sample. Client to either provide samples or specifications for custom colors prior to production or approve Lehnert Signs color samples or color specifications.

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- PMS

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Customer

Dyenomite

Property Name and Address

377 Lacon Road
Hilliard, Ohio

Sales Order

x

Lehner Representative

Greg Bunger

Designer

Sam Clark

Date

04/18/2022

Revision Date

1	x

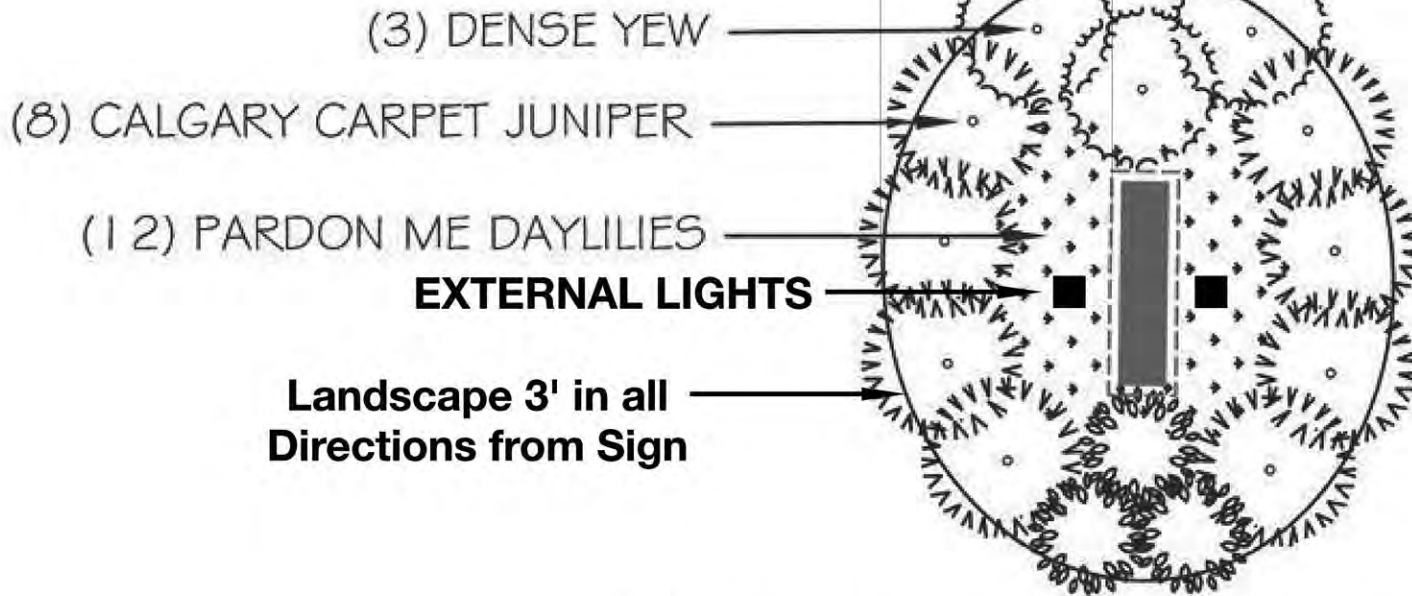
Customer Approval

x

Filename

Dyenomite Monument Sign.fs

- Concept
- Preliminary
- Production



SIGN LANDSCAPE PLAN

Application for Sign Variances
3700 - 3720 Lacon Rd

Applicant proposes a new ground sign for 3700-3720 Lacon Rd. The proposed sign is a multi-user sign that includes thirteen users from 3690 Lacon Rd to 3820 Lacon Rd. The sign is compliant in color, illumination, sign base, and setback. However, the proposed sign requires variances for area, height, and off-premises identification.

The initial proposed sign was not acceptable to the Norwich Township's Fire Department. The Fire Department provided comments that Fire Code 505.1 "Address Identification" requires the installation of signage indicating all users' addresses that use the common roadway access. The Department states that the proposed sign location is unique because it has numerous properties sharing a common roadway to access each property. This roadway does not state the users' names or addresses. In an effort to address the issue, the Department contacted the users identified on the proposed sign to address the issues arising from the application of Fire Code 505.1. The current proposed sign is the result of these communications. A copy of the emails from the Fire Department are attached hereto.

As a result, the proposed sign is larger and taller the code allows. Since the Fire Department asked that all thirteen users be placed on the sign along with each users' address number, the sign needs to be larger to make the additional information visible to drivers and to the Fire Department.

Moreover, due to the unique nature of the property and the requirements of the Fire Code, Applicant asks that all thirteen users be identified on the sign. Although the identification may be considered off-premises signage, the unusual configuration of the property, specifically having a single roadway access point for all users, requires all users' names and addresses be placed on the sign. Some of the users are located on taxable parcels other than the parcel on which the proposed sign is to be installed. Despite the boundaries of the various parcels at issue, the Fire Department states that the users' names and addresses are required under the Fire Code.

Therefore, Applicant requests that following variances for the proposed sign:

1129.04.a.6. To allow off-premises users' names and addresses be placed on a ground sign.

1129.05, Table 1129-5, Ground Signs. To allow a ground sign in excess of 50sf, specifically 73.33sf

1120.05, Table 1129-5, Ground Signs. To allow a ground sign in excess of 7 ft above grade, specifically 10ft.

Factors for Consideration

1. Whether the property will yield a reasonable return or whether there can be any beneficial use of the property without the variance.

Currently, the property does not have a ground sign. The user needs a ground sign to direct customers and suppliers to its location. The Fire Department asks that the ground sign list multiple users in the area.

2. Whether the variance sought is substantial.

The variances requests are not substantial. Applicant asks for five users located on adjacent parcels to be listed on the sign. Each of the users on the proposed ground sign access their property through a common roadway.

Applicant asks for an area variance of 23.33sf. This area is needed to accommodate all thirteen users and their addresses. The sign designer attempted judiciously use all available space to accommodate all names and addresses.

Applicant asks for a height variance of three ft. This height is required to provide the specified address and identification information required by the Fire Code.

3. Whether the essential character of the neighborhood would be substantially altered or whether adjoining property owners would suffer substantial detriment as a result of granting the variance.

The parcel and all surrounding property is zoned M1. Users are light and heavy commercial enterprises and a church gathering area. The sign will not be visible from a residential area or from a major thoroughfare. The neighborhood will not be substantially altered; nor will adjoining owners suffer substantial detriment.

4. Whether the variance would adversely affect the delivery of governmental services.

The sign will not adversely affect the delivery of governmental services. The sign was modified at the suggestion of the Fire Department.

5. Whether the property owner purchased property with knowledge of zoning restrictions.

The Applicant is not aware of whether the owner had knowledge of the restrictions.

6. Whether the property owner's predicament feasibly can be obviated through some method other than variance.

The Applicant's predicament is that it desires a ground sign so customers and suppliers can identify its location. The ground sign has been modified to accommodate the usual

condition of the property, specifically, multiple users accessing their businesses from one roadway.

7. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the requested variance.

The Applicant's requests will not contradict the spirit and intent of the zoning code or cause a substantial injustice.

From edge of road to edge of monument ~35 feet

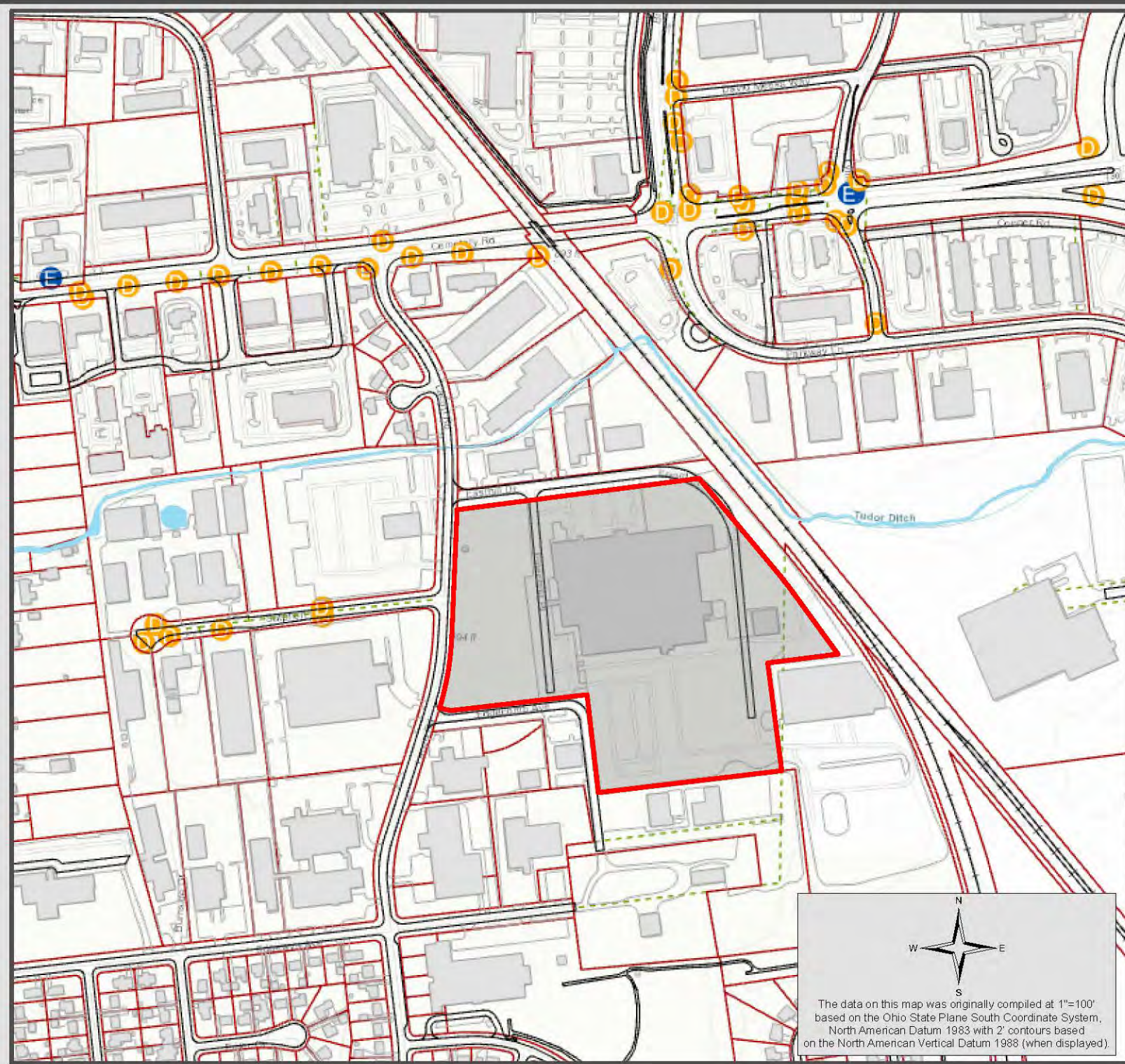
From ROW to Edge of Monument ~20 feet

From Edge of Road to ROW ~15 feet



Franklin County Auditor's Office
Auditor
Michael Stinziano

Map Produced October 3, 2022



- Planimetric Legend**
 Source: 2021 Aerial Photography
- Edge of Pavement
 - Roadway Centerlines
 - Railroad Centerlines
 - Building Footprints
 - Building Under Construction
 - Creeks, Streams, Ditches
 - Rivers & Ponds
- Topographic Legend**
 Source: OSIP - 2019 LiDAR Collection
- Spot Elevation
 - Index Contour
 - Intermediate Contour
- Appraisal Legend**
 Source: Franklin County Auditor & Engineer
- Parcel IDs
 - Parcel Dimensions
 - Lot Numbers
 - 123 Main St Site Address
 - Parcel Boundary
 - Subdivision Boundary
 - Condominium Boundary
 - County Boundary
 - City or Village Boundary
 - Tax District Boundary
 - School District Boundary
 - Zip Code Boundary

This map is prepared for the real property inventory within the county. It is compiled from record deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be considered for verification of the information contained on this map. The county and the mapping companies assume no legal responsibility for the information contained on this map. Please notify the Franklin County Auditor's GIS Department of any discrepancies.

For scaled maps, please visit the parcel viewer at <https://gis.franklincountyohio.gov/parcelviewer>

N
W E
S

The data on this map was originally compiled at 1"=100' based on the Ohio State Plane South Coordinate System, North American Datum 1983 with 2' contours based on the North American Vertical Datum 1988 (when displayed).





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**Planning and Zoning Commission
Record of Action
November 12, 2020 Meeting**

The Planning and Zoning Commission took the following action at this meeting:

CASE 6: 20-0528LC – Grandview Christian Assembly – 3700 Lacon Road

PARCEL NUMBER: 050-009383

APPLICANT: Grandview Christian Assembly; c/o Joe Davis, 375 N. Front Street, Columbus, OH 43215

REQUEST: Review & approval of a Conditional Use to permit a place of worship in the M-1, Restricted Industrial Zoning District.

MOTION: A Motion was made by Mr. Pannett on Case #6: 20-0528LC – Grandview Christian Assembly – 3700 Lacon Road for approval of a Conditional Use to permit a place of worship in the M-1, Restricted Industrial Zoning District with the following 9 conditions:

- 1) That the proposed place of worship is conducted within the proposed tenant space;
- 2) That the plans demonstrate conformance to the Building Code requirements for maximum occupancy, ingress, and egress for the approved use, subject to staff approval;
- 3) That the place of worship shall not be permitted to have school or daycare uses unless specifically approved by the Planning and Zoning Commission as part of a separate application;
- 4) That the minimum number of off-street parking spaces for the site shall meet the provisions of the Zoning Code;
- 5) That all mechanical equipment is screened per the provisions of the Code;
- 6) That the outside storage of materials, products, stock, or equipment is prohibited unless specifically approved by the Planning and Zoning Commission;
- 7) That a zoning certificate and an occupancy permit are obtained prior to commencement of the conditional use;
- 8) That signage conforms with the provisions of the Sign Code; and
- 9) That the conditional use terminates with a change in the scope or intensity of the use unless otherwise approved by the Planning and Zoning Commission, or with the violation of any condition of Planning and Zoning Commission approval.

Mr. Muether seconded the motion.

VOTE:

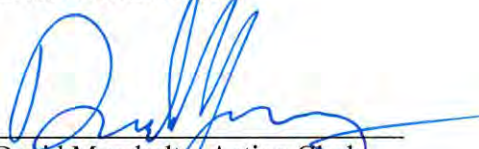
Mr. Schneck	Yes
Ms. Nixon	Yes
Chairman Lewie	Yes
Mr. Muether	Yes
Mr. Uttley	Excused
Mr. Gutknecht	Yes

Mr. Pannett

Yes

STATUS: The motion passed 6-0 and Case 6: 20-0528LC – Grandview Christian Assembly – 3700 Lacon Road was approved for a Level “B” Site Plan under the provisions of Hilliard Code Section 1131.02 for a Conditional Use to permit a place of worship in the M-1, Restricted Industrial Zoning District with the above 9 conditions.

CERTIFICATION:



David Myerholtz, Acting Clerk
November 13, 2020



Don Schonhardt, Mayor

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**Planning and Zoning Commission
Record of Action
July 11, 2019 Meeting**

The Planning and Zoning Commission took the following action at this meeting:

CASE 5: 19-0448LC – Liberty Baptist Church – 3700 Lacon Road

PARCEL NUMBER: 050-009383

APPLICANT: Leibrand Brown Campbell Ltd., c/o Nate Brown, 3700 Lacon Road, Hilliard, OH 43026; and John D. Conner, 2031 Queens Meadow Lane, Grove City, OH 43123.

REQUEST: Review & approval of a conditional use under the provisions of Hilliard Code Section 1123.03 and 1123.04 to permit a place of worship in an existing 3,744-square-foot tenant space.

MOTION #1: Ms. Nixon made a motion to approve Case #19-0448LC for a conditional use under the provisions of Hilliard Code Section 1123.03 and 1123.04 to permit a place of worship in an existing 3,744-square-foot tenant space given the 9 following conditions:

- 1) That the proposed place of worship is conducted within the proposed tenant space;
- 2) That the plans demonstrate conformance to the Building Code requirements for maximum occupancy, ingress, and egress for the approved use, subject to staff approval;
- 3) That the place of worship shall not be permitted to have school or daycare uses unless specifically approved by the Planning and Zoning Commission as part of a separate application;
- 4) That the minimum number of off-street parking spaces for the site shall meet the provisions of the Zoning Code;
- 5) That all mechanical equipment is screened per the provisions of the Code;
- 6) That the outside storage of materials, products, stock, or equipment is prohibited unless specifically approved by the Planning and Zoning Commission;
- 7) That a zoning certificate and an occupancy permit are obtained prior to commencement of the conditional use;
- 8) That signage conforms with the provisions of the Sign Code; and
- 9) That the conditional use terminates with a change in the scope or intensity of the use unless otherwise approved by the Planning and Zoning Commission, or with the violation of any condition of Planning and Zoning Commission approval.

Chairman Movshin Seconded the Motion.

VOTE:

Ms. Nixon	Yes
Mr. Muether	Yes
Mr. Lewie	Yes

Mr. Bergefurd	Yes
Mr. Uttley	Yes
Chairman Movshin	Yes
Mayor Schonhardt	Yes

MOTION #2: Ms. Nixon made a motion to approve Case #5 19-0448LC 3700 Lacon Road for a sign variance for 3 temporary signs under the provisions of Hilliard Code 1123.03 with the following 4 conditions:

- 1) That the number of temporary signs is no more than 3;
- 2) That the temporary signs are located outside the public right-of-way;
- 3) That the temporary signs may be displayed on the same day as worship services and must be removed at the conclusion of the services; and
- 4) That sign permits specifying the display period are obtained prior to the initial use each temporary sign.

Chairman Movshin seconded the motion.

VOTE:

Ms. Nixon	Yes
Mr. Muether	Yes
Mr. Lewie	Yes
Mr. Bergefurd	Yes
Mr. Uttley	Yes
Chairman Movshin	Yes
Mayor Schonhardt	Yes

STATUS: Both motions passed 7-0 and Case #5 19-0448LC - 3700 Lacon Road was approved for a conditional use under the provisions of Hilliard Code Section 1123.03 and 1123.04 to permit a place of worship in an existing 3,744-square-foot tenant space under the 8 conditions listed with the first motion; and was approved for a sign variance for 3 temporary signs under the provisions of Hilliard Code 1123.03 with the 4 conditions listed with the second motion.

CERTIFICATION:



 David Myerholtz, Acting Clerk
 July 11, 2019



Don Schonhardt, Mayor

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Planning and Zoning Commission
Record of Action
November 14, 2013

The Planning and Zoning Commission took the following action at this meeting:

CASE 2: 13-0092LC – Premium Beverage Supply – 3701 Lacon Road

PARCEL NUMBER: 050-002861

APPLICANT: Ronald A. Wilson, 5882 Tarton Circle, South, Dublin, Ohio 43017 and Daniel F. Turi, 3701 Lacon Road, Hilliard, Ohio 43026.

REQUEST: Review and approval of a variance from Hilliard Code Section 1191.10.d to permit an on-site directional sign with a company logo.

MOTION: Mr. Lewie made a motion to approve Case 2: 13-0092LC – Premium Beverage Supply located at 3701 Lacon Road for a variance from Hilliard Code Section 1191.10 to permit an on-site directional sign with a company logo with the following two conditions:

1. That the site is limited to the existing mounted sign and the proposed incidental sign, unless otherwise approved by the Planning and Zoning Commission; and
2. That a sign permit for the incidental sign is obtained is obtained.

Mr. Bryner seconded the motion.

VOTE:

Mr. Lewie	Yes
Mr. Vertal	Yes
Chairman Uttley	Yes
Mr. Lyden	Yes
Mr. Bryner	Yes
Mayor Schonhardt	Yes

STATUS: The motion passed 6-0 and Case 2: 13-0092LC – Premium Beverage Supply located at 3701 Lacon Road was approved for a variance under the provisions of Hilliard Code Section 1191.10 to permit an on-site directional sign with a company logo with the two conditions listed above.

CERTIFICATION:

Shellie Sivert, Acting Clerk
December 10, 2013

CASE 4: PZ-22-62 – MILLER PIPELINE – 4990-5320 SCIOTO DARBY ROAD

PARCEL NUMBERS: 050-002800, 050-003002 & 050-002343

APPLICANT: D&D Property Management LLC, 8850 Crawfordsville Road, Indianapolis, IN 46234; Don & Dale Miller, 4990 Scioto Darby Road, Hilliard, OH 43026; c/o Chad Lowe, Miller Pipeline, 5000 Scioto Darby Road, Hilliard, OH 43026.

REQUEST: Review and approval of a sign variance under the provisions of Hilliard Code Section 1129.08 to reduce the minimum setback for three 18-square-foot ground signs and two flag poles from 15 feet to 0 feet.

BACKGROUND:

The site includes three parcels located along the northern side of Scioto Darby Road. The properties at 4990-5320 are leased by Miller Pipeline and are located 130 feet southeast of Jill Lane and approximately 350 feet northwest of Reed Point Drive. The site is adjacent to the Luxair Addition subdivision to the northwest, which is zoned R-2, Low/Medium Density Residential District. The rear of the properties is bounded by the Norfolk Southern rail property. Across Scioto Darby Road from the site are homes within the Conklin Subdivision (zoned R-2) and the Nightingale Estates, which is zoned R-3, Moderate Density Residential District. Properties to the southeast of the site on the same side of the road include a range of commercial businesses that are zoned B-2, Community Business District, similar to the parcels included in this proposal. The adjacent site at 4984 Scioto Darby includes multi-tenant uses.

The applicant is requesting a variance to reduce the required setback for signs from 15 feet to zero feet for the installation of three 18-square-foot, two-post signs and two flagpoles

COMMISSION ROLE:

The Commission is to review the proposal for conformance to the provisions of Code Section 1129.08. Specifically, the Code provides for the granting of variances to the Sign Code under the review criteria as outlined by Section 1129.08(d):

- Whether the property will yield a reasonable return or whether there can be any beneficial use of the property without the variance;
- Whether the variance is substantial;
- Whether the essential character of the neighborhood would be substantially altered or whether adjoining property owners would suffer substantial detriment as a result of granting the variance;
- Whether the variance would adversely affect the delivery of governmental services;
- Whether the property owner purchased the property with knowledge of the zoning restrictions;
- Whether the property owner’s predicament feasibly can be obviated through some method other than variance; and
- Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.

Following approval by the Commission, the applicant is responsible for obtaining a sign permit prior to installation for each sign that conforms to the requirements and conditions set forth by the Commission.

STAFF RECOMMENDATION:

Staff finds that the proposed sign package is generally consistent with City Code Section 1129 as modified based on comments contained within this report. Staff finds that as amended, the proposed sign plan will blend with the general character of the area and will not substantially impact surrounding property owners.

Staff finds that the proposed signage may meet the spirit and intent of the Code as modified and based on these findings, recommends approval with the following four conditions:

- 1) That a zero setback for flag poles be approved contingent upon the applicant/property owner being responsible for any damages to and/or costs incurred to flag poles as a result of utility or infrastructure work within the public right-of-way;
- 2) That the proposal be limited to two (2) signs that are placed a minimum of five feet from the right-of-way;
- 3) That any future increase in sign size, height or change in sign type be brought back to the Commission for additional review; and
- 4) That sign permits be obtained for each sign prior to installation.

CONSIDERATIONS:

- *Site Characteristics.* The site includes three curb cuts onto Scioto Darby Road - one for each of the three parcels. The right-of-way along Scioto Darby is 80 feet in width (± 40 feet from centerline). Signage is required by Code to be placed a minimum of 15 feet from the edge of the right-of-way (± 55 feet from centerline). The applicant has indicated visibility problems for delivery trucks and is requesting variances to the required setbacks to alleviate on-site circulation problems with deliveries.
- *Code Enforcement.* The proposed signs were originally placed within the public right-of-way without authorization or an approved sign permit. Upon notification by Code Enforcement, the applicant removed the signs and submitted a variance application for the proposed signs.
- *Flag Poles.* Upon reviewing the sign application, it was determined that the existing flag poles are also located within the public right-of-way and must be removed. The flag poles are proposed to be moved straight back toward the parking lot to be relocated just outside of the right-of-way in order to still utilize existing uplighting without impacting the parking lot. Staff recommends that the setback reduction be permitted with the condition that the applicant waive municipal/utility company responsibility for any costs associated with relocation and/or damage incurred due to work within the right-of-way.
- *Proposed Sign Package.* The applicant is requesting a total of three sign locations that would be placed at the right-of-way line (zero-foot setback). The signs include a two-post design with a sign face that is 18 square feet in area (3' x 6'). Staff finds that given the nature of the requested variance, there is no need for the equivalent of three business identification signs and recommends that the sign proposal be limited to two signs placed a minimum of five feet from the right-of-way. Staff also recommends that limitations should be established so that any sign change that increases overall size or changes the type of sign be brought back to the Commission for additional consideration in light of the variances.

[END OF REPORT | PZ-22-62]

4990 Scioto Darby Rd.



1" = 109.61'

5000 Scioto Darby Rd



5032 Scioto Darby Rd



1" = 105.65'



**MILLER
PIPELINE**

ENTRANCE

ARTERA

6'

3'

1'



CASE 5: PZ-22-63 – ECO PARK – 3401 MILL RUN DRIVE

PARCEL NUMBER: 050-006467

APPLICANT: Entrotech 3401 LLC, 1245 Kinnear Road, Columbus, OH 43212; c/o Leland Vogel, Como Development, 5405 Red Bank Road, Galena, OH 43021.

REQUEST: Review and approval of a revised PUD Final Development Plan under the provisions of Hilliard Code Section 1117.08 and the Mill Run PUD Concept Plan for a 15,000-square-foot addition to the existing building, a new 36,000-square-foot building and a 0.36-acre fenced outdoor storage area.

BACKGROUND:

The site is 10.17 acres located on the southwest side of Mill Run Drive within the Mill Run PUD. To the south and east of the site are the Players Club at 3333 Mill Meadow Drive and the Mill Run Rehabilitation Center at 3399 Mill Run Drive. North of the site is the office building at One Mill Run, and across Mill Run Drive is the Upper Arlington Lutheran Church. All properties are located within the Mill Run PUD. The site also backs up to I-270 and the CSX railroad line where it crosses I-270. The future Amazon Data Center complex on Scioto Darby Road is located on the opposite side of the interstate.

City Council passed Ordinance 85-43 in 1985 to establish the Mill Run PUD, which covers approximately 199 acres on the east side of I-270. On September 8, 1997, Resolution 97-C-32 was adopted by City Council to approve the PUD Development Plan for construction of the two-story office building and parking lot on the site. The Ohio State Medical Association in December 2014 requested a development text modification from the Commission to expand the uses, update parking requirements and to modify building and pavement setbacks for the site. That change was adopted by Council through Resolution 15-R-01 in January 2015 and the text modifications are listed on the PUD Development Plan for the site. Following adoption of the text modifications, the property was sold by OSMA to the current owner, Entrotech in July of 2015.

The applicant is requesting approval of a revised PUD Final Development Plan to expand the existing office building and construct an additional building with parking and related storage area. Following approval by the Commission, the applicant would be able to submit for permits.

COMMISSION ROLE:

The Commission is to review this revised final development plan application for conformance to the PUD provisions of the Zoning Code as outlined in Chapter 1117. Specifically, the Code provides for the granting of final development plan approval under the criteria as outlined by Section 1117.06:

- Whether the proposed development is consistent with the purposes and conditions of the PUD Zoning District;
- Whether the proposal is consistent with the Hilliard Comprehensive Plan and is compatible with existing and potential uses around the property;
- Whether the layout and design is harmonious with the natural character of the surrounding area and site and employs best management practices;
- Whether the proposed project will place undue burden on public facilities and services;
- Whether the PUD will contain uses or conditions that may be injurious to the public health, safety and welfare;
- Whether the proposed development conforms to Code requirements unless specifically modified and approved in accordance with Chapter 1117;
- Whether the final development plan is generally consistent with the approved Concept Plan; and

- Whether the approval will result in a recognizable and substantial benefit to users of the project and the community, which would not otherwise be feasible under conventional zoning districts.

Following approval by the Commission, the applicant can move forward with final engineering and submit for permits to begin construction of the proposed improvements according to the requirements of the Code and conditions set forth by the Commission.

STAFF RECOMMENDATION:

Staff finds that the proposed revised final development plan meets the intent of the Mill Run PUD and the adopted zoning text provisions. Staff finds that the proposed development plan preserves and utilizes existing site amenities in a manner that will thoughtfully minimize impacts on adjacent properties and the surrounding area. Staff finds that the proposed development is generally consistent with the intent of the Code and the Comprehensive Plan and as modified herein and based on these findings, recommends approval with the following five conditions:

- 1) That detailed stormwater design be finalized to the satisfaction of the City Engineer;
- 2) That landscape plans are modified as noted in this report to meet provisions of the Code, subject to staff approval;
- 3) That the site plan and be adjusted to include additional parking spaces or that floor plans for the existing office be provided that demonstrate additional spaces are not required;
- 4) That tree survey/tree replacement information be updated to include individual tree information as required by Code; and
- 5) That a revised lighting plan with isocandella measurements be provided that demonstrates Code compliance.

CONSIDERATIONS:

- *Existing Building.* The existing 36,000-square-foot office building includes a predominantly concrete panel finish on the south and west elevations, while the north and east elevation are glass panels. A black block wall is provided around courtyard space that integrates into the front elevation of the building. Visibility of the site from I-270 is limited due to elevation differences and vegetation. The existing building and parking lot are set back significantly from Mill Run Drive.
- *Required Setbacks.* The adopted PUD text for this site requires a 70-foot building setback along I-270, as well as a 50-foot setback from Mill Run Drive and 20 feet along all other property lines. A 20-foot pavement setback is required around the entire perimeter of the site. Proposed improvements comply with these requirements.
- *Architectural Requirements.* The PUD text for 3401 Mill Run Drive requires that “Building architecture shall be consistent with the existing building, and there will be consistent quality of architectural design and use of material on all sides of any building.”
- *Building Addition.* Proposed improvements include a 15,000-square-foot addition to the southern end of the office building. Plans will extend the black brick treatment of the office through the elevations facing toward Mill Run Drive. Primary materials for the addition will be a galvanized metal siding that will blend with the concrete finish of the building. The addition will include two overhead doors facing south and two facing east toward Mill Run Drive. The proposed metal paneling will update the aging appearance of the concrete and glass façade.
- *New Building.* A 36,000-square-foot building is proposed on the eastern edge of the site adjacent to the Mill Run Rehabilitation Center (assisted living facility). The proposed 36,000 square foot building will provide flex space that includes warehouse space with an office component. Proposed architecture will coordinate with the primary building and include a combination of wide-ribbed galvanized metal and a smaller-ribbed charcoal gray metal. Portions of the building finished in the charcoal gray will project 8 inches in front of the galvanized finish to create depth and shadowing. The

shapes, textures and change in elevation are intended to decrease the scale of the building, particularly as it faces the adjacent property. The elevation facing the assisted living facility will also include treatments to mimic windows and include significant landscape screening to augment the already installed mounded and landscaped buffer. The proposed location of the building will screen noise from the service yard, as well as from I-270 for the adjacent property, which has service areas and a rear/emergency entrance facing toward landscape buffering along the property line.

- **Traffic Impacts.** The proposed expansion is expected to generate an additional 34 to 36 vehicles during peak hours and will not have significant impact. This general area of Mill Run was planned to include premium office uses that would have a far greater impact during peak hours. The site is located within the interior of Mill Run Development which has lower traffic counts.
- **Parking.** The existing 36,000-square-foot office building was constructed with 224 parking spaces. The proposed expansion will eliminate 20 spaces but incorporate an additional 78 spaces. Net parking for the site as identified is 182 spaces. Required parking as noted in the table below totals 190 spaces. Paved areas can easily accommodate additional spaces; in addition, this calculation is an estimate of the existing office which could be overestimated due to non-usable area within the building. Staff recommends that additional parking be striped to comply with Code or that detailed floor plans be provided that demonstrate no additional need for parking per Code.

CONSTRUCTION	SIZE	REQD PARKING	# SPACES
Existing Building (36k)	Office 36,000*	1 per 300 sf	120 spaces*
Building Addition (15K)	Storage 15,000 sf	1 per 800 sf	18.75 spaces
New Construction (36K)	Storage 33,000 sf	1 per 800 sf	41.25 spaces
	Office 3,000 sf	1 per 300 sf	10.00 spaces
		Required:	190 spaces*

*assumes that all space in the existing office is Usable Floor Area (UFA) as defined by Code.

- **Stormwater Management.** Basins are proposed along the Mill Run Drive entrance drive and adjacent to the wooded area along the I-270/railroad corridor where outdoor storage is proposed. All final stormwater design will be required to meet the City Engineer’s minimum requirements.
- **Landscaping.** Landscaping for the project is required to comply with Code. The submitted plans are generally consistent with Code and have been reviewed and approved by the City’s arborist. Staff will work with the applicant to finalize detailed spacing and placement of shrubs and trees during the permit process. Staff recommends that additional information regarding the tree survey and replacement be provided to verify Code compliance and that additional landscape areas be provided where necessary around the buildings to meet foundation planting and screening requirements.
- **Signage.** The PUD text for this site requires that signage comply with Code requirements. No signage has been proposed, but any necessary variances would be brought back to the Commission for consideration.
- **Lighting.** Proposed lighting for the project includes cut-off fixtures that will be no more than 20 feet in height. Lighting is generally consistent with Code, and updated lighting plans with isocandella measurements will be required as part of the permit process.
- **Outdoor Storage/Service.** A gravel service yard is proposed along the south side of the project and will be screened by the existing vegetation and elevation change with I-270. The gravel service area is necessary for the loading and unloading of large equipment. The lot will be used for parking vehicles and equipment. Any outdoor storage of materials will require a PUD text modification to be approved by City Council. The service yard will be enclosed by a 6-foot tall chain link fence with black slats that complies with Code. Dumpsters will include a galvanized metal enclosure to match the buildings.

[END OF REPORT | PZ-22-63]



Como Development

Address

3401 Mill Run Drive
Hilliard, OH 43026

Project

Eco Park

Date 10/5/2022

Sheet Name

Land Overview

Page #

1/12



ALTA/NSPS LAND TITLE SURVEY

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF HILLIARD
 VIRGINIA MILITARY SURVEY Nos. 547 AND 3001
 VIRGINIA MILITARY DISTRICT



LOCATION MAP

LEGAL DESCRIPTION:

The Land referred to herein below is situated in the County of Franklin, State of Ohio, and is described as follows:

Situated in the State of Ohio, County of Franklin, City of Hilliard, being in Virginia Military Survey nos. 547 and 3001 and containing 10.184 acres of land, more or less, said 10.184 acres being in Parcel 1 as the same is designated and delineated upon the recorded plat of Mill Run Subdivision and Street & Easement Dedication Plat of record in Plat Book 84, Pages 17 and 18, said 10.184 acres being out of the 22.638 acre tract of land described in Exhibit A in the deed to Park Mill Run Limited Partnership, of record in Official Record 21481 HOS, both being of record in the Recorder's Office, Franklin County, Ohio, said 10.184 acres of land being more particularly described as follows:

Beginning, for reference, at the centerline intersection of Mill Run Drive, sixty feet in width, and Spring Mill Drive, sixty feet in width, as said intersection is designated and delineated upon the recorded plat of the Vestition of Mill Run Drive and Rededication of Mill Run Drive and Easements, of record in Plat Book 77, Page 18, said intersection also being shown on the recorded plat of the Dedication of Park Mill Run Drive and Easements, of record in Plat Book 78, Pages 87 and 88, both being of record in the Recorder's Office, Franklin County, Ohio; thence S-7°43'09"E, with the centerline of said Mill Run Drive (P.B. 77, P. 18) and with the centerline of said Mill Run Drive as shown on the recorded plat of Mill Run Subdivision and Street & Easement Dedication Plat Section 2, of record in Plat Book 84, Pages 38 and 39, Recorder's Office, Franklin County, Ohio, a distance of 736.99 feet to a point of curvature; thence southwesterly, with the centerline of said Mill Run Drive and with the arc of a curve to the left having a radius of 750.00 feet, a central angle of 21°06'13" and a chord that bears S-18°17'16"E, a chord distance of 275.12 feet to a point; thence S-61°06'38"W, radial to said curve, a distance of 30.00 feet to a 3/4-inch (I.D.) iron pipe at the true point of beginning in a southwesterly right-of-way line of said Mill Run Drive, the same being in a northwesterly line of said PARCEL 1 and a northwesterly line of said 22.638 acre tract, said iron pipe also being the southwesterly corner of that 2.244 acre tract of land designated as Tract 2 and described in Exhibit "A" in the deed to Park Mill Run Associates Limited Partnership, of record in Official Record 26585E14, Recorder's Office, Franklin County, Ohio;

Thence, from said true point of beginning, easterly, with a southwesterly right-of-way line of said Mill Run Drive, with a northwesterly line of said PARCEL 1 and with a northwesterly line of said 22.638 acre tract, the same being the arc of a curve to the left having a radius of 750.00 feet, a central angle of 18°45'22" and a chord that bears S-36°14'03"E, a chord distance of 254.20 feet to a 3/4-inch (I.D.) iron pipe at the northwesterly corner of that 6.300 acre tract of land described in Exhibit "A" in the deed to JNK Partnership, of record in Official Record 30983H02, Recorder's Office, Franklin County, Ohio;

Thence southwesterly, westerly and southwesterly, with the northwesterly, northerly and westerly boundary of said 6.300 acre tract, the following three (3) courses and distances:

- 1) S-40°49'58"W, a distance of 386.04 feet to a 3/4-inch (I.D.) iron pipe;
- 2) S-82°16'51"W, a distance of 25.59 feet to a 3/4-inch (I.D.) iron pipe;
- 3) S-10°48'18"E, a distance of 384.11 feet to a 3/4-inch (I.D.) iron pipe at the southwesterly corner of said 6.300 acre tract in a curve in a northerly right-of-way line of Mill Meadow Drive as the same is designated and delineated up on the recorded plat of the Dedication of Mill Meadow Drive Section Two, of record in Plat Book 78, Page 38, Recorder's Office, Franklin County, Ohio;

Thence southwesterly, with a northwesterly right-of-way line of said Mill Meadow Drive and with the arc of a curve to the left having a radius of 60.00 feet, a central angle of 118°47'19" and a chord that bears S-66°58'13"W, a chord distance of 103.28 feet to a 3/4-inch (I.D.) iron pipe at a northeasterly corner of that 3.617 acre tract of land described in Exhibit A in the deed to Player's Club, Inc., of record in Official Record 22473H04, Recorder's Office, Franklin County, Ohio;

Thence westerly and southwesterly, with the northerly and northwesterly boundary of said 3.617 acre tract, the following two (2) courses and distances:

- 1) S-86°32'33"W, a distance of 132.24 feet to a 3/4-inch (I.D.) iron pipe;
- 2) S-50°43'57"W, a distance of 242.91 feet to a 3/4-inch (I.D.) iron pipe in the southwesterly line of said PARCEL 1, the same being in the southwesterly line of said 22.638 acre tract, said iron pipe also being in the northwesterly right-of-way line of the Conrail Railroad at the westernmost corner of said 3.617 acre tract;

Thence N-39°16'03"W, with the southwesterly line of said PARCEL 1, with the southwesterly line of said 22.638 acre tract and with the northwesterly right-of-way line of said Conrail Railroad, crossing both the westerly line of said Virginia Military Survey No. 547 and the easterly line of said Virginia Military Survey No. 3001 at a distance of 109.82 feet, a total distance of 232.07 feet to a 3/4-inch (I.D.) iron pipe at an angle point in the westerly boundary of said PARCEL 1, as the same being an angle point in the westerly boundary of said 22.638 acre tract, said iron pipe also being in an easterly limited access right-of-way line of Interstate Route 1-270;

Thence N-73°18'16"W, with an easterly limited access right-of-way line of said Interstate Route 1-270, with the westerly line of said PARCEL 1 and with the westerly line of said 22.638 acre tract, a distance of 574.32 feet to a 3/4-inch (I.D.) iron pipe at the southwesterly corner of said 2.244 acre tract;

Thence N-82°16'51"E, with the southerly line of said 2.244 acre tract, crossing both the easterly line of said Virginia Military Survey No. 3001 and the westerly line of Virginia Military Survey No. 547 at a distance of 62.48 feet, a total distance of 454.52 feet to a 3/4-inch (I.D.) iron pipe at an angle point in the southerly boundary of said 2.244 acre tract;

Thence N-40°49'56"E, with a southeasterly line of said 2.244 acre tract, a distance of 296.72 feet to a 3/4-inch (I.D.) iron pipe at an angle point in the southeasterly boundary of said 2.244 acre tract;

Thence N-61°06'38"E, with a southeasterly line of said 2.244 acre tract, a distance of 30.00 feet to the true point of beginning and containing 10.184 acres of land, more or less.

We hereby state that the foregoing description was prepared from information obtained from actual field surveys conducted by Bauer, Davidson & Merchant, Inc., in May of 1993, March of 1995 and in April of 1997.

All of the iron pipe survey markers noted in the foregoing description were in place in April of 1997.

The bearings given in the foregoing description are based upon the bearing of S-74°3'09"E as given for the centerline of Mill Run Drive as shown on all of the aforesaid recorded plats.

SEE SHEET 2/2 FOR SCHEDULE B II EXCEPTIONS CORRESPONDING TO OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT FILE No.: 2022-0068 (MAY 24, 2022 @ 07:00 AM)

UTILITY STATEMENT:

THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES AS SHOWN HEREON. THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN APPROXIMATELY PLATTED BASED ON LOCATIONS FROM AN ACTUAL FIELD SURVEY, AND/OR INFORMATION OBTAINED FROM RECORD PLANS AND MAPS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

CERTIFICATION:

TO:

COMO DEVELOPMENT, LLC
 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND DOES NOT INCLUDE ITEMS FROM TABLE 'A'. THE FIELD WORK WAS COMPLETED ON JUNE 20, 2022.

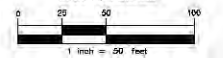
DATE OF MAP: 06/30/2022.

CHAD S. SNOW
 REGISTERED PROFESSIONAL SURVEYOR NO. 6569

LEGEND

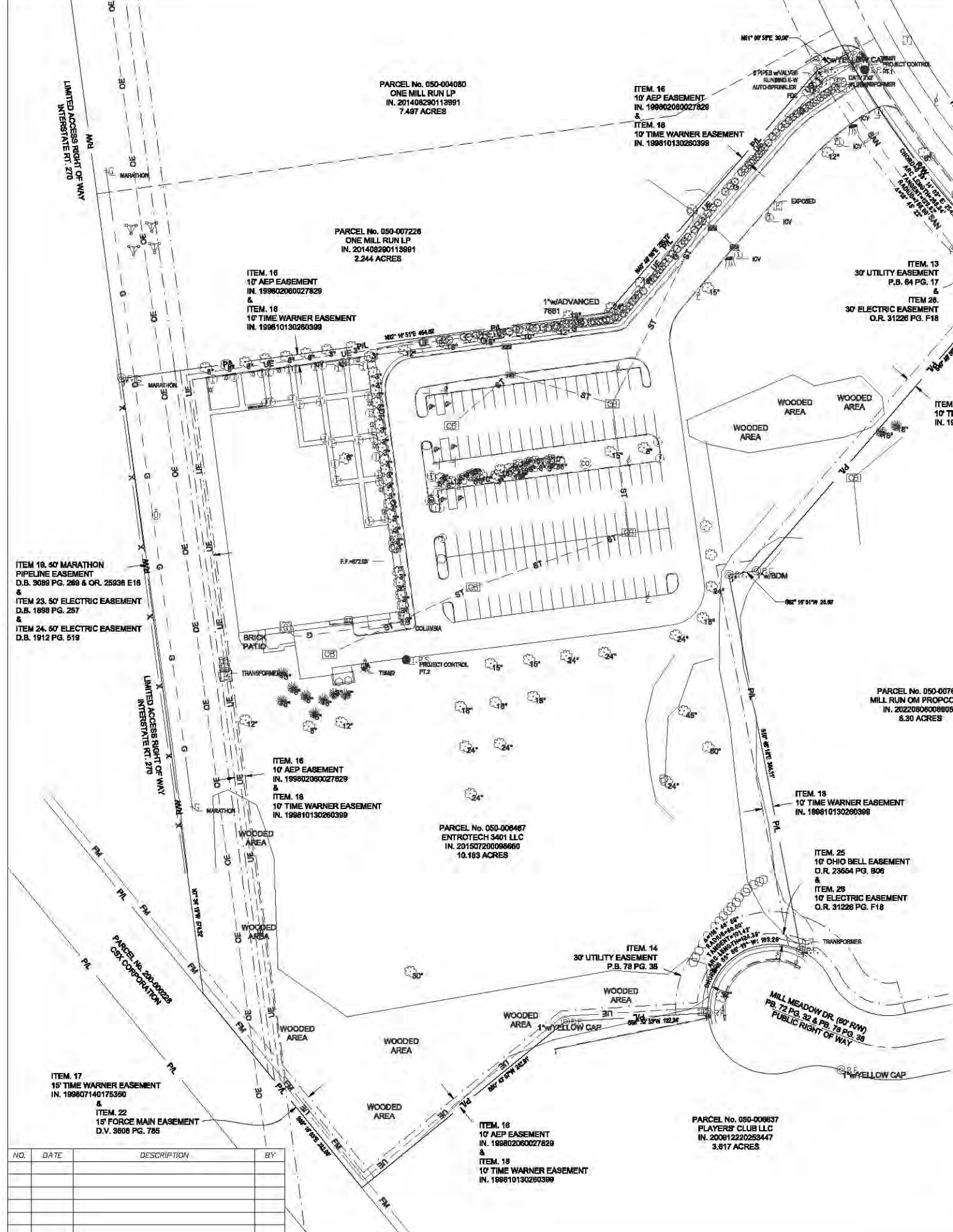
- BORE ID SOIL BORING
- WATER VALVE
- CATCH BASIN (ROUND)
- UNKNOWN MANHOLE
- LANDSCAPING ROCK
- TREE
- GAS METER
- TELEPHONE/POWER POLE
- LIGHT POLE
- CATCH BASIN
- STORM MANHOLE
- IRON PIN FD.
- GAS VALVE
- MAILBOX
- GAS MARKER
- TELEPHONE MANHOLE
- TELEPHONE POLE
- ANTENNA
- FIRE HYDRANT
- GUY WIRE
- SIGN
- SANITARY MANHOLE
- IRON PIPE FD.
- PROPERTY LINE
- RIGHT OF WAY
- SANITARY LINE
- EDGE OF PAVEMENT
- WATER LINE
- STORM SEWER
- EASEMENT LINE
- FORCE MAIN
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC

GRAPHIC SCALE



BASIS OF BEARING

NORTH FOR THIS MAP ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE AND REFERENCED THE NORTH AMERICAN DATUM OF 1983 (2011) BY A VRS/GNSS SURVEY PERFORMED ON JUNE 14, 2022.



NO.	DATE	DESCRIPTION	BY

DESCRIPTION			
ALTA/NSPS LAND TITLE SURVEY			
LOCATION			
3401 MILL RUN DRIVE CITY OF HILLIARD FRANKLIN CO., OHIO			
CLIENT			
COMO DEVELOPMENT, LLC			
DRAWN BY:	DESIGNED BY:	DATE:	PROJECT NO.:
CSS	MDK	06/24/2022	64-12A33-00
SCALE:	DATE:		SHEET:
1" = 50'	06/24/2022		1/2



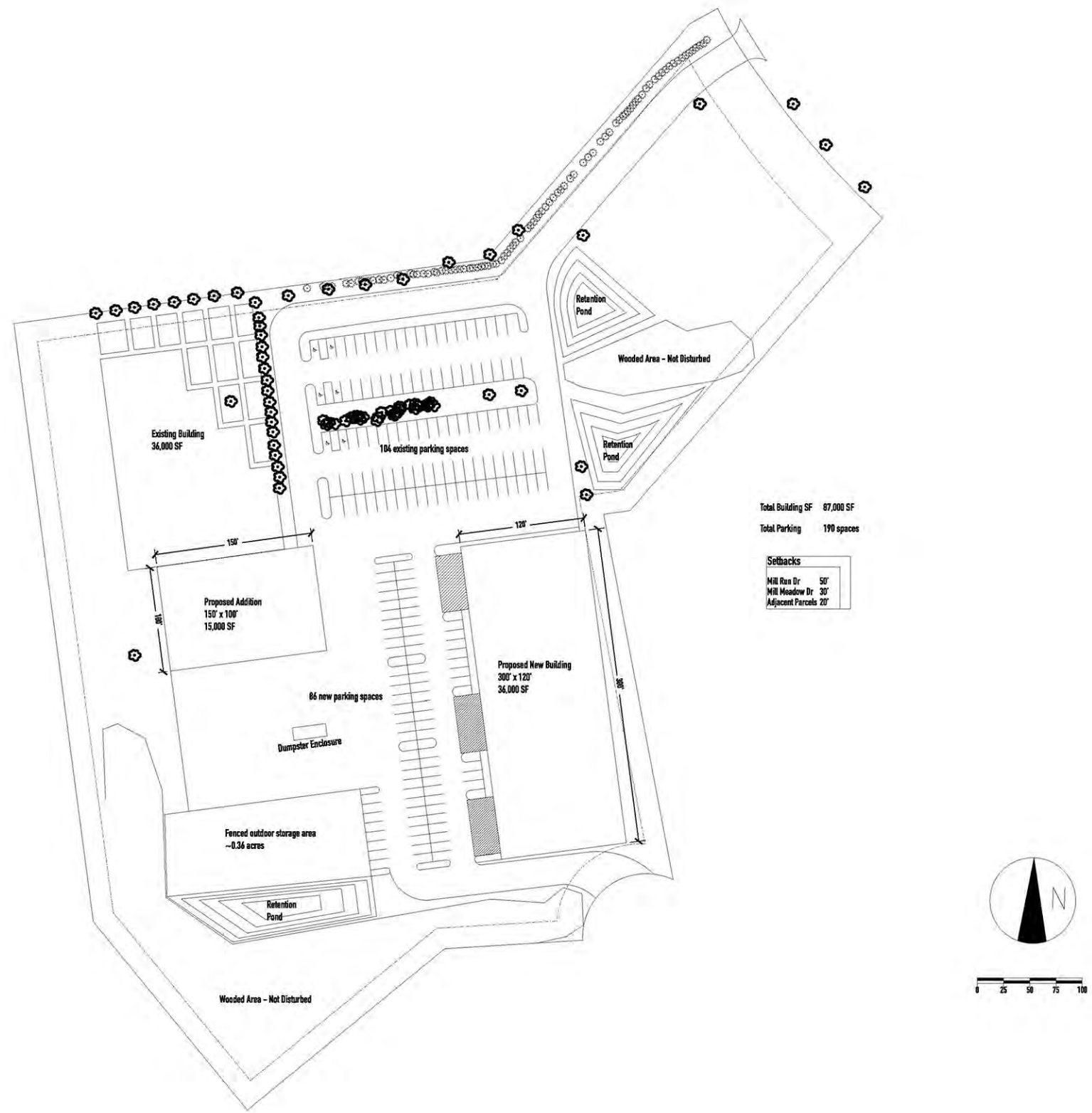
Address
3401 Mill Run Dr.
Hilliard, OH 43026

Project
Eco Park

Date 11/3/2022

Sheet Name
Base Site Plan

Page #
5/12





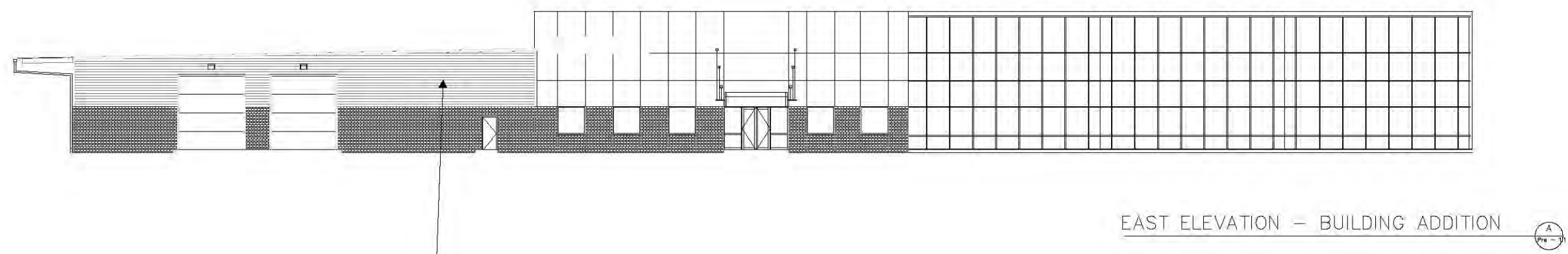
Address
3401 Mill Run Drive
Hilliard, OH 43026

Project
Eco Park

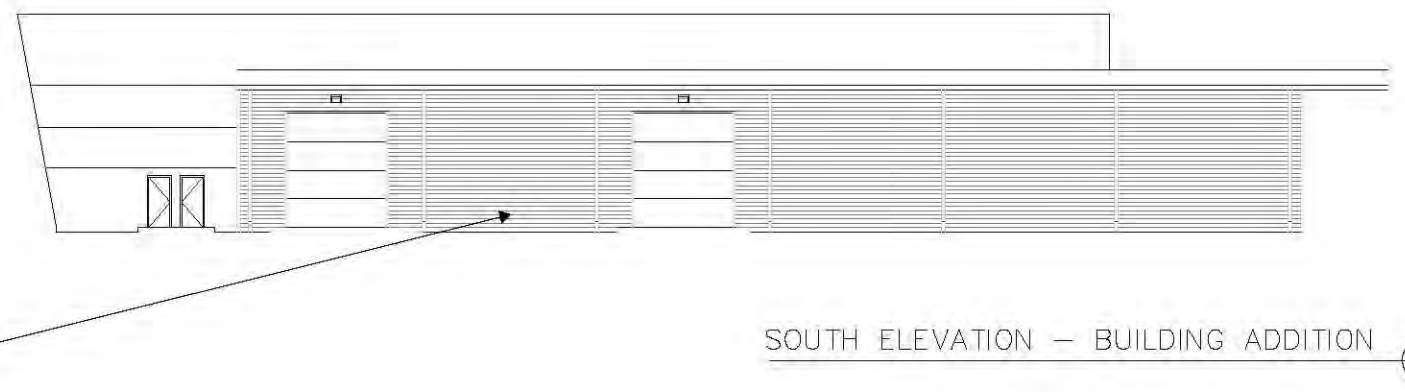
Date 10/26/2022

Sheet Name
Revised Elevations:
Addition (no color)

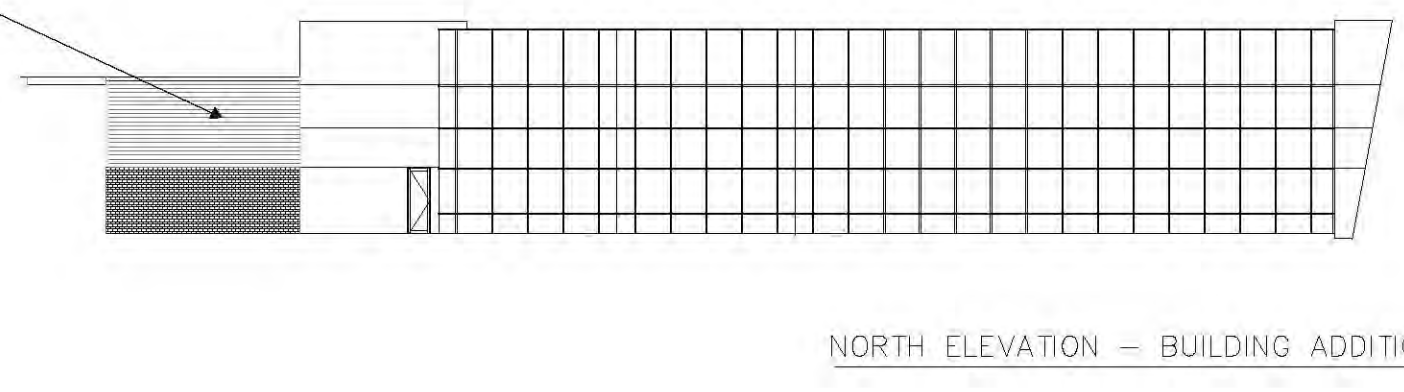
Page #
1/3



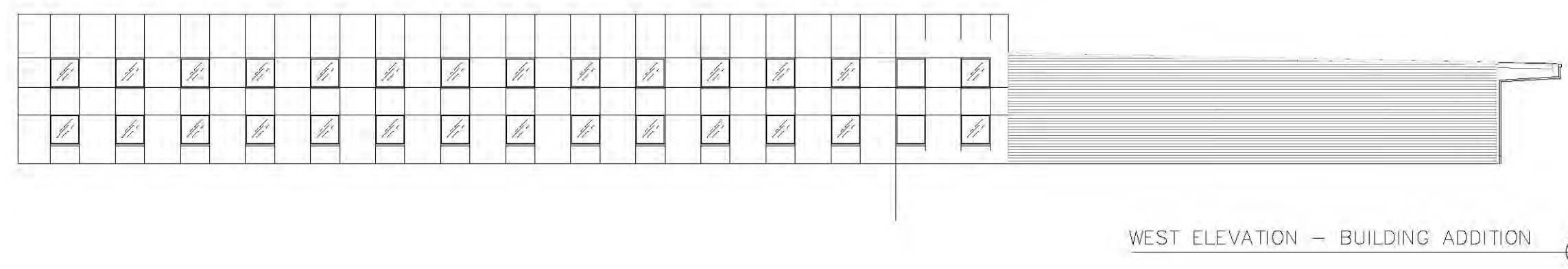
EAST ELEVATION – BUILDING ADDITION A



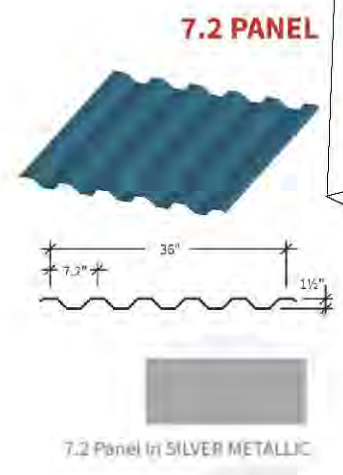
SOUTH ELEVATION – BUILDING ADDITION B



NORTH ELEVATION – BUILDING ADDITION C

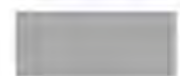


WEST ELEVATION – BUILDING ADDITION D



7.2 PANEL

36"
7.2"
1 1/2"



7.2 Panel in SILVER METALLIC



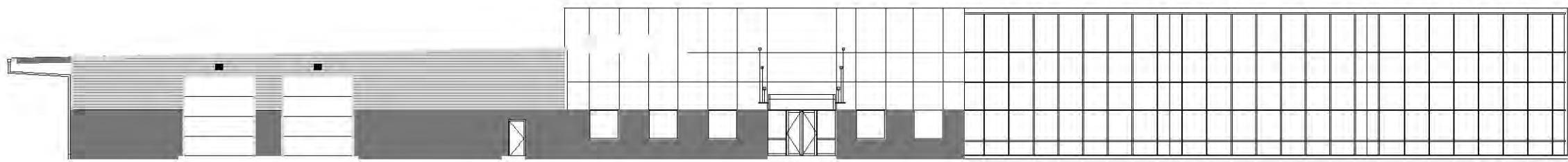
Address
3401 Mill Run Drive
Hilliard, OH 43026

Project
Eco Park

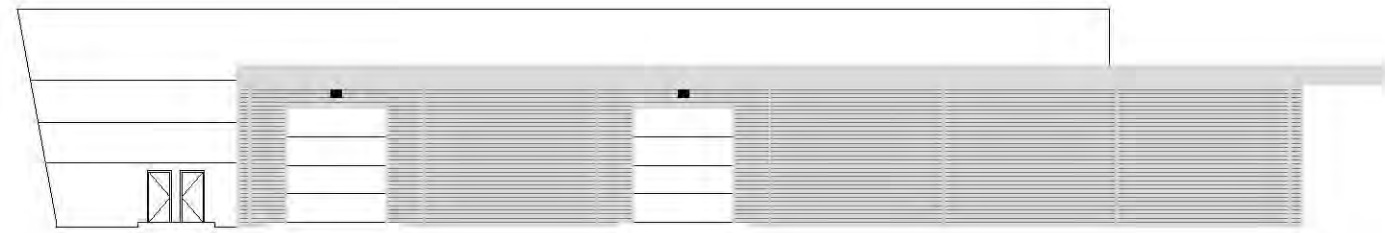
Date 10/26/2022

Sheet Name
Revised Elevations:
Addition (with color)

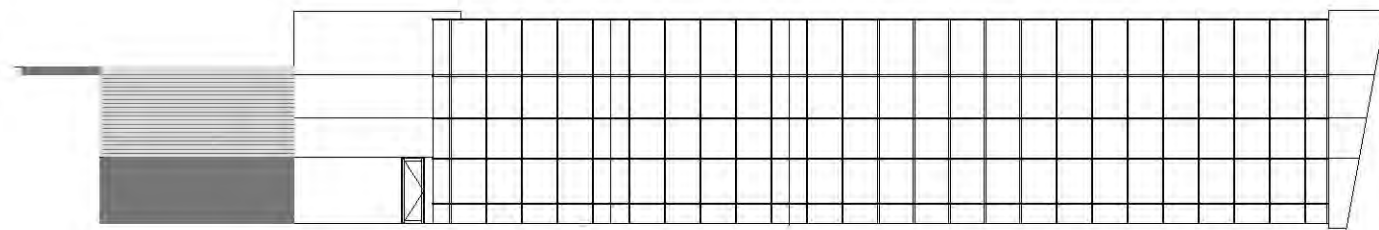
Page #
2/3



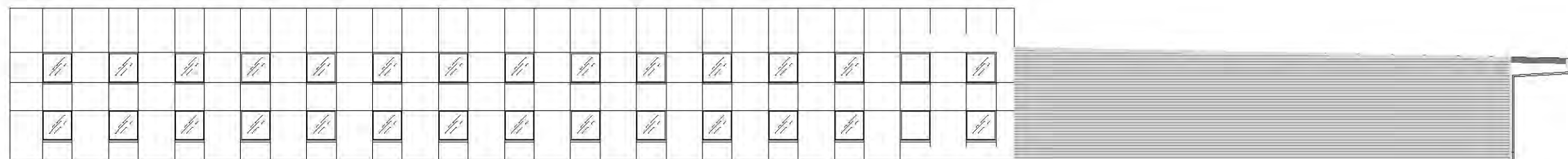
EAST ELEVATION – BUILDING ADDITION A



SOUTH ELEVATION – BUILDING ADDITION B



NORTH ELEVATION – BUILDING ADDITION C



WEST ELEVATION – BUILDING ADDITION D



Address
3401 Mill Run Drive
Hilliard, OH 43026

Project
Eco Park

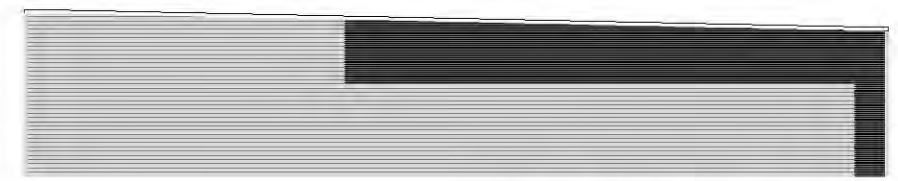
Date 10/26/2022

Sheet Name
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New Building

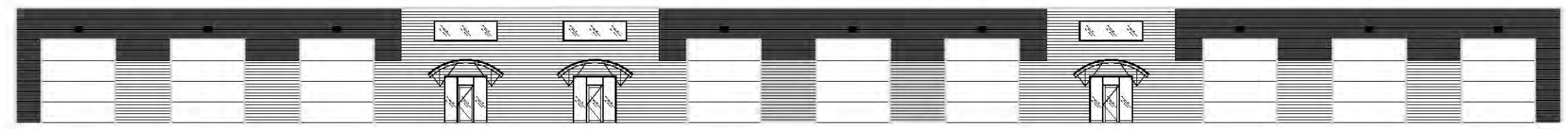
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3/3



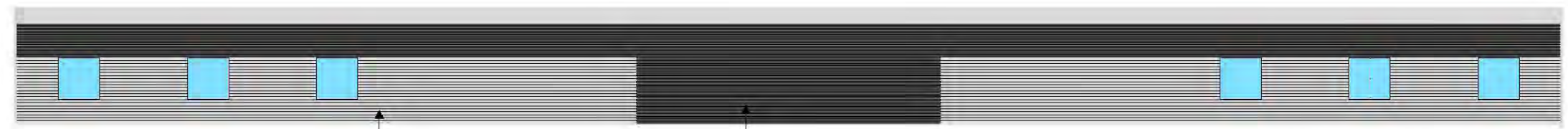
NORTH ELEVATION – NEW BUILDING A
Pre - 1/2



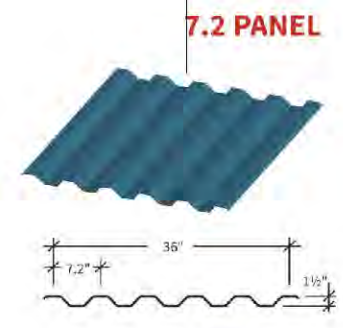
SOUTH ELEVATION – NEW BUILDING B
Pre - 1/2



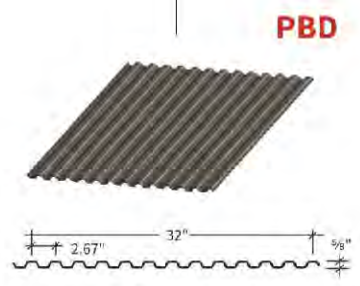
WEST ELEVATION – NEW BUILDING C
Pre - 1/2



EAST ELEVATION – NEW BUILDING D
Pre - 1/2



7.2 PANEL



PBD



ARCHITECTURAL PROTOTYPES





Plantings Calculations and Species Specification		
D.B.H. to be demolished (in)	517	
Replacement requirement (caliper in)	844	
Caliper inches / acre	83	
Requirement after 50% reduction	422	
New Trees		
Caliper in / tree	2	
Total caliper in	294	
New Shrubs		
	181	
Tree Species		
Common Name	Count	Botanical Name
Whitespire, Heritage Birch	20	Betula platyphylla var. japonica
American Yellowwood	30	Cladrastis kentukea
Hardy Rubber Tree	40	Eucommia ulmoides
American Hornbeam	30	Carpinus caroliniana
White Fir	12	Abies concolor
Japanese Flowering Cherry	15	Prunus serrulata
Shrub Species		
Common Name	Count	Botanical Name
Common Boxwood	181	Buxus sempervirens



Address
3401 Mill Run Dr.
Hilliard, OH 43026

Project
Eco Park

Date 11/3/2022

Sheet Name
Landscape Plan

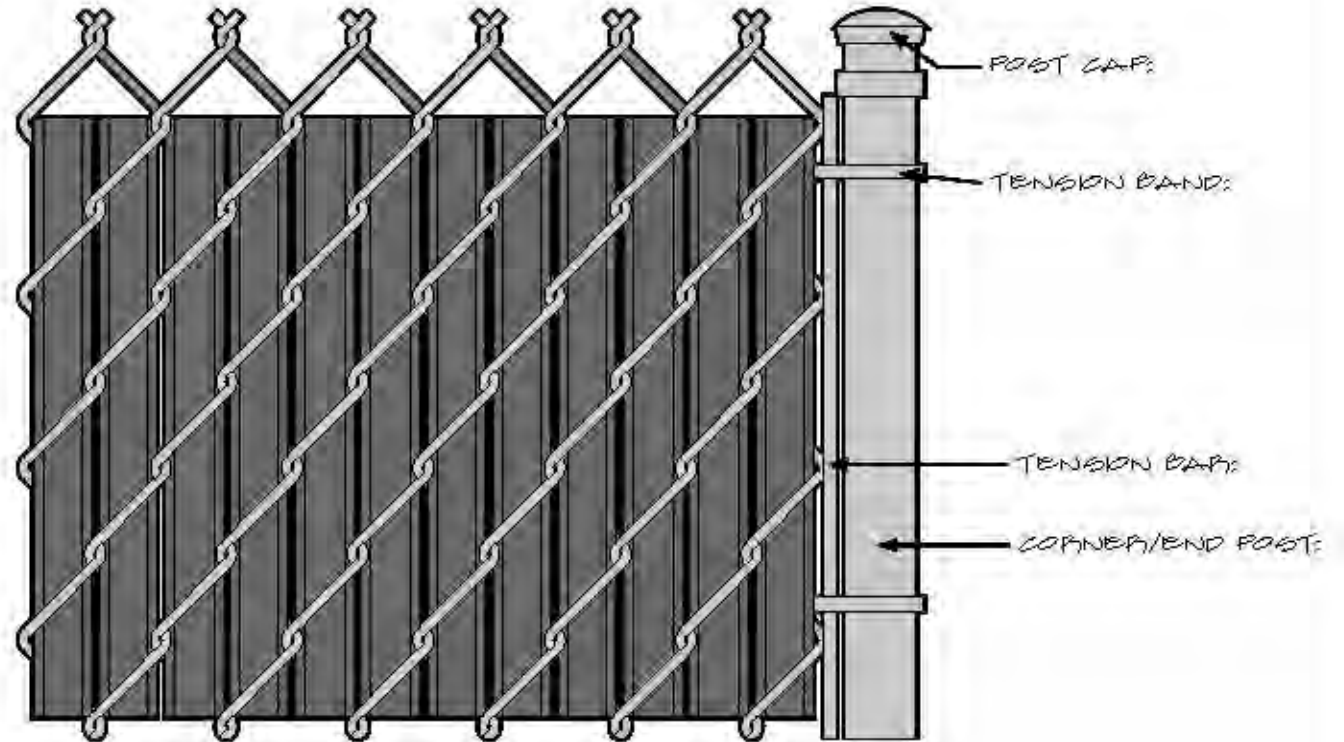
Page #
9/12

Chain Link and Slat Colors:

Black



Slat end view



PrivacyLink®

3 1/2" x 5" Mesh with Factory Inserted Slats



130 West 700 South
Smithfield, UT 84335
eprivacylink.com
1 800 574 1076

PROJECT:

SUBMITTED BY:

DRAWING NO:

OWNER/GENERAL CONTRACTOR:

DATE:







Como Development

Address

3401 Mill Run Dr.
Hilliard, OH 43026

Project

Eco Park

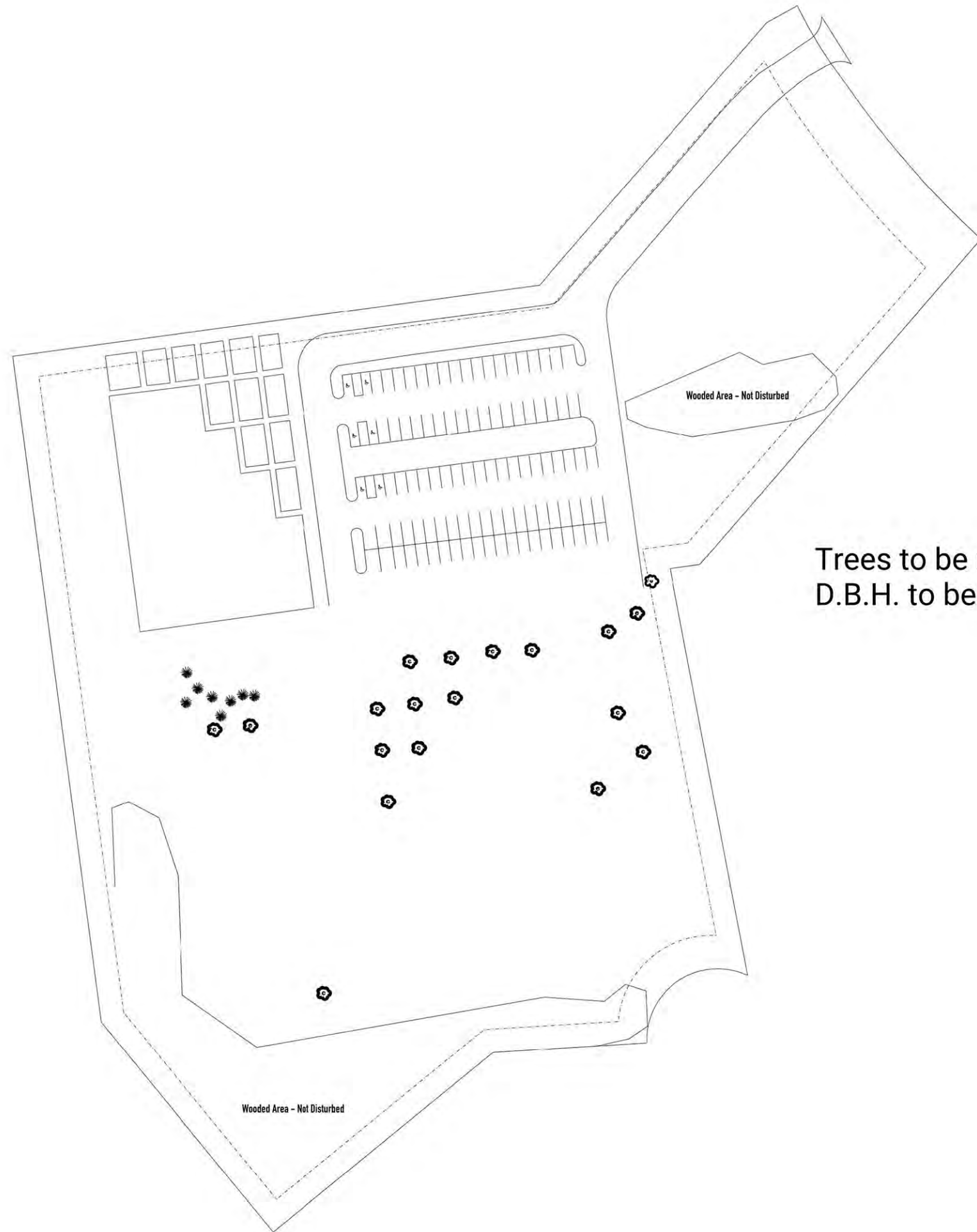
Date 10/5/2022

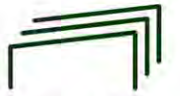
Sheet Name

Landscape
Demo Plan

Page #

8/12





Como Development

Address

3401 Mill Run Dr.
Hilliard, OH 43026

Project

Eco Park

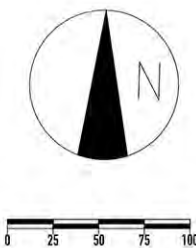
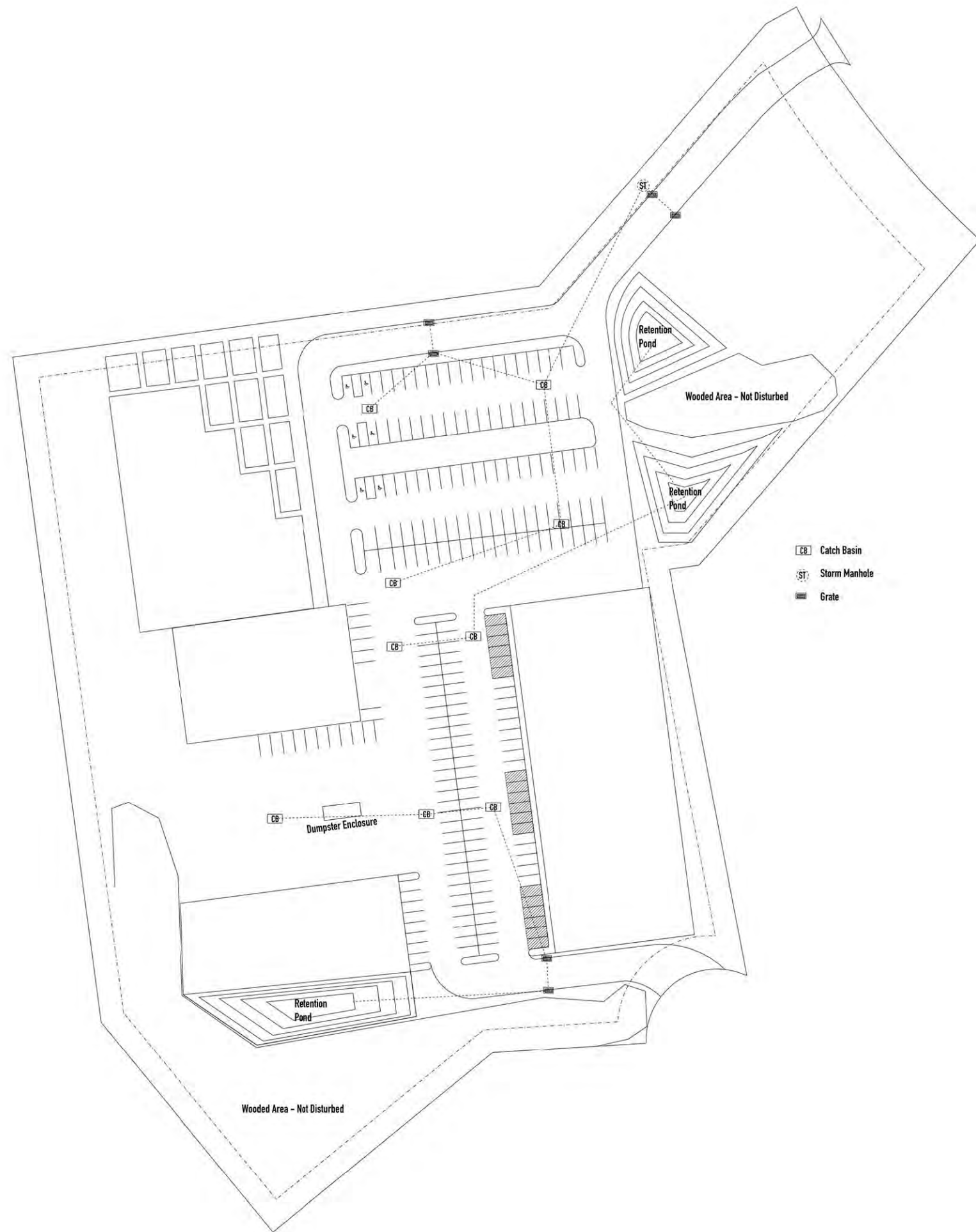
Date 10/5/2022

Sheet Name

Stormwater
Management
Conceptual
Plan

Page #

11/12





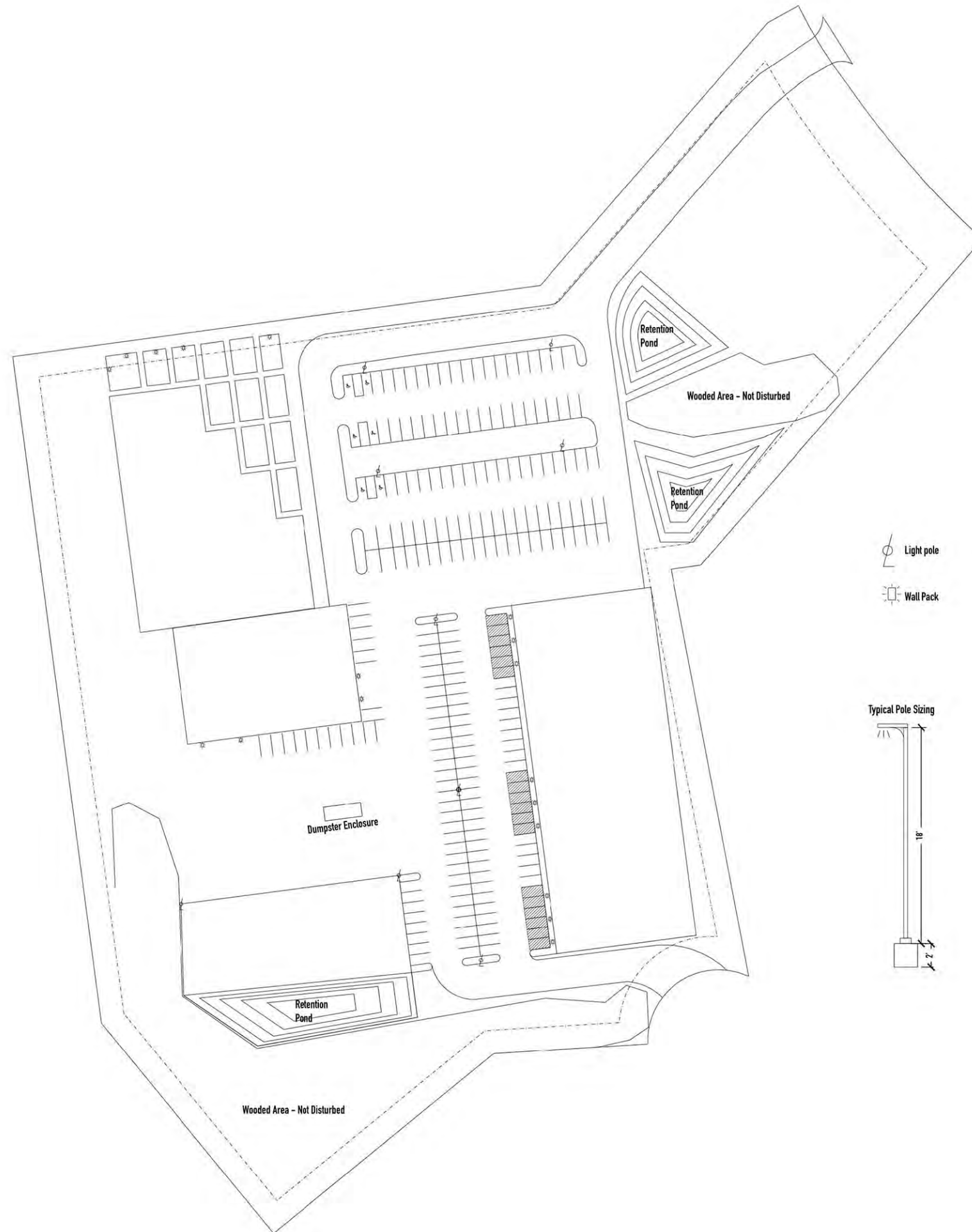
Address
3401 Mill Run Dr.
Hilliard, OH 43026

Project
Eco Park

Date 10/5/2022

Sheet Name
Lighting Plan

Page #
12/12



D-Series Size 0
LED Area Luminaire

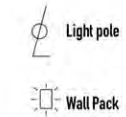
Specifications

- EPA: (1.55 ft²)
- Length: 26"
- Width: 15"
- Height: 3"
- Weight: 16 lbs (max)

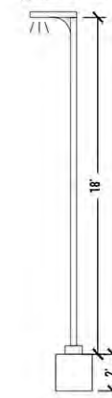
TWX3 LED
LED Wall Luminaire

Specifications

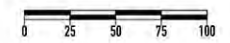
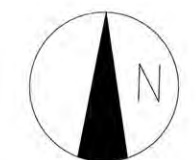
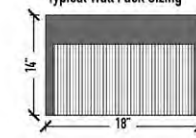
- Depth: 5.0"
- Height: 14.0"
- Width: 18.0"
- Weight: 21 lbs (without options)



Typical Pole Sizing

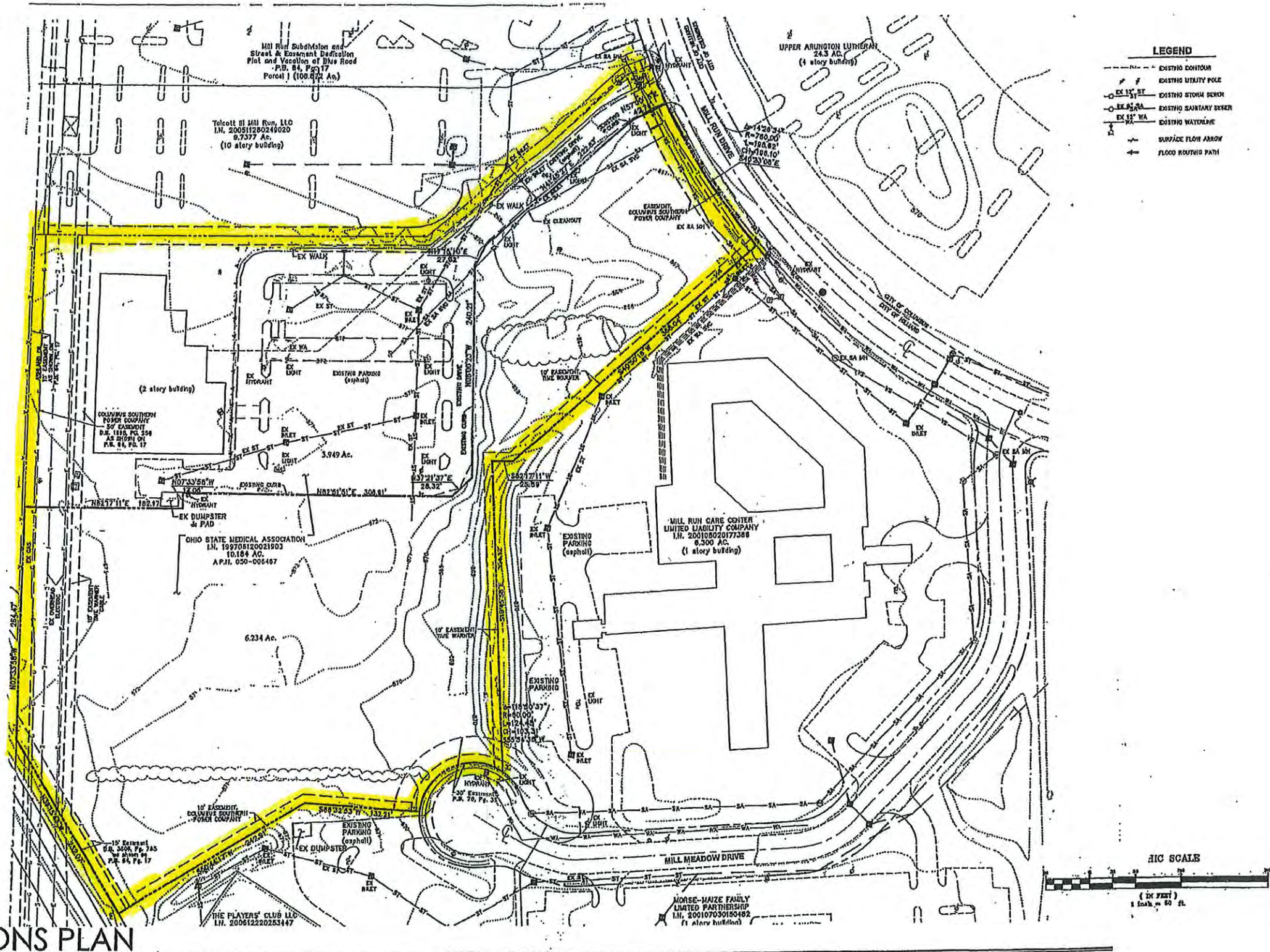


Typical Wall Pack Sizing



Resolution 15-R-01 - Exhibit A

1. **Permitted Uses:** Office, research/development, Testing laboratories, clean room manufacturing, Technical support, warehouse and distribution.
2. **Building Setbacks:** 70' from I-270 right-of-way, 50' from Mill Run Drive right-of-way, 20' from side property lines.
3. **Pavement Setbacks:** 20' from any property line.
4. **Parking Requirements:** Parking requirements for warehouse and distribution uses as per Hilliard Code, all other uses: one space per 300 square feet of floor area.
5. **Architecture:** Building architecture shall be consistent with the existing building, and there will be consistent quality of architectural design and use of materials on all sides of any building.
6. **Signage:** All signage shall meet the Hilliard City Code.
7. **Building Expansion:** New building(s) or an expansion of the existing building on the Property is permitted in the event such building is in accordance with these requirements or as approved by the Hilliard Planning Commission at the review of Final Development Plan.
8. **General Provisions:** All developmental standards shall meet this PUD Modification or as approved by the Hilliard Planning Commission at the time of Final Development Plan review.
9. In order to provide wayfinding from I-270 to the property and building, an illuminated sculptural structure or form may be erected on the roof or extending above the roof line of the building. Such structure shall not be a sign in the conventional sense, and shall not be subject to the limitations on signage contained in Hilliard Graphics and Sign Code.



EXISTING CONDITIONS PLAN



Don Schonhardt, Mayor

3800 Municipal Way, Hilliard, Ohio 43026 | Phone 614.876.7361 | www.hilliardohio.gov

**Planning and Zoning Commission
Record of Action
December 11, 2014**

The Planning and Zoning Commission took the following action at this meeting:

CASE 5: 14-0165LC – Ohio State Medical Association property – 3401 Mill Run Drive

PARCEL NUMBER: 050-006467

APPLICANT: Ohio State Medical Association, 3401 Mill Run Drive, Hilliard, Ohio 43026, c/o Glen Dugger, 37 West Broad Street, Suite 460, Columbus, Ohio 43215.

REQUEST: Review and approval of a modification of the Mill Run PUD under the provisions of Hilliard Code Section 1157.04.i concerning permitted uses and development standards for an existing 10.18-acre site.

MOTION: Mr. Vertal made a motion to approve Case 5: 14-0165LC – Ohio State Medical Association property located at 3401 Mill Run Drive for a modification of the Mill Run PUD under the provisions of Hilliard Code Section 1157.04.i concerning permitted uses and development standards for an existing 10.18-acre site with the following two conditions:

1. That the plan is revised to include the permitted uses, minimum building and pavement setbacks, parking requirements, and architectural standards referenced in the staff report prior to the case being scheduled on a City Council agenda; and
2. That signage meets the provisions of the Sign Code unless otherwise approved by the Planning and Zoning Commission.

Mr. Robertson seconded the motion.-

VOTE:

Mr. Movshin	Yes
Mr. Vertal	Yes
Chairman Lewie	Yes
Mr. Bryner	Yes
Mr. Robertson	Yes
Mayor Schonhardt	Yes

STATUS: The motion passed 6-0 and Case 5: 14-0165LC – Ohio State Medical Association located at 3401 Mill Run Drive was approved for modifications to the Mill Run PUD under the provisions of Hilliard Code Section 1157.04.i concerning permitted uses, and development standards for an existing 10.18-acre site with the two conditions listed above

CERTIFICATION:



Shellie Sivert, Acting Clerk
December 16, 2014

CASE 6: PZ-22-64 – TRUEPOINTE – WEST SIDE OF TRUEMAN BOULEVARD APPROXIMATELY 1,500 FEET SOUTH OF DAVIDSON ROAD

PARCEL NUMBER: 050-003043

APPLICANT: Trueman Boulevard LLC, 4653 Trueman Boulevard, Suite 100, Hilliard, OH 43026; c/o Shawn Boysko, Equity Construction Solutions, 4653 Trueman Boulevard, Suite 200, Hilliard, OH 43026.

REQUEST: Review and approval of a PUD Final Development Plan under the provisions of Hilliard Code Section 1117.08 and the SOMA Company PUD Concept Plan for a development consisting of 15 building lots, 359 multi-family dwelling units in 5 buildings, a 6-story parking garage with 616 parking spaces, and a 6-story parking garage with 708 parking spaces on 27.73 acres.

BACKGROUND:

The overall 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. On August 11, 2022, Council approved a resolution (22-R-58) to modify 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. The applicant is now requesting a Final Development Plan for a development consisting of 15 building lots, 359 multi-family dwelling units in 5 buildings, a 6-story parking garage with 616 parking spaces, and a 6-story parking garage with 708 parking spaces.

COMMISSION ROLE:

The Commission is to review this final development plan application for conformance to the PUD provisions of the Zoning Code as outlined in Chapter 1117 and to the provisions of the Soma Company PUD Concept Plan. Specifically, the Code provides for the granting of final development plan approval under the criteria as outlined by Section 1117.06:

- Whether the proposed development is consistent with the purposes and conditions of the PUD Zoning District;
- Whether the proposal is consistent with the Hilliard Comprehensive Plan and is compatible with existing and potential uses around the property;
- Whether the layout and design is harmonious with the natural character of the surrounding area and site and employs best management practices;
- Whether the proposed project will place undue burden on public facilities and services;
- Whether the PUD will contain uses or conditions that may be injurious to the public health, safety and welfare;
- Whether the proposed development conforms to Code requirements unless specifically modified and approved in accordance with Chapter 1117;
- Whether the final development plan is generally consistent with the approved Concept Plan; and
- Whether the approval will result in a recognizable and substantial benefit to users of the project and the community, which would not otherwise be feasible under conventional zoning districts.

Following approval by the Commission, the applicant can move forward with final engineering and submit for permits to begin construction of the proposed improvements according to the requirements of the Code and conditions set forth by the Commission.

STAFF RECOMMENDATION:

Staff finds that the proposal, as amended in the conditions listed below, is consistent with the provisions of the Soma Company PUD Concept Plan. Based on this finding, staff recommends approval of the PUD Final Development Plan with the following 9 conditions:

- 1) That the PUD Development Text is revised to permit both parking garages to be a maximum of 6 stories in height and to reduce the minimum vehicular use area setback to 0 feet from the north boundary;
- 2) That the graphics on the fiber mesh graphic panels and any signage on the garage buildings are reviewed concurrently for approval by the Planning and Zoning Commission;
- 3) That the signage plans are revised as follows:
 - a) Signage on the west sides of the garage buildings shall be architecturally integrated into the building, and aesthetically harmonious with its surroundings consistent with the general objectives of the Graphics and Sign Code;
 - b) Push-thru letters shall extend no farther than ¼-inch from the sign face;
 - c) Eliminate the internally-illuminated band from the vertical blade sign on Building “A”;
- 4) That a fee in lieu of land dedication be provided consistent with the provisions of Code Section 1187.06;
- 5) That the plans are revised to show the multi-use path will be located along the site perimeter to be counted as a recreational amenity for the overall development;
- 6) That the plans be revised to show 875 caliper inches of replacement trees will be provided;
- 7) That building elevation drawings showing all roof top mechanical units will be screened to the full height of the unit consistent with the provisions of the PUD text be submitted with the building permit application;
- 8) 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
- 9) That emergency vehicle access shall meet the requirements of Norwich Township Fire Department.

CONSIDERATIONS:

- The site consists of Soma Company PUD Subarea 5. Permitted uses in Subarea 5 include office, retail, restaurant, residential (a maximum of 367 dwelling units), hotel, parking garages, and outdoor spaces and amenities. Access to the site will be from the three existing access points on Trueman Boulevard, and from an access drive connection from the adjacent property to the north.
- The proposed plan shows 15 building lots for the overall development. A parking garage is shown in the northwest portion of the site, and multi-family residential buildings (including a parking garage) are shown in the southern portion of the site. A multi-use path is proposed to encircle most of the site. It extends from the sidewalk along Trueman Boulevard westward along the northern property boundary to the western edge of the development. The path then travels southward along approximately one half of the I-270 frontage, through the multi-family buildings and eastward to the sidewalk along Trueman Boulevard. **[Staff recommends that the plans be revised to show the multi-use path will be located along the site perimeter to be counted as a recreational amenity for the overall development.]**
- Minimum building setbacks from the overall Subarea 5 boundary are as follows: 0 feet from the north, 5 feet from the south, 40 feet from the east, and 50 feet from the west. The proposed plan conforms to these setbacks. Minimum vehicular use area setbacks from the overall Subarea 5 boundary are as follows: 20 feet from the north, 20 feet from the south, 25 feet from the east, and 60 feet from the west. The proposed plan conforms to these setbacks except for 8 parking spaces located immediately west of the access drive connection to the adjacent property to the north. **[Staff recommends that the PUD text be revised to reduce the minimum setback for these parking spaces.]**

Multi-family Dwellings:

- Plans show a total of 359 dwelling units in 5 buildings. The plan features Building “A” which is 5 stories in height, has 215 dwelling units and is connected to the South Parking Garage (Building “C”). Building “A” is approximately 63 feet in height at the highest point which is less than the maximum 75-foot height permitted in the text. Building “A” features a communal courtyard area with an outdoor pool and has 28 studio dwelling units, 100 one-bedroom dwelling units, 79 two-bedroom dwelling units, and 8 three-bedroom dwelling units. Four buildings are identified as Building “B” which are 3 stories in height and have 36 dwelling units each. Building “B” is approximately 35 feet in height at the highest point which is less than the maximum 60-foot height permitted in the text. Each Building “B” has 6 studio dwelling units, 18 one-bedroom dwelling units, and 12 two-bedroom dwelling units. The maximum total impervious coverage permitted per the text is 80 percent. A trash enclosure area is proposed in the southwestern portion of the site. The text requires trash receptacles to be screened from view on three sides by a solid masonry or wood framed wall (not concrete block) compatible with building materials on 3 sides and a metal or wood gate on the fourth side. **[Staff recommends that the plans be revised to specify the total impervious coverage.]**
- Required parking for the multi-family dwellings is 628 parking spaces based on 1.75 spaces per dwelling unit. The proposed plan shows 670 residential parking spaces including 230 uncovered surface parking spaces, 215 parking spaces within the south garage, 95 shared uncovered surface parking spaces, and 130 shared parking spaces within the south garage. Proposed two-way parking aisles are not less than 24 feet in width consistent with the Code. Parking spaces all meet the required minimum 9-foot width and 18-foot length.
- Park land fee in lieu of land dedication: Section 1187.06(c) of the Zoning Code requires land dedication for recreational facilities in the amount of 10 acres per 1,000 residents anticipated in the proposed development. A fee in lieu of land dedication for the purpose of providing park and recreation facilities to serve the future residents may be authorized by the City. Based on 152 one-bedroom (or studio) dwelling units, 91 two-bedroom dwelling units, and 8 three-bedroom dwelling units, and one person per bedroom, required park land dedication would be 5.02 acres. The fee in lieu of land dedication would be 5.02 acres multiplied by the appraised per acre value of the land to be developed.
- Architecture: The PUD Development Text specifies architectural standards for residential buildings and includes conceptual renderings to show examples of the quality of design and exterior materials. The proposed plans are consistent with the standards in the PUD Development Text. Roof top mechanical units are not shown and must be screened to their full height consistent with the text requirements. **[Staff recommends that building elevation drawings showing all roof top mechanical units will be screened to the full height of the unit consistent with the provisions of the PUD text be submitted with the building permit application.]**
- Exterior elevations consist of a combination of red brick (Glen Gery “Monticello”), tan brick (Belden “Dutch Gray Velour”), cast stone (Custom Cast Stone “Sandstone”), metal panel (Sobotec Alucobond “Anodic Clear Mica”) fiber cement panel lap siding (HardiePlank “Night Gray”, “Pearly Gray”, “Sherwin Williams 7007 “Ceiling Bright White”, and Sherwin Williams 7069 “Iron Ore”), dark gray and light gray metal coping (Dimensional Metals, Inc. “Metallic Silver”, “Charcoal Gray”, and “Slate Gray”), black aluminum store front framing, and black and white windows.

North & South Parking Garages:

- The PUD Development Text requires commercial building design and materials to be consistent and compatible with the buildings along the I-270 outer belt between Cemetery Road and Sawmill Road. The plans show a 6-story, 241,552-square-foot north garage building with 708 parking spaces, and a 6-story, 205,206-square-foot south garage building with 616 parking spaces. **[The text specifies a maximum height of five stories. Staff recommends that the text be revised to permit the six stories.]**

- Building elevations indicate the predominant exterior material will be precast concrete. Fiber mesh graphic panels will be featured along the length of each elevation with a consistent rhythm that gives a complimentary appearance to the office and residential buildings. The panels are to help conceal vehicles from view and to de-emphasize the scale of the garage buildings so that they become secondary to the office buildings along the freeway. The graphics that will be applied to the panels have not been finalized. **[Staff recommends that the graphics be provided for review and approval by the Planning and Zoning Commission.]**

Landscaping:

- The proposed landscape plans show that 90 existing trees totaling 1,750 caliper inches will be removed from the site. Replacement trees for the overall site must be not less than 875 caliper inches as required per Code; however, the plans indicate that only 438 caliper inches of replacement trees will be provided. **[Staff recommends that the plans be revised to show 875 caliper inches of replacement trees will be provided.]** The plans specify 244 caliper inches of trees will be planted based on 243,660 square feet of surface covered by structure, consistent with the provisions of the Zoning Code.

Site Lighting:

- The proposed plans conform to the provisions of the Zoning Code and the Hilliard Design Manual concerning light trespass. The PUD Development Text requires lighting fixtures to be cut-off type and not more than 25 feet in height. Light poles and standards shall be either black or dark bronze in color.

Proposed Signage:

- Proposed signage for the development includes the following:
 - 1) ID-01: 12-foot-tall, 84-square-foot (7.9'x10.6') ground sign with halo illuminated letters located at the main entrance into the site near the midpoint of the Trueman Boulevard frontage and not less than 15 feet from the Trueman Boulevard right-of-way line. The sign features a two-foot-tall base, "Truepointe" in text, and 5 tenant panels.
 - 2) ID-02: 7-foot-tall, 50-square-foot ground sign with halo-illuminated letters located at the site's northern entrance and not less than 15 feet from the Trueman Boulevard right-of-way line. The sign features a two-foot-tall base and the company name.
 - 3) ID-03: 7-foot-tall, 50-square-foot ground sign with halo-illuminated letters located at the site's southern entrance and not less than 15 feet from the Trueman Boulevard right-of-way line. The sign features a two-foot-tall base and the True Lofts name.
 - 4) RE-01: 12-square-foot, halo-illuminated wall sign on the west elevation of the southernmost residential building. It features "Truepointe Lofts" in text. **This sign appears to be larger than 12 square feet and staff recommends that the size be confirmed.**
 - 5) RE-02: 140-square-foot, 3-sided vertical blade sign located on the east elevation of Building "A". The sign features push-thru letters with opaque faces on the north and south sides, and an internally-illuminated white band on the east side. The Sign Code permits push-thru letters to extend ¼-inch from the sign face. **The proposed push-thru letters extend ¾-inch from the sign face and must be revised to meet the Sign Code. The proposed internally-illuminated band is not permitted per Code and must be revised accordingly.**
 - 6) RE-03: 1-square-foot, halo-illuminated wall sign located on the east elevation of Building "A" over the entrance door. The sign features "Truepointe Lofts" in text. **This sign appears to be larger than 1 square foot and staff recommends that the size be confirmed.**
 - 7) DV-01: 2,125-square-foot, internally-illuminated wall sign on the west elevation of the south parking garage. The sign features "Truepointe the Residences" in channel letters. **[Staff finds that this sign gives the appearance of a billboard sign instead of a sign that is architecturally**

- integrated into the building. Staff recommends that this sign be revised to be consistent with the objectives of the Graphics and Sign Code.]**
- 8) FG-01: Two wall signs totaling 4,500 square feet located on the west side of the north garage building. **[Staff finds that this sign gives the appearance of a billboard sign instead of a sign that is architecturally integrated into the building. Staff recommends that this sign be revised to be consistent with the objectives of the Graphics and Sign Code.]**
 - 9) Tenant signage for individual buildings and commercial tenants will have sizes equal to one square foot of sign area for each linear foot of building/tenant space frontage. Each sign will conform to the Sign Code concerning illumination unless otherwise approved by the Planning and Zoning Commission.
 - 10) Directional signage is shown in various locations throughout the site. These signs will be externally illuminated. The Sign Code permits directional signage to be a maximum of 3 feet in height and a maximum of 2 square feet in size. Details concerning directional sign height and size have not been provided.

[END OF REPORT | PZ-22-64]

FINAL DEVELOPMENT PLAN: TRUEPOINTE MIXED USE DEVELOPMENT

4457 Trueman Boulevard, Hilliard, Ohio 43026

October 5, 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 current site design and uses includes: four 3-story multi-family residential buildings (Bldg. B); one 4-5 story multi-family building (Bldg. A) that extends over ground level retail space (Bldg. D) and wraps around two sides of a 6-level parking garage (Bldg. C); four freestanding 1-2 story retail and restaurant buildings (Bldgs. E, F, G & J); one 4-story hotel (Bldg. H); maintain existing 1-story office building (Batelle For Kids); one 6-level parking garage (Bldg. M) between three office buildings (Office K/L, N1 & N2) that range from 2-4 stories; four 5-car residential garages as well as surface parking throughout the site.

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 ground level retail and a shared parking garage. Additional multi-family 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.

FINAL DEVELOPMENT PLAN: TRUEPOINTE MIXED USE DEVELOPMENT

4457 Trueman Boulevard, Hilliard, Ohio 43026

October 5, 2022

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 early 2023. 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 managing partner 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 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.

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.

FINAL DEVELOPMENT PLAN: TRUEPOINTE MIXED USE DEVELOPMENT

4457 Trueman Boulevard, Hilliard, Ohio 43026

October 5, 2022

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
 3. 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 (215 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 throughout the site, 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 included in this final development plan application. Final development plans for this submittal shall include: all multi-family uses (Buildings A & B), attached ground floor retail (Building D), south parking garage (Building C), north parking garage (Building M) and adjacent Office (Building K/L). Final development plans for office buildings and/or office uses shall be reviewed and approved administratively by the City of Hilliard.

FINAL DEVELOPMENT PLAN: TRUEPOINTE MIXED USE DEVELOPMENT

4457 Trueman Boulevard, Hilliard, Ohio 43026

October 5, 2022

C. Max lot coverage: Up to 80% impervious surfaces allowed, 67% impervious surfaces depicted (Final Development Plan title sheet 1/13) .

D. Height Standards Per Building Uses:

Generally, height shall be graduated from the highest buildings along I-270, to medium with greater setbacks and lower heights along the north and south end of Trueman Boulevard. Larger setbacks, landscape treatments and parking areas help buffer building heights closer to Trueman Boulevard. Final heights are included with this final development plan submittal. All Future Buildings and proposed uses noted below will be included in a future final development plan submittal and included for reference only.

1. **Building 'A':** Multi-family building at up to 5 stories connected to South Parking Garage C and adjacent to ground level retail buildings D will maximum allowances for up to 75 feet, per PDP submittal. Actual building height varies from 44 feet at four stories to 55 feet high at five story with 215 units.
2. **Buildings 'B':** Four separate, 3 story multi-family residential buildings, up to 38 units with maximum allowance of up to 152 units and 45 feet. Actual building height is approximately 44 feet high at three stories with 36 units per building or 144 total units.
3. **South Parking Garage 'C/02':** up to 5 levels, 480 spaces, connected to Multi-family Building B and Retail Building D, up to 60 feet. Actual building height varies from 59 to 72 feet high at six levels with approximately 617 parking spaces.
4. **Building 'D':** ground level retail spaces at 8,600 SF, 1 story, 18 feet high.
5. **Future Building 'E':** proposed retail or restaurant uses at approximately 7,200 SF, only 1 story, up to 35 feet high (max).
6. **Future Building 'F':** proposed retail or restaurant uses at approximately 9,000 SF, up to 2 stories, 45 feet high (max).
7. **Future Building 'G':** proposed retail or restaurant uses at approximately 12,200 SF, up to 2 stories, 45 feet high (max).
8. **Future Hotel Building 'H':** proposed 4-story hotel use at approximately 108 guest rooms, up to 60 feet high (max).

FINAL DEVELOPMENT PLAN: TRUEPOINTE MIXED USE DEVELOPMENT

4457 Trueman Boulevard, Hilliard, Ohio 43026

October 5, 2022

9. **Office Building 'I'**: existing Battelle for Kids medical office building, 19,500 SF, 1 story, approximately 35 feet high as approved with existing conditions and standards.
10. **Future Building 'J'**: proposed retail or restaurant uses at approximately 7,400 SF, 1 story, up to 35 feet high (max).
11. **Building 'K'**: proposed co-work/flex office use at approximately 8,200 SF to 8,500 SF per floor at 16,700 SF total within 2-stories, at 34 feet high.
12. **Building 'L'**: proposed office building at approximately 31,400 SF to 32,800 SF per floor at 97,000 SF total within 3-stories at 55 feet high (max).
13. **North Parking Garage 'M/01'**: up to 6 levels, 711 spaces along I-270, up to 70 feet high. Actual building is 6 levels at 62 feet high with approximately 747 parking spaces.
14. **Future Building 'N'**: Office building up to 6 stories (up to 200,000 sf) along I-270, up to 110 feet.

Proposed medical office Building N1(North) approximately 11,800 SF per floor or 35,400 SF total at 3-stories or 50 feet high (max).

Proposed medical office Building N2(South) approximately 25,000 SF per floor or 100,000 SF total at 4-stories or 62 feet high (max).
15. **Building "P"**: free-standing residential garage with 20 total spaces serving the multi-family buildings.

E. Setbacks:

1. Building setbacks from overall subarea boundaries shall be as follows:
 - a. North (side) 0 feet required minimum, 6 feet provided.
 - b. South (side) 5 feet required minimum, 19 feet provided.
 - c. East (front) 40 feet required minimum, 79 feet provided.
 - d. West (rear) 50 feet required minimum, 63 feet provided.
2. Minimum vehicular area setbacks from property lines shall be as follows:
 - a. North (side) 20 feet required minimum, 0 feet provided.
 - b. South (side) 20 feet required minimum, 94 feet provided.
 - c. East (front) 25 feet required minimum, 25 feet provided.
 - d. West (rear) 60 feet required minimum, 64 feet provided.

FINAL DEVELOPMENT PLAN: TRUEPOINTE MIXED USE DEVELOPMENT

4457 Trueman Boulevard, Hilliard, Ohio 43026

October 5, 2022

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 landscape plans, L-3 and L-4.
3. Landscaping along western property line facing I-270 shall be as shown on the landscape plans 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)

FINAL DEVELOPMENT PLAN: TRUEPOINTE MIXED USE DEVELOPMENT

4457 Trueman Boulevard, Hilliard, Ohio 43026

October 5, 2022

- 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 Site Photometric Plans, drawing E0.03-E0.05 and associated light fixtures specifications and cut sheets included in the 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.

FINAL DEVELOPMENT PLAN: TRUEPOINTE MIXED USE DEVELOPMENT

4457 Trueman Boulevard, Hilliard, Ohio 43026

October 5, 2022

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 proposed parking available for the entire Subarea 5 shall be 2,340 spaces, which includes 820 on-site surface parking spaces, 60 off-sites surface parking spaces, 1,180 commercial parking garage spaces and 340 shared parking spaces as approved in the Preliminary Site Development Plans.

The total actual parking available for the entire Subarea 5 shall be 2,629 spaces, which includes 822 on-site surface parking spaces, 86 off-sites surface parking spaces, 1,324 commercial parking garage spaces and 398 shared parking spaces as included in the Final Site Development Plans.

- 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 (153 spaces), off-site shared parking (86 spaces) and parking garage spaces (245 spaces) for a total of 398 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.

FINAL DEVELOPMENT PLAN: TRUEPOINTE MIXED USE DEVELOPMENT

4457 Trueman Boulevard, Hilliard, Ohio 43026

October 5, 2022

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 wood framed wall (not concrete block) compatible with building materials on three sides, and a wood fence/gate on the fourth side. Additional de-centralized refuse collection facilities are located throughout the site to service all proposed uses.

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 with a centrally located round-about is main entrance from Trueman Boulevard, which leads to 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 will be further defined in the 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, pre-cast 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 Conceptual Site Renderings, dated 5/17/22 for proposed retail design that meets the design intent defined above.
 - f. Final 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: Final renderings of residential structures are provided to show proposed exterior building materials, quality and designs planned for Buildings A & B.
 - 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.

FINAL DEVELOPMENT PLAN: TRUEPOINTE MIXED USE DEVELOPMENT

4457 Trueman Boulevard, Hilliard, Ohio 43026

October 5, 2022

- 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 Final Residential Building 'A' & 'B' Floor Plans and Elevations, dated 10/5/22, for proposed residential design that meets the design intent defined above.
- f. Refer to Final Office Building 'K/L' Floor Plan and Elevations, dated 10/5/22, and additional color renderings for proposed office building design that meets the design intent defined above.
- g. Refer to Parking Garage 01 & 02 Floor Plan and Elevations, dated 10/5/22, for proposed office building design that meets the design intent defined above.

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, revised 8/2/22 and approved by Hilliard on 8/2/22 for Technical Analysis, Traffic Signal Warrant Analysis, Conclusions and Recommendations and all supporting documents.

FINAL DEVELOPMENT PLAN: TRUEPOINTE MIXED USE DEVELOPMENT

4457 Trueman Boulevard, Hilliard, Ohio 43026

October 5, 2022

P. Signage:

Refer to the Truepointe Sign Criteria Package, dated 10/5/22 that is intended to be a comprehensive sign criteria that will govern all proposed site monument signage, directional, wayfinding, multi-family, commercial office, retail and parking garage wall signs. This criteria is intended to supplement Hilliard Code requirements.

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 on 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.

Refer to Condo Unit Site plan, sheet 7 of 13, for proposed condominium units that will be platted and recorded along with all applicable utility and cross-access easements required.



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 CONCEPTUAL RENDERING

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 J 05.17.2022
 page 4



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 page 1



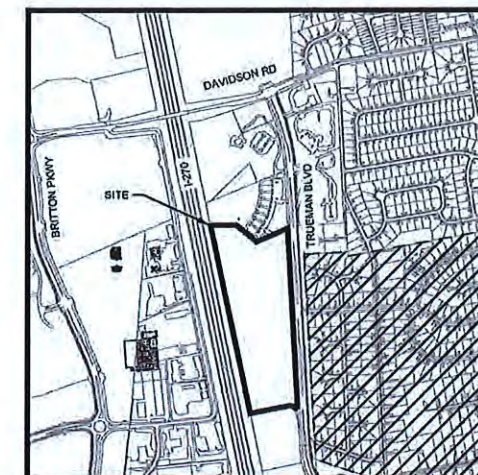
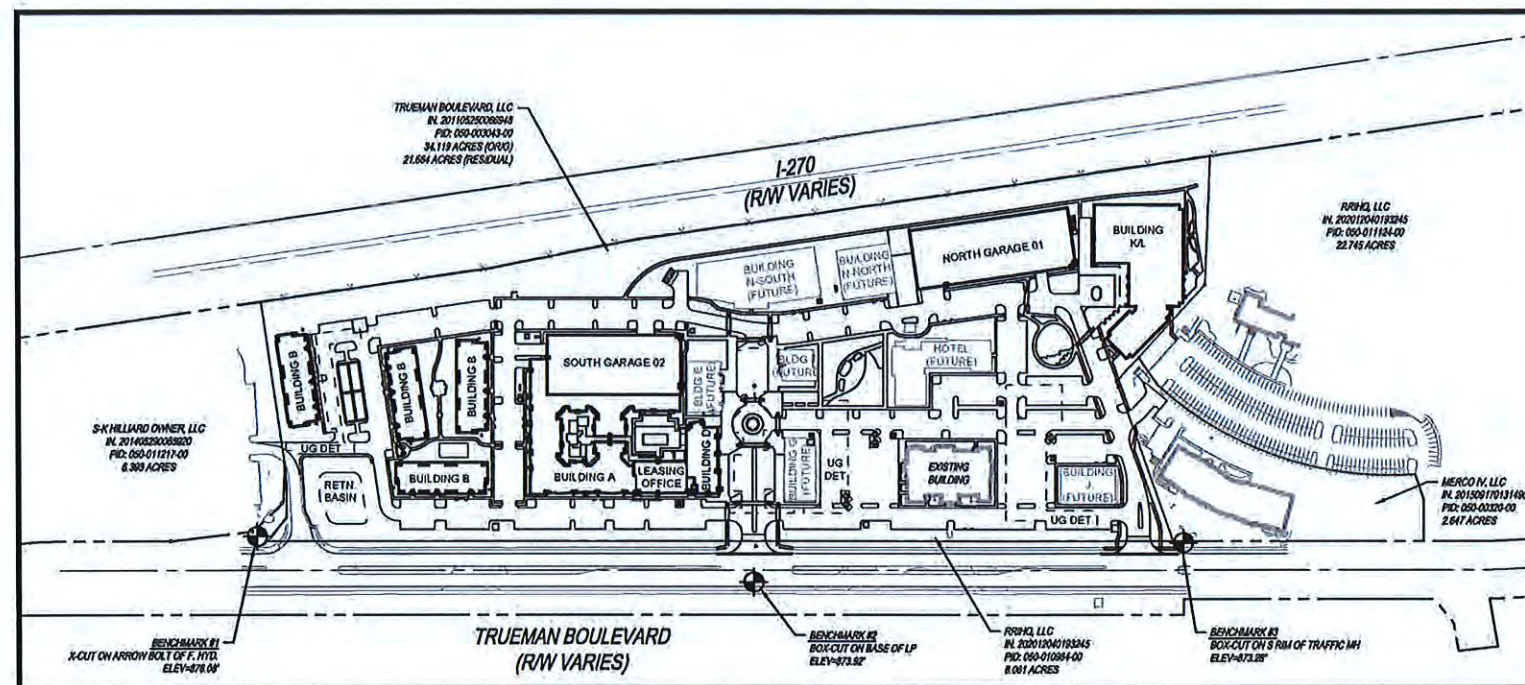






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FINAL DEVELOPMENT PLAN FOR TRUEPOINTE MIXED USE DEVELOPMENT 4457 TRUAMAN BLVD HILLIARD, OH 43026



LOCATION MAP
1"=100'

LEGEND



APPROVALS

SIGNATURES ON THIS PLAN SIGNIFY ONLY CONCURRENCE WITH THE GENERAL PURPOSE AND GENERAL LOCATION OF THE PROJECT. ALL TECHNICAL DETAILS REMAIN THE RESPONSIBILITY OF THE ENGINEER PREPARING THE PLAN.

REVIEWED BY:

DIRECTOR OF PUBLIC SERVICE, CITY OF HILLIARD
CITY ENGINEERING, CITY OF HILLIARD

ZONING INSPECTOR, CITY OF HILLIARD

CHAIRPERSON OF THE PLANNING & ZONING COMMISSION
CITY OF HILLIARD

SEAL:

NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION
1	10/28/22	PER CITY PLANNING REVIEW

OWNER:
4653 TRUAMAN BLVD., SUITE 100
HILLIARD, OH 43064

JOINT VENTURE BETWEEN:
EQUITY LLC
4653 TRUAMAN BLVD., SUITE 100
HILLIARD, OH 43064

MILHAUS
480 VIRGINIA AVE.
INDIANAPOLIS, IN 46203

RETAIL/COMMERCIAL OFFICE DEVELOPER:
EQUITY CONSTRUCTION SOLUTIONS
4653 TRUAMAN BLVD, SUITE 100
HILLIARD, OH 43026
CONTACT: SHAWN BOYSKO
PHONE: (614) 334-7823
EMAIL: SBOYSKO@ECSBUILDS.COM

ARCHITECT:
M+A ARCHITECTS
775 YARD ST.
COLUMBUS, OH 43212
CONTACT: JOHN EYMANN
PHONE: (614) 784-0407
EMAIL: JOHN@M+A-ARCHITECTS.COM

LANDSCAPE ARCHITECT:
MRSK STUDIOS
452 S LUDLOW ST
COLUMBUS, OH 43215
CONTACT: ELLEN PUCKETT
PHONE: (614) 634-2927
EMAIL: EPUCKETT@MRSKSTUDIOS.COM

MEP ENGINEER:
PRATER ENGINEERING ASSOCIATES, INC
6130 WILCOX RD
DUBLIN, OH 43016
CONTACT: BRENT BURNS
PHONE: (614) 708-4309
EMAIL: BBURNS@PRATERENR.COM

SHEET INDEX

- 1 - TITLE SHEET
- 2 - LAND EXHIBIT
- 3 - OVERALL PLAN
- 4 - CONDO UNIT PLAN
- 5 - LOCATION PLAN
- 6 - LOCATION PLAN
- 7 - GRADING & UTILITY PLAN
- 8 - GRADING & UTILITY PLAN
- 9 - GRADING & UTILITY PLAN
- 10 - GRADING & UTILITY PLAN
- 11 - GRADING & UTILITY PLAN
- 12 - GRADING & UTILITY PLAN
- 13 - GRADING & UTILITY PLAN

FINAL DEVELOPMENT PLAN NOTE:

THIS PLAN SET IS TO BE USED FOR ZONING APPROVAL PURPOSES ONLY.

DESCRIPTION

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 DETENTION/RETENTION AREAS FOR STORMWATER MANAGEMENT.

DEVELOPMENT STANDARDS			
STANDARD	EXISTING*	REQUIRED (1)	PROPOSED
FRONT BUILDING SETBACK (E)	79'	40' MIN	79'
SIDE BUILDING SETBACK (S)	310'	5' MIN	19'
SIDE BUILDING SETBACK (N)	123'	0' **	6'
REAR BUILDING SETBACK (W)	305'	50' MIN	63'
IMPERVIOUS AREA	52%	80% MAX	67%
DEDICATED OPEN SPACE	N/A	2% MIN	4.30%
FRONT PARKING SETBACK (E)	26'	25' MIN	25'
SIDE PARKING SETBACK (S)	108'	20' MIN	94'
SIDE PARKING SETBACK (N)	205'	20' MIN	0' ***
REAR PARKING SETBACK (W)	10'	60' MIN	64'

* EXISTING CONDITIONS ARE RELATIVE TO EXISTING PARCEL 050-010984-00 ONLY
** SUBJECT TO 20' NO-BUILD EASEMENT ON ADJACENT PARCEL
(1) REFERENCED FROM DEVELOPMENT TEXT APPROVED AS PART OF THE PRELIMINARY DEVELOPMENT PLAN APPLICATION ON 08/04/2022
*** DEVIATION FROM APPROVED DEVELOPMENT TEXT REQUIRED

SITE DATA

PARCEL ID	050-003043-00 & 050-010984-00
TOTAL SITE AREA	27.73 ACRES
EXISTING ZONING DISTRICT	EXISTING PUD
PROPOSED ZONING DISTRICT	PUD (PLANNED UNIT DEVELOPMENT)
EXISTING USE	050-003043-00; UNDEVELOPED; 050-010984-00; MEDICAL OFFICE BUILDING
PROPOSED USE	MIXED USE

OFF-STREET PARKING (1)

CODE SECTION	STANDARD	REQUIREMENT	EXISTING	PROPOSED
1127.02	DISTANCE BETWEEN DRIVES	150' MINIMUM (35 MPH SPEED LIMIT)	N/A	803'
1127.02	DRIVE DISTANCE FROM STREET INTERSECTION	250' MINIMUM (ALONG ARTERIAL, INTERSECTING ARTERIAL STREET)	N/A	1514'
STD. DWG. 00-1	DRIVEWAY WIDTH	22' MIN - 36' MAX	43'	48' (D/W)
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
1127.04	AISLE WIDTH (PERPENDICULAR PARKING)	24 FT MINIMUM (2-WAY TRAFFIC)	N/A	24-26 FT (2-WAY TRAFFIC)
1127.04	AISLE WIDTH (ANGLE)	18 FT MINIMUM (1-WAY TRAFFIC)	N/A	18 FT (1-WAY TRAFFIC)

N/S - NO STANDARD
D/W - DESIGN WAIVER NEEDED FOR DEVIATION FROM STANDARD DRAWING
(1) - REFERENCE PARKING ANALYSIS TABLE (SHEET 6)



FINAL DEVELOPMENT PLAN FOR
TRUEPOINTE MIXED USE DEVELOPMENT
4457 TRUAMAN BLVD
HILLIARD, OH 43026

PROJECT NO: 200123.004

DATE: 09/28/2022

SCALE:

AS SHOWN

SHEET NAME:

TITLE SHEET





SHEET NO.

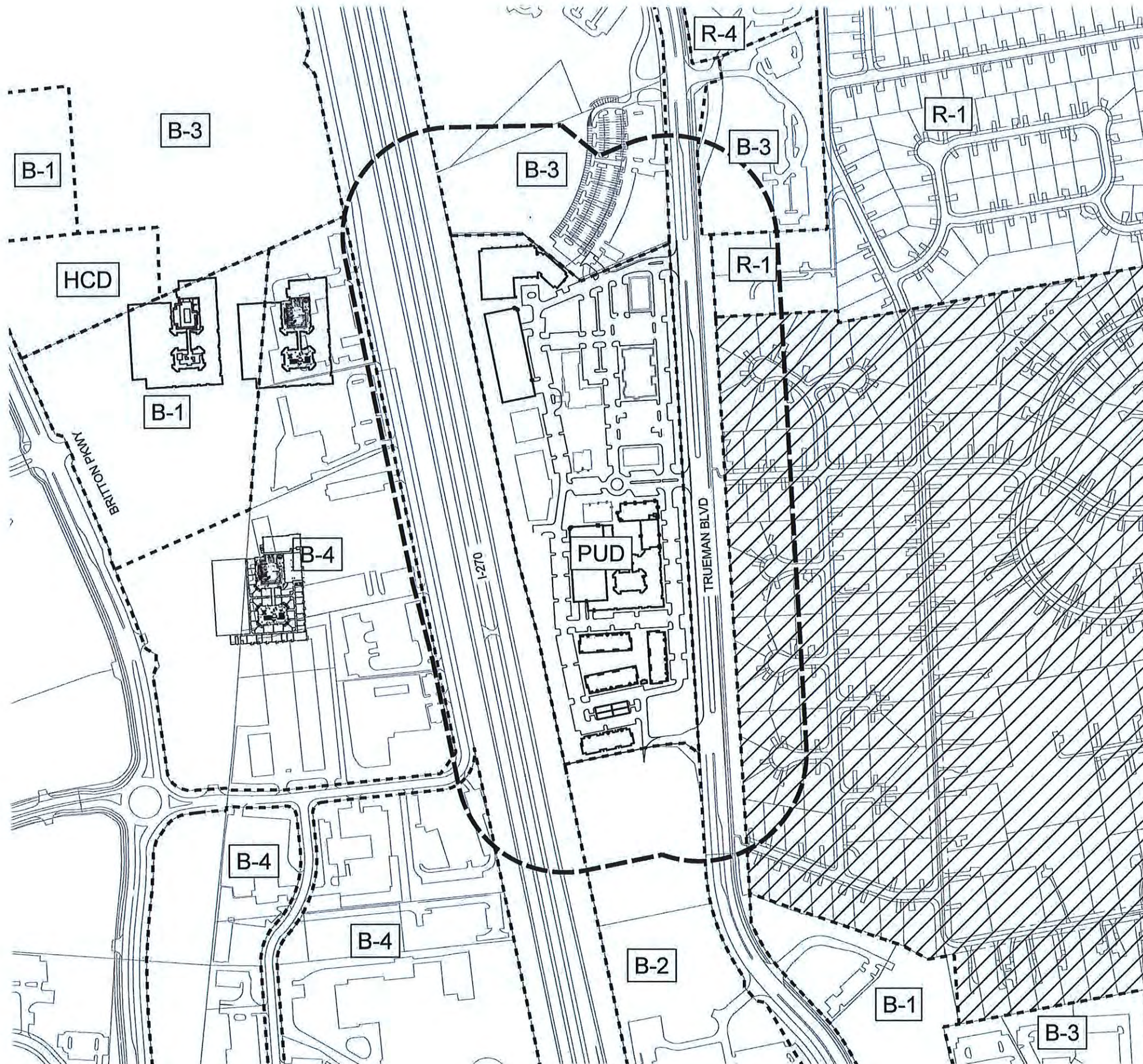
1/13



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ZONING LEGEND

-  CITY OF COLUMBUS
-  CITY OF HILLIARD
-  400' PROPERTY LIMIT BOUNDARY
-  ZONE DISTRICT BOUNDARY
- R-1 LOW DENSITY RESIDENTIAL DISTRICT
- R-4 HIGH DENSITY RESIDENTIAL DISTRICT
- B-1 NEIGHBORHOOD BUSINESS DISTRICT
- B-2 COMMUNITY BUSINESS DISTRICT
- B-3 OFFICE/INSTITUTIONAL DISTRICT
- B-4 I-270 CORRIDOR DISTRICT
- HCD HILLIARD CONSERVATION DISTRICT
- PUD PLANNED UNIT DEVELOPMENT DISTRICT



SEAL:

NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION
1	10/28/22	PER CITY PLANNING REVIEW

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

PROJECT NO: 200123.004

DATE: 09/29/2022

SCALE:



SHEET NAME:

LAND EXHIBIT

SHEET NO.

2/13





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Table with 3 columns: NO., DATE, DESCRIPTION

FINAL DEVELOPMENT PLAN FOR TRUEPOINTE MIXED USE DEVELOPMENT

PROJECT NO: 200123.004

DATE: 09/29/2022

SCALE:



SHEET NAME:

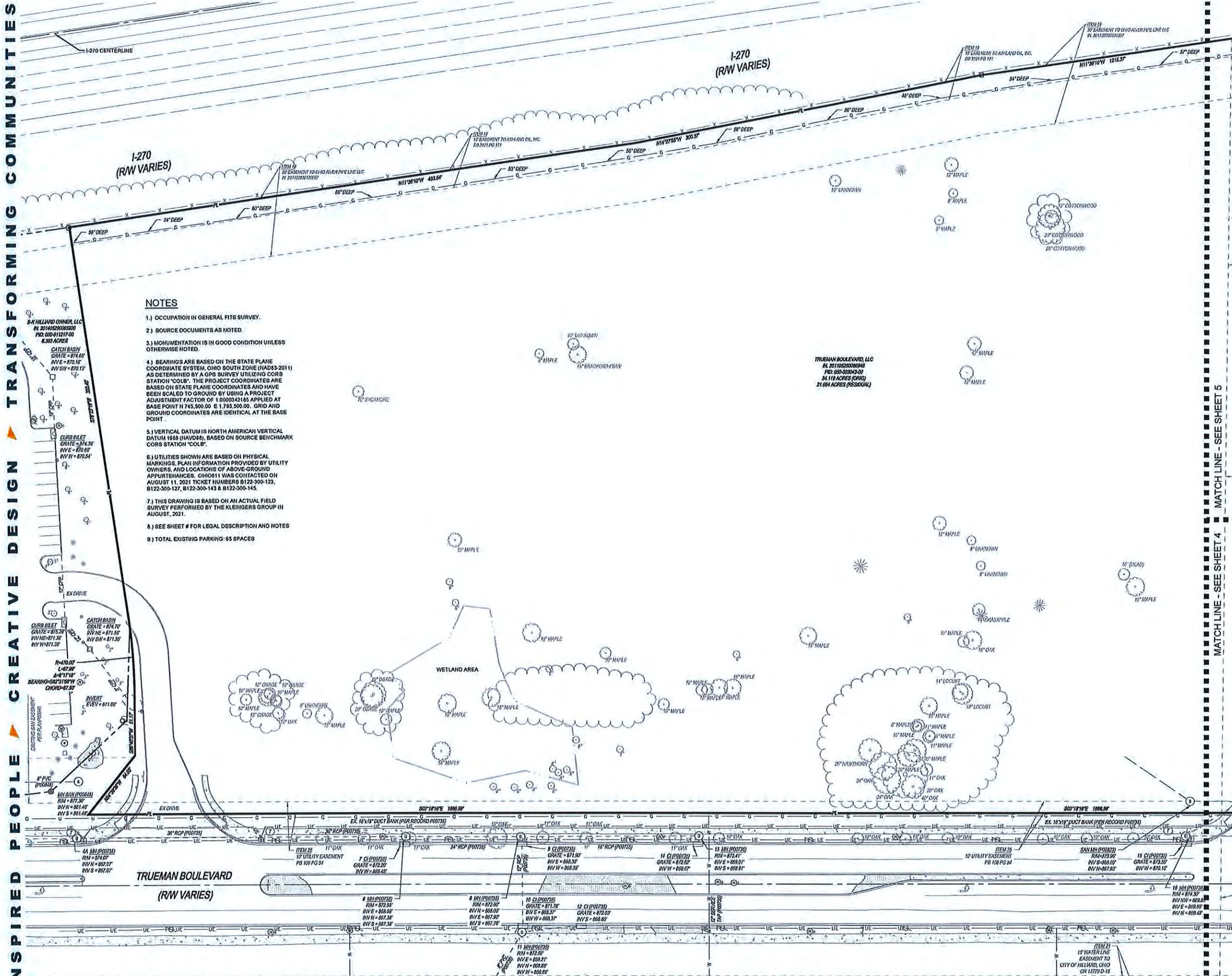
EXISTING CONDITIONS PLAN

SHEET NO.

3/13

LEGEND

- 5/8" CAPPED IRON PIN SET
6/8" IRON PIN FOUND
1" IRON PIPE FOUND
NAIL SET
NAIL FOUND
RR SPIKE SET
BENCHMARK
UTILITY POLE
GUY WIRE
UNDERGROUND ELECTRIC
OVERHEAD ELECTRIC
HVAC UNIT
TRANSFORMER
GROUND LIGHT
ELECTRIC BOX
LIGHT POLE
UNDERGROUND TELEPHONE
OVERHEAD TELEPHONE
TELEPHONE MANHOLE
TELEPHONE PEDESTAL
GAS MAIN
GAS VALVE
UNDERGROUND CABLE TV
OVERHEAD ELECTRIC/TELEPHONE CABLE
OVERHEAD ELECTRIC/TELEPHONE
WATER MAIN
FIRE HYDRANT
WATER VALVE
WATER METER
IRRIGATION CONTROL VALVE
WATER MANHOLE
SANITARY MANHOLE
CLEAN OUT
SANITARY SEWER
STORM MANHOLE
STORM SEWER
CATCH BASIN
INLET
YARD DRAIN
DOWN SPOUT
TRAFFIC MANHOLE
TRAFFIC CONTROL CABINET
TRAFFIC SIGNAL POLE
SIGN
GUARD POST (PIPE BOLLARD)
FLAG POLE
FENCE
TREE
TREELINE
CONTOUR LINES
CONCRETE
GRAVEL
LANDSCAPE AREA
BRICK/PAVER
DECK/PORCH



NOTES

- 1.) OCCUPATION IN GENERAL FITS SURVEY.
2.) SOURCE DOCUMENTS AS NOTED.
3.) MONUMENTATION IS IN GOOD CONDITION UNLESS OTHERWISE NOTED.
4.) BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE (NAD83-2011) AS DETERMINED BY A GPS SURVEY UTILIZING CORS STATION 'COLB'. THE PROJECT COORDINATES ARE BASED ON STATE PLANE COORDINATES AND HAVE BEEN SCALED TO GROUND BY USING A PROJECT ADJUSTMENT FACTOR OF 1.0000342185 APPLIED AT BASE POINT N 745,500.00 E 1,793,500.00. GRID AND GROUND COORDINATES ARE IDENTICAL AT THE BASE POINT.
5.) VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM 1988 (NAVD83), BASED ON SOURCE BENCHMARK CORS STATION 'COLB'.
6.) UTILITIES SHOWN ARE BASED ON PHYSICAL MARKINGS, PLAIN INFORMATION PROVIDED BY UTILITY OWNERS, AND LOCATIONS OF ABOVE-GROUND APPURTENANCES. OHIO811 WAS CONTACTED ON AUGUST 11, 2021. TICKET NUMBERS B122-300-123, B122-300-127, B122-300-143 & B122-300-145.
7.) THIS DRAWING IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY THE KLEINGERS GROUP IN AUGUST, 2021.
8.) SEE SHEET # FOR LEGAL DESCRIPTION AND NOTES
9.) TOTAL EXISTING PARKING - 65 SPACES

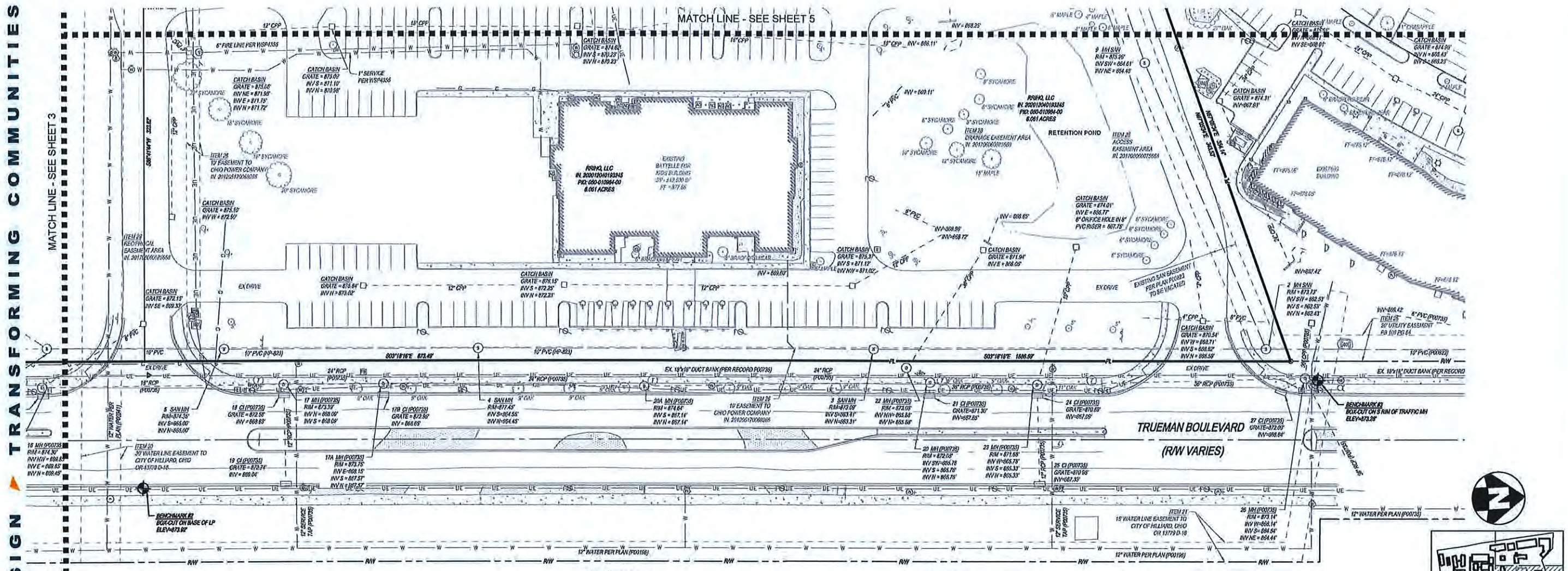
INSPIRED PEOPLE CREATIVE DESIGN TRANSFORMING COMMUNITIES

KEY MAP showing the project location within a larger regional context. Includes logos for OHIO811.org and 'Before You Dig'.

THE KLEINGERS GROUP

CIVIL ENGINEERING SURVEYING LANDSCAPE ARCHITECTURE

www.kleingers.com
300 Worthington Rd, Ste B
Wadsworth, OH 43082
614 862 4311



LEGEND

● 5/8" CAPPED IRON PIN SET	○ 5/8" IRON PIN FOUND	▲ 1" IRON PIPE FOUND	▲ NAIL SET	▲ NAIL FOUND	▲ RR SPIKE SET	○ BENCHMARK	○ UTILITY POLE	○ GUY WIRE	— UNDERGROUND ELECTRIC	— OVERHEAD ELECTRIC	— HYAC UNIT	— TRANSFORMER	— GROUND LIGHT	— ELECTRIC BOX	— LIGHT POLE	— UTILITY UNDERGROUND TELEPHONE	— OVERHEAD TELEPHONE	— TELEPHONE MANHOLE	— TELEPHONE PEDESTAL	— GAS MAIN	— GAS VALVE	— UNDERGROUND CABLE TV	— OVERHEAD ELECTRIC/TELEPHONE CABLE	— WATER MAIN	— FIRE HYDRANT	— WATER VALVE	— WATER METER	— IRRIGATION CONTROL VALVE	— WATER MANHOLE	— SANITARY MANHOLE	— CLEAN OUT	— SANITARY SEWER	— STORM MANHOLE	— STORM SEWER	— CATCH BASIN	— INLET	— YARD DRAIN	— DOWN SPOUT	— TRAFFIC MANHOLE	— TRAFFIC CONTROL CABINET	— TRAFFIC SIGNAL POLE	— SIGN	— GUARD POST (PIPE BOLLARD)	— FLAG POLE	— FENCE	— TREE	— TREELINE	— CONTOUR LINES	— CONCRETE	— GRAVEL	— LANDSCAPE AREA	— BRICK / PAVEMENT	— DECK / PORCH
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- NOTES**
- 1) OCCURRENCE IN GENERAL FITS SURVEY
 - 2) SURVEY DOCUMENTS AS NOTED.
 - 3) MONUMENTATION IS IN GOOD CONDITION UNLESS OTHERWISE NOTED.
 - 4) BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE (NAD83-2011) AS DETERMINED BY A GPS SURVEY UTILIZING CORRS STATION "COLB". THE PROJECT COORDINATES ARE BASED ON STATE PLANE COORDINATES AND HAVE BEEN SCALED TO GROUND BY USING A PROJECT ADJUSTMENT FACTOR OF 1.0000342185 APPLIED AT BASE POINT N 745.000 E 1.793.500.00. GRID AND GROUND COORDINATES ARE IDENTICAL AT THE BASE POINT.
 - 5) VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM 1988 (NAVD83), BASED ON SOURCE BENCHMARK, CORRS STATION "COLB".
 - 6) UTILITIES SHOWN ARE BASED ON PHYSICAL MARKINGS, PLAN INFORMATION PROVIDED BY UTILITY OWNERS, AND LOCATIONS OF ABOVE-GROUND APPURTENANCES. OHIO811 WAS CONTACTED ON AUGUST 11, 2021 TICKET NUMBERS B122-300-123, B122-300-127, B122-300-143 & B122-300-145.
 - 7) THIS DRAWING IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY THE KLEINGERS GROUP IN AUGUST, 2021.
 - 8) TOTAL EXISTING PARKING: 65 SPACES

LEGAL DESCRIPTION

TRACT ONE (FEE SIMPLE)

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF HILLIARD, IN VIRGINIA MILITARY SURVEY NO. 3000 AND BEING A PORTION OF AN ORIGINAL 103.533 ACRE TRACT OF LAND CONVEYED TO SOMA CO., BY DEED OF RECORD IN OFFICIAL RECORD 3894, PAGE F 14, ALL RECORDS REFERENCED TO THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EAST LIMITED ACCESS RIGHT-OF-WAY LINE OF INTERSTATE 270 (VARIABLE WIDTH), 165 FEET RIGHT OF CENTERLINE STATION 463+08.24, REFERENCED TO SHEET 15 OF 30 OF OHIO DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY PLANS FOR FRA-270-3.47 N, IN AN EAST LINE OF A 19.79 ACRE TRACT OF LAND CONVEYED, FOR INTERSTATE 270 RIGHT-OF-WAY PURPOSES AS PARCEL 2018-WL, TO STATE OF OHIO, BY DEED OF RECORD IN DEED BOOK 2691, PAGE 398, AND AT THE NORTHWEST CORNER OF LOT NO. 4, AS SHOWN UPON THE PLAT OF CENTRAL PARK, OF RECORD IN PLAT BOOK 102, PAGES 65-67, SAID POINT BEING REFERENCED BY AN IRON PIPE WCAP FOUND S 28° 33' 58" E A DISTANCE OF 1.13 FEET;

THENCE N 11° 36' 49" W ALONG A PORTION OF AN EAST LIMITED ACCESS RIGHT-OF-WAY LINE OF INTERSTATE 270 AND PARALLEL WITH AND 165 FEET EASTERLY BY PERPENDICULAR MEASUREMENT FROM THE CENTERLINE OF INTERSTATE 270 AND ALONG A PORTION OF AN EAST LINE OF SAID 19.79 ACRE TRACT A DISTANCE OF 1,093.78 FEET TO A STATE OF OHIO RIGHT-OF-WAY MONUMENT FOUND;

THENCE N 14° 28' 34" W ALONG AN EAST LIMITED ACCESS RIGHT-OF-WAY LINE OF INTERSTATE 270 AND ALONG AN EAST LINE OF SAID 19.79 ACRE TRACT A DISTANCE OF 300.37 FEET TO A STATE OF OHIO RIGHT-OF-WAY MONUMENT FOUND;

THENCE N 11° 36' 49" W ALONG A PORTION OF AN EAST LIMITED ACCESS RIGHT-OF-WAY LINE OF INTERSTATE 270 AND PARALLEL WITH AND 150 FEET EASTERLY BY PERPENDICULAR MEASUREMENT FROM THE CENTERLINE OF INTERSTATE 270 AND ALONG AN EAST LINE OF SAID 19.79 ACRE TRACT A DISTANCE OF 1,215.37 FEET TO A 3/4" I.D. IRON PIPE FOUND AT THE SOUTHWEST CORNER OF AN ORIGINAL 27.742 ACRE TRACT OF LAND CONVEYED TO RRIHQ, LLC, BY DEED OF RECORD IN INSTRUMENT 200305190146625;

THENCE N 85° 55' 35" E ALONG A SOUTH LINE OF SAID ORIGINAL 27.742 ACRE TRACT A DISTANCE OF 267.95 FEET TO A 3/4" I.D. IRON PIPE FOUND AT A CORNER OF SAID ORIGINAL 27.742 ACRE TRACT;

THENCE S 50° 45' 09" E ALONG THE SOUTHWESTERLY LINE OF SAID ORIGINAL 27.742 ACRE TRACT A DISTANCE OF 272.65 FEET TO A 3/4" I.D. IRON PIPE FOUND AT A CORNER OF SAID ORIGINAL 27.742 ACRE TRACT;

THENCE N 67° 04' 55" E ALONG A SOUTHERLY LINE OF SAID ORIGINAL 27.742 ACRE TRACT A DISTANCE OF 354.14 FEET TO A 3/4" I.D. IRON PIPE FOUND IN THE WEST RIGHT-OF-WAY LINE OF TRUEMAN BOULEVARD (VARIABLE WIDTH), AS SHOWN UPON THE PLAT ENTITLED DEDICATION PLAT AND EASEMENTS TRUEMAN BOULEVARD PHASE II & ADDITIONAL RIGHT-OF-WAY FOR DAVIDSON ROAD, OF RECORD IN PLAT BOOK 106, PAGES 54-57;

THENCE S 03° 18' 55" E ALONG A PORTION OF THE WEST RIGHT-OF-WAY LINE OF TRUEMAN BOULEVARD, AS SHOWN UPON SAID PLAT ENTITLED DEDICATION PLAT AND EASEMENTS TRUEMAN BOULEVARD PHASE II & ADDITIONAL RIGHT-OF-WAY FOR DAVIDSON ROAD AND ALONG THE WEST LINE OF LOT NO. 6, AS SHOWN UPON THE PLAT ENTITLED A SUBDIVISION PLAT OF CENTRAL PARK-HILLIARD OHIO, OF RECORD IN PLAT BOOK 102, PAGES 65-67 AND CONVEYED TO CITY OF HILLIARD, OHIO, BY DEED OF RECORD IN INSTRUMENT 20080202021361 AND OPENED FOR ROADWAY USE BY RESOLUTION 99-R27 A DISTANCE OF 2,325.82 FEET TO A 3/4" I.D. IRON PIPE SET AT A POINT OF CURVATURE;

THENCE SOUTHERLY ALONG A PORTION OF A CURVED WESTERLY RIGHT-OF-WAY LINE OF TRUEMAN BOULEVARD (LOT NO. 6) AND WITH A CURVE TO THE LEFT, DATA OF WHICH IS: RADIUS = 734.07 FEET, AND DELTA = 09° 07' 44", ARC LENGTH = 116.96 FEET;

A CHORD DISTANCE OF 116.84 FEET BEARING S 07° 55' 11" E TO A 3/4" I.D. IRON PIPE SET AT THE NORTHEAST CORNER OF SAID LOT NO. 4;

THENCE S 78° 23' 11" W ALONG THE NORTH LINE OF SAID LOT NO. 4 A DISTANCE OF 424.59 FEET TO THE PLACE OF BEGINNING, CONTAINING 34.119 ACRES OF LAND MORE OR LESS, AND BEING SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

THE ABOVE DESCRIPTION WAS PREPARED BY KEVIN L. BAXTER, OHIO SURVEYOR NO. 7697, OF C.F. BIRD & R.J. BULL, INC., CONSULTING ENGINEERS & SURVEYORS, COLUMBUS, OHIO, FROM AN ACTUAL FIELD SURVEY PERFORMED UNDER HIS SUPERVISION IN JANUARY, 2011, BASIS OF BEARINGS IS THE CENTERLINE OF INTERSTATE ROUTE 270, BEING N 11° 36' 49" W, AS SHOWN UPON SHEET 15 OF 30 OF OHIO DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY PLANS FOR FRA 270-3.47 N.

LESS AND EXCEPT:

DESCRIPTION OF A 6.061 ACRE TRACT ALONG TRUEMAN BOULEVARD, SOUTH OF DAVIDSON ROAD, CITY OF HILLIARD, FRANKLIN CO., OHIO

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF HILLIARD, IN VIRGINIA MILITARY SURVEY NO. 3000 AND BEING A PORTION OF A 34.119 ACRE TRACT OF LAND CONVEYED TO MADISON TRI-STATE, LLC, BY DEED OF RECORD IN INSTRUMENT 20110525006948, ALL RECORDS REFERENCED TO THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING, FOR REFERENCE, AT A POINT IN THE EAST LIMITED ACCESS RIGHT-OF-WAY LINE OF INTERSTATE 270 (VARIABLE WIDTH), 165 FEET RIGHT OF CENTERLINE STATION 463+08.24, REFERENCED TO SHEET 15 OF 30 OF OHIO DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY PLANS FOR FRA-270-3.47 N, IN AN EAST LINE OF A 19.79 ACRE TRACT OF LAND CONVEYED, FOR INTERSTATE 270 RIGHT-OF-WAY PURPOSES AS PARCEL 2018-WL, TO STATE OF OHIO, BY DEED OF RECORD IN DEED BOOK 2691, PAGE 398, AT THE NORTHWEST CORNER OF LOT NO. 4, AS SHOWN UPON THE PLAT OF CENTRAL PARK, OF RECORD IN PLAT BOOK 102, PAGES 65-67, AND AT THE SOUTHWEST CORNER OF SAID 34.119 ACRE TRACT, SAID POINT BEING REFERENCED BY AN IRON PIPE WCAP FOUND S 28° 33' 58" E A DISTANCE OF 1.13 FEET;

THENCE N 78° 23' 11" E ALONG THE SOUTH LINE OF SAID 34.119 ACRE TRACT AND ALONG THE NORTH LINE OF SAID LOT NO. 4 A DISTANCE OF 424.59 FEET TO A 3/4" I.D. IRON PIPE FOUND AT THE SOUTHWEST CORNER OF SAID 34.119 ACRE TRACT, AT THE NORTHEAST CORNER OF SAID LOT NO. 4 AND IN THE CURVED WEST LINE OF LOT NO. 6, AS SHOWN UPON THE PLAT ENTITLED A SUBDIVISION PLAT OF CENTRAL PARK-HILLIARD OHIO, OF RECORD IN PLAT BOOK 102, PAGES 65-67 AND CONVEYED TO CITY OF HILLIARD, OHIO, BY DEED OF RECORD IN INSTRUMENT 20080202021361 AND OPENED FOR ROADWAY USE BY RESOLUTION 99-R27;

THENCE NORTHERLY ALONG THE CURVED EASTERLY LINE OF SAID 34.119 ACRE TRACT, ALONG A PORTION OF A WESTERLY RIGHT-OF-WAY LINE OF TRUEMAN BOULEVARD (LOT NO. 6) AND WITH A CURVE TO THE RIGHT, DATA OF WHICH IS: RADIUS = 734.07 FEET, AND DELTA = 09° 07' 44", ARC LENGTH = 116.96 FEET A CHORD 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 CORNER OF SAID 34.119 ACRE TRACT;

THENCE N 03° 18' 55" W ALONG A PORTION OF THE EAST LINE OF SAID 34.119 ACRE TRACT, ALONG A PORTION OF A WESTERLY RIGHT-OF-WAY LINE OF TRUEMAN BOULEVARD (LOT NO. 6), AND ALONG A PORTION OF THE WEST RIGHT-OF-WAY LINE OF TRUEMAN BOULEVARD (VARIABLE WIDTH), AS SHOWN UPON THE PLAT ENTITLED DEDICATION PLAT AND EASEMENTS TRUEMAN BOULEVARD PHASE II & ADDITIONAL RIGHT-OF-WAY FOR DAVIDSON ROAD, OF RECORD IN PLAT BOOK 106, PAGES 54-57 A DISTANCE OF 1,452.33 FEET TO A 3/4" I.D. IRON PIPE SET AT THE TRUE PLACE OF BEGINNING;

THENCE S 85° 41' 05" W CROSSING A PORTION OF SAID 34.119 ACRE TRACT AND PERPENDICULAR TO THE EAST LINE OF SAID

34.119 ACRE TRACT A DISTANCE OF 323.82 FEET TO A 3/4" I.D. IRON PIPE SET;

THENCE N 03° 18' 55" W CROSSING A PORTION OF SAID 34.119 ACRE TRACT AND PARALLEL WITH THE EAST LINE OF SAID 34.119 ACRE TRACT A DISTANCE OF 758.24 FEET TO A 3/4" I.D. IRON PIPE SET IN THE NORTHWESTERLY LINE OF SAID 34.119 ACRE TRACT AND AT THE SOUTHEASTERLY LINE OF AN ORIGINAL 27.742 ACRE TRACT OF LAND CONVEYED TO RRIHQ, LLC, BY DEED OF RECORD IN INSTRUMENT 200305190146625;

THENCE N 67° 04' 55" E ALONG A PORTION OF THE NORTHWESTERLY LINE OF SAID 34.119 ACRE TRACT AND ALONG A PORTION OF THE SOUTHEASTERLY LINE OF SAID ORIGINAL 27.742 ACRE TRACT A DISTANCE OF 343.53 FEET TO A 3/4" I.D. IRON PIPE FOUND IN THE WEST RIGHT-OF-WAY LINE OF TRUEMAN BOULEVARD, AS SHOWN UPON SAID PLAT ENTITLED DEDICATION PLAT AND EASEMENTS TRUEMAN BOULEVARD PHASE II & ADDITIONAL RIGHT-OF-WAY FOR DAVIDSON ROAD AND AT THE NORTHEAST CORNER OF SAID 34.119 ACRE TRACT;

THENCE S 03° 18' 55" E ALONG A PORTION OF THE WEST RIGHT-OF-WAY LINE OF TRUEMAN BOULEVARD, AS SHOWN UPON SAID PLAT ENTITLED DEDICATION PLAT AND EASEMENTS TRUEMAN BOULEVARD PHASE II & ADDITIONAL RIGHT-OF-WAY FOR DAVIDSON ROAD AND ALONG A PORTION OF THE EAST LINE OF SAID 34.119 ACRE TRACT A DISTANCE OF 873.49 FEET TO THE TRUE PLACE OF BEGINNING, CONTAINING 6.061 ACRES OF LAND MORE OR LESS, AND BEING SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

THE ABOVE DESCRIPTION WAS PREPARED BY KEVIN L. BAXTER, OHIO SURVEYOR NO. 7697, OF C.F. BIRD & R.J. BULL, INC., CONSULTING ENGINEERS & SURVEYORS, COLUMBUS, OHIO, FROM AN ACTUAL FIELD SURVEY PERFORMED UNDER HIS SUPERVISION IN JANUARY, 2011, BASIS OF BEARINGS IS THE CENTERLINE OF INTERSTATE ROUTE 270, BEING N 11° 36' 49" W, AS SHOWN UPON SHEETS 15 OF 30 OF OHIO DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY PLANS FOR FRA 270-3.47 N.

AND LESS AND EXCEPT:

PARCEL DESCRIPTION - 6.39 ACRES SOUTH OF DAVIDSON ROAD WEST SIDE OF TRUEMAN BOULEVARD

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF HILLIARD, SURVEY NO. 3000 OF THE VIRGINIA MILITARY DISTRICT AND BEING PART OF THE RESIDUUM OF THAT 34.119 ACRE TRACT CONVEYED TO MADISON TRI-STATE PROPERTIES, LLC BY DEED OF RECORD IN INSTRUMENT NUMBER 20110525006948 AND DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/4" IRON PIPE FOUND AT THE ORIGINAL SOUTHWEST CORNER OF SAID 34.119 ACRE TRACT, THE SAME BEING THE NORTHWEST CORNER OF THAT 17.930 ACRE TRACT CONVEYED TO TARGET CORPORATION OF RECORD IN INSTRUMENT NUMBER 200411160011819 AND THE NORTHWEST CORNER OF LOT 4 AS IT IS SUBDIVIDED AND DELINEATED UPON THE RECORD PLAT OF CENTRAL PARK-HILLIARD OHIO SUBDIVISION OF RECORD IN PLAT BOOK 102, PAGE 65 AND IN THE EAST LIMITED ACCESS RIGHT-OF-WAY LINE OF INTERSTATE 270 (SEE ODOT PLAN FRA-270-3.47N) OF RECORD IN PLAT BOOK 35, PAGE 48, SAID EAST LIMITED ACCESS RIGHT-OF-WAY ALSO BEING THE EAST LINE OF THAT 19.79 ACRE TRACT, PARCEL 2018-WL, AS CONVEYED TO THE STATE OF OHIO OF RECORD IN DEED BOOK 2691, PAGE 398;

THENCE N 11° 36' 49" W, WITH SAID EAST LIMITED ACCESS RIGHT-OF-WAY LINE, THE SAME BEING THE EAST LINE OF SAID 19.79 ACRE TRACT AND THE WEST LINE OF SAID 34.119 ACRE TRACT, 610.20 FEET TO AN IRON PIN SET;

78° 23' 02" E, 333.40 FEET TO AN IRON PIN SET;

WITH A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 08° 17' 18", A RADIUS OF 470.00 FEET AND AN ARC LENGTH OF 67.99 FEET, A CHORD BEARING AND CHORD DISTANCE OF N 82° 31' 41" E, 67.93 FEET TO AN IRON PIN SET;

N 68° 40' 20" E, 61.03 FEET TO AN IRON PIN SET;

S 54° 38' 51" E, 54.05 FEET TO AN IRON PIN SET IN THE WEST RIGHT-OF-WAY LINE OF TRUEMAN BOULEVARD AS DEDICATED IN;

"DEDICATION PLAT AND EASEMENTS TRUEMAN BOULEVARD PHASE II AND ADDITIONAL RIGHT-OF-WAY FOR DAVIDSON ROAD" OF RECORD IN PLAT BOOK 106, PAGE 64;

THENCE S 03° 19' 04" E, WITH SAID WEST RIGHT-OF-WAY LINE OF TRUEMAN BOULEVARD PER PLAT BOOK 106, PAGE 54 AND LOT 6 OF SAID CENTRAL PARK-HILLIARD, OHIO, SUBDIVISION AS CONVEYED TO THE CITY OF HILLIARD BY INSTRUMENT NUMBER 20080202021361 AS DEDICATED BY RESOLUTION NO. 09-R-27, 439.14 FEET TO A 3/4" IRON PIPE FOUND;

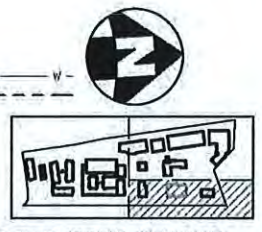
THENCE WITH SAID WEST RIGHT-OF-WAY LINE AND SAID LOT 6, PER SAID PLAT BOOK 102, PAGE 65, AND BEING A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 09° 07' 45", A RADIUS OF 734.07 FEET AND AN ARC LENGTH OF 116.96 FEET, A CHORD BEARING AND CHORD DISTANCE OF S 07° 55' 20" E, 116.84 FEET TO A 5/8" IRON PIN FOUND AT THE SOUTHWEST CORNER OF SAID 28.058 ACRE TRACT, THE SAME BEING THE NORTHEAST CORNER OF SAID 17.930 ACRE TRACT AND THE NORTHEAST CORNER OF SAID LOT 4;

THENCE S 78° 23' 02" W, WITH THE COMMON LINE TO SAID 34.119 ACRE TRACT AND 17.930 ACRE TRACTS, 424.59 FEET TO THE POINT OF BEGINNING, CONTAINING 6.393 ACRES, MORE OR LESS, SUBJECT TO ALL LEGAL RESTRICTIONS, EASEMENTS AND RIGHTS-OF-WAY. THIS DESCRIPTION WAS PREPARED ON 05/02/2014 IS BASED ON EXISTING FRANKLIN COUNTY, OHIO RECORDS AND A FIELD SURVEY COMPLETED IN JANUARY OF 2014;

IRON PINS HNS HOS AS SET ARE 3/4" DIAMETER IRON PIPES, 30" LONG AND CAPPED ADVANCED 7651. THE BEARINGS IN THE ABOVE DESCRIPTION ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM NAD83, CORRS 96. A BEARING OF N 11° 36' 49" W WAS HELD FOR THE WEST LINE OF THE 28.058 ACRE TRACT RECORDED IN INSTRUMENT NUMBER 20110525006948. SUBJECT TO ALL LEGAL RESTRICTIONS, EASEMENTS AND/OR RIGHTS-OF-WAY.

TRACT TWO (EASEMENT)

TOGETHER WITH THE BENEFICIAL EASEMENTS CONTAINED IN EASEMENT AGREEMENT BETWEEN RRIHQ LLC AND HILLIARD PRESERVE INVESTMENTS, LLC AND MADISON TRI-STATE PROPERTIES, LLC IN INSTRUMENT NUMBER 201706060075688, FRANKLIN COUNTY RECORDS, OHIO.



NOT FOR CONSTRUCTION

FINAL DEVELOPMENT PLAN FOR TRUEPOINTE MIXED USE DEVELOPMENT

4457 TRUEMAN BLVD
HILLIARD, OH 43026

PROJECT NO: 200123.004
DATE: 09/29/2022
SCALE: 0 20 40 80

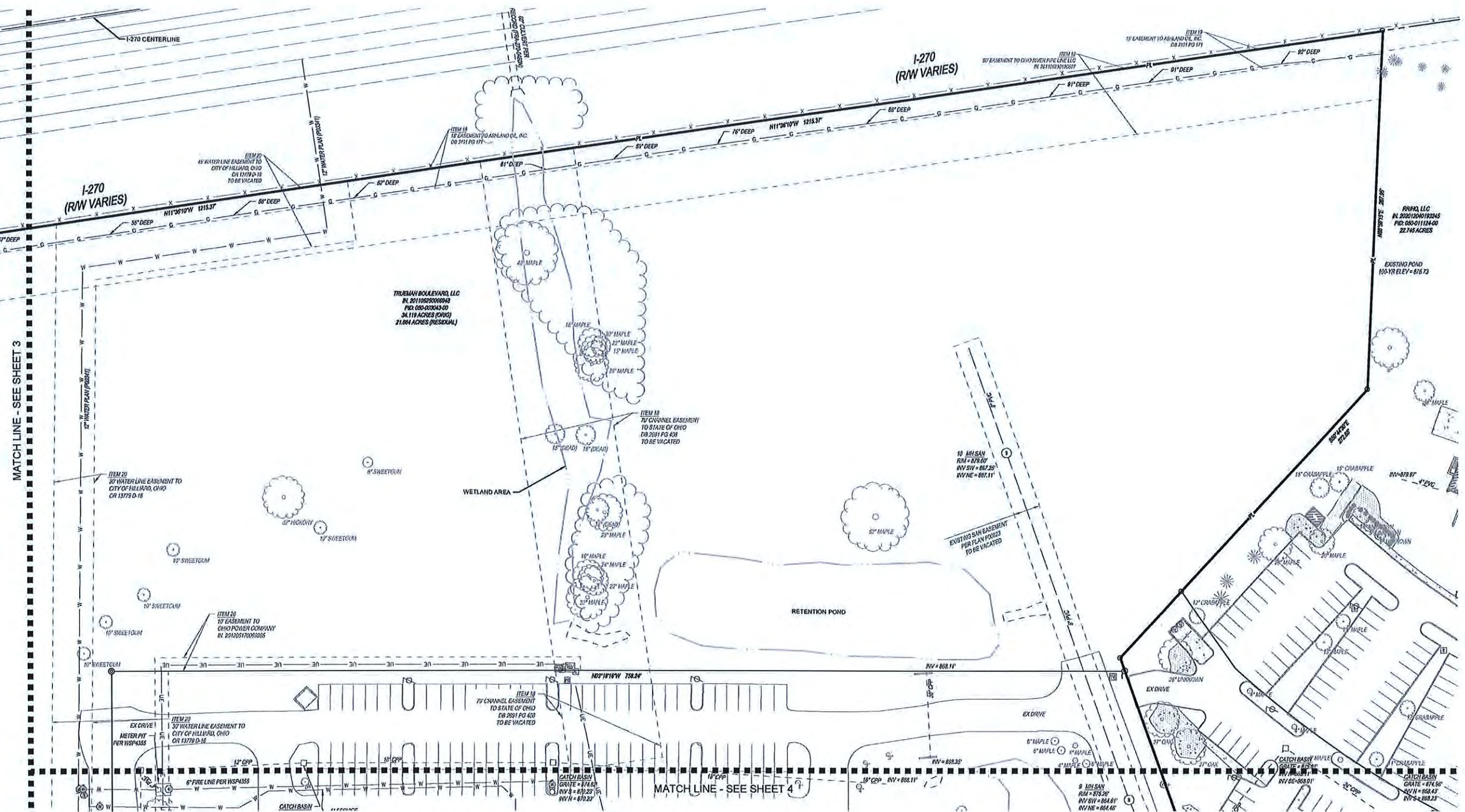
SHEET NAME: EXISTING CONDITIONS PLAN
SHEET NO: 4/13

INSPIRED PEOPLE CREATIVE DESIGN TRANSFORMING COMMUNITIES



CIVIL ENGINEERING SURVEYING LANDSCAPE ARCHITECTURE
 www.kleingers.com
 350 Worthington Rd, Ste B
 Westerville, OH 43082
 614.862.4311

INSPIRED PEOPLE CREATIVE DESIGN TRANSFORMING COMMUNITIES



MATCH LINE - SEE SHEET 3

MATCH LINE - SEE SHEET 4

LEGEND

● 5/8" CAPPED IRON PIN SET	— UCATV UNDERGROUND CABLE TV	⊕ TRAFFIC SIGNAL POLE
○ 5/8" IRON PIN FOUND	— ETC OVERHEAD ELECTRIC/TELEPHONE/CABLE	⊙ SIGN
○ 1" IRON PIPE FOUND	— EIT OVERHEAD ELECTRIC/TELEPHONE	⊕ GUARD POST (PIPE BOLLARD)
▲ NAIL SET	— W WATER MAIN	⊕ FLAG POLE
▲ NAIL FOUND	⊕ FIRE HYDRANT	⊕ FENCE
▲ RR SPIKE SET	⊕ WATER VALVE	☀ TREE
⊕ BENCHMARK	⊕ WATER METER	— TREELINE
⊕ UTILITY POLE	⊕ IRRIGATION CONTROL VALVE	— RO1 CONTOUR LINES
⊕ GUY WIRE	⊕ WATER MANHOLE	— RO5 CONTOUR LINES
— UE UNDERGROUND ELECTRIC	⊕ SANITARY MANHOLE	▭ CONCRETE
— OE OVERHEAD ELECTRIC	⊕ CLEAN OUT	▭ GRAVEL
⊕ HVAC UNIT	⊕ SANITARY SEWER	▭ LANDSCAPE AREA
⊕ TRANSFORMER	⊕ STORM MANHOLE	▭ BRICK / PAVER
⊕ GROUND LIGHT	⊕ STORM SEWER	▭ DECK / PORCH
⊕ ELECTRIC BOX	⊕ CATCH BASIN	
⊕ LIGHT POLE	⊕ INLET	
— UT UNDERGROUND TELEPHONE	⊕ YARD DRAIN	
— OE OVERHEAD TELEPHONE	⊕ DOWN SPOUT	
⊕ TELEPHONE MANHOLE	⊕ TRAFFIC MANHOLE	
⊕ TELEPHONE PEDESTAL	⊕ TRAFFIC CONTROL CABINET	
— G GAS MAIN		

NOTES

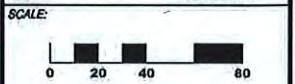
- OCCUPATION IN GENERAL FITS SURVEY.
- SOURCE DOCUMENTS AS NOTED.
- MONUMENTATION IS IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE (NAD83-2011) AS DETERMINED BY A GPS SURVEY UTILIZING CORS STATION "COLB". THE PROJECT COORDINATES ARE BASED ON STATE PLANE COORDINATES AND HAVE BEEN SCALED TO GROUND BY USING A PROJECT ADJUSTMENT FACTOR OF 1.0000342185 APPLIED AT BASE POINT N 745,500.00 E 1,793,500.00. GRID AND GROUND COORDINATES ARE IDENTICAL AT THE BASE POINT.
- VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88), BASED ON SOURCE BENCHMARK "CORS STATION "COLB".
- UTILITIES SHOWN ARE BASED ON PHYSICAL MARKINGS, PLAN INFORMATION PROVIDED BY UTILITY OWNERS, AND LOCATIONS OF ABOVE-GROUND APPURTENANCES. OHIO11 WAS CONTACTED ON AUGUST 11, 2021 TICKET NUMBERS B122-300-123, B122-300-127, B122-300-143 & B122-300-145.
- THIS DRAWING IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY THE KLEINGERS GROUP IN AUGUST, 2021.
- SEE SHEET # FOR LEGAL DESCRIPTION AND NOTES.
- TOTAL EXISTING PARKING: 85 SPACES

NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION
1	10/28/22	PER CITY PLANNING REVIEW

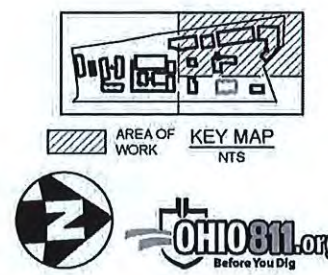
FINAL DEVELOPMENT PLAN FOR TRUEPOINTE MIXED USE DEVELOPMENT
 4457 TRUEMAN BLVD
 HILLIARD, OH 43026

PROJECT NO: 200123.004
 DATE: 09/29/2022



SHEET NAME:
EXISTING CONDITIONS PLAN

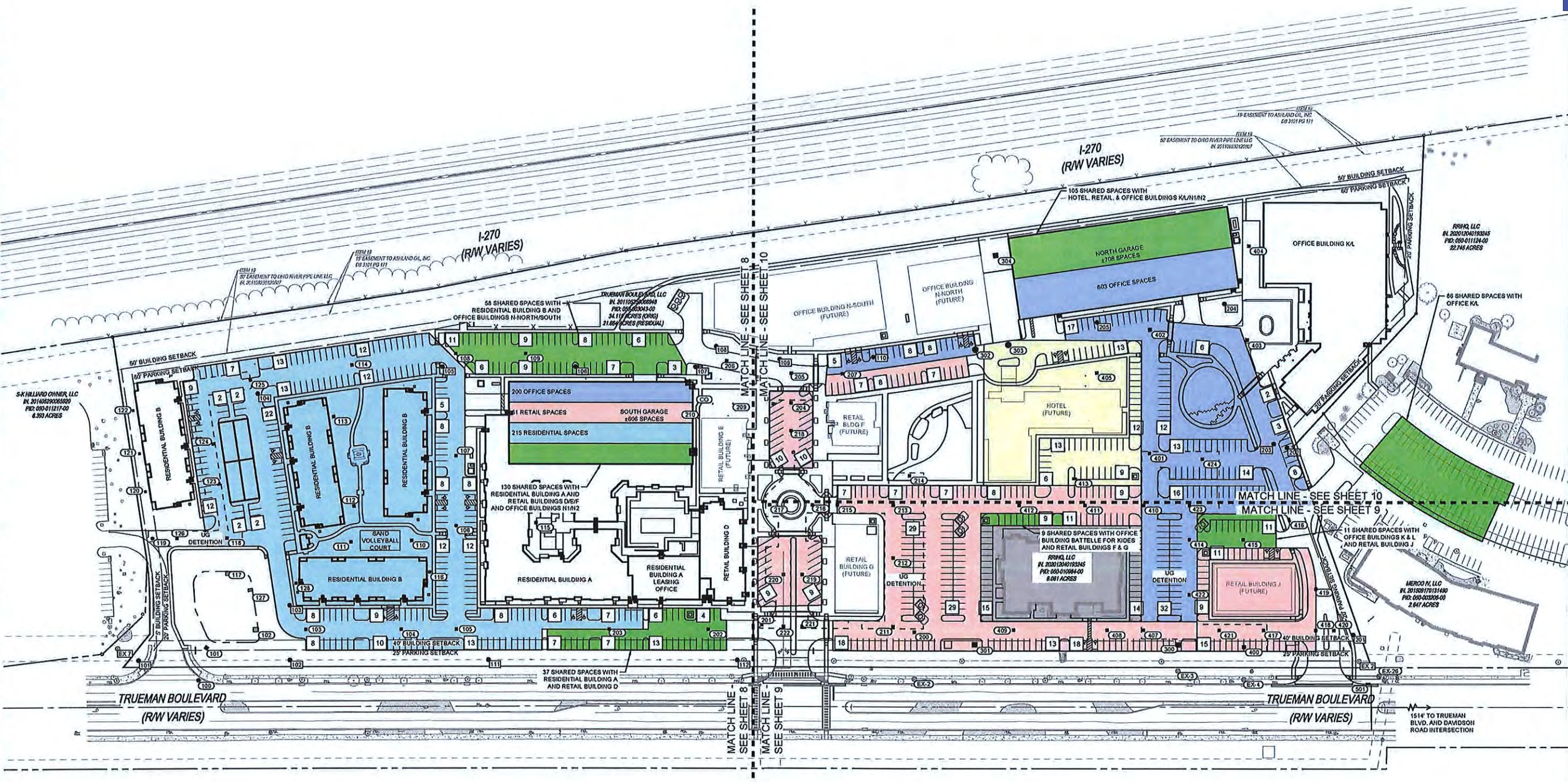
SHEET NO.
5/13





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INSPIRED PEOPLE CREATIVE DESIGN TRANSFORMING COMMUNITIES



NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION
1	10/28/22	PER CITY PLANNING REVIEW

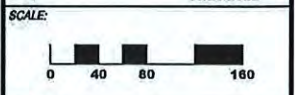
- PROPOSED LEGEND**
- 102 CATCH BASIN
 - 100 CURB INLET
 - 112 HEADWALL
 - 3 STORM MANHOLE
 - 107 SANITARY MANHOLE
 - UNDERGROUND DETENTION BOUNDARY
 - RETENTION POND WATER SURFACE
 - 10 PARKING ROW STALL COUNT (823 PROPOSED SURFACE SPACES)
 - 8 PARKING ROW STALL COUNT (REQUIRING DEVIATION FROM APPROVED TEXT)

- PARKING LEGEND**
- DEDICATED RESIDENTIAL SPACES
 - SHARED SPACES - SEE PLAN FOR DETAILS
 - DEDICATED RETAIL SPACES
 - EXISTING BATTELLE FOR KIDS SPACES
 - DEDICATED HOTEL SPACES
 - DEDICATED OFFICE SPACES

USE	BUILDING	ZONING USE	REQUIRED PARKING RATIO	PROPOSED PARKING RATIO	S.F. OR UNITS	REQUIRED PARKING	TOTAL REQUIRED PARKING	TOTAL PROVIDED PARKING	SHARED PARKING
RESIDENTIAL	B	Multi-Family	2.0	1.75	36	63	252	252	25%
	B	Multi-Family	2.0	1.75	36	63			
	B	Multi-Family	2.0	1.75	36	63			
	B	Multi-Family	2.0	1.75	36	63			
	B	Multi-Family	2.0	1.75	36	63			
RESIDENTIAL SUBTOTAL						359	376	376	26%
RETAIL	D	Retail	250	250	7,100	28	455	455	39%
	D	Restaurant	50	50	1,500	30			
	E	Retail	250	250	5,700	23			
	E	Restaurant	50	50	1,500	30			
	F	Retail	250	250	0	0			
	F	Restaurant	50	50	9,000	180			
	G	Retail	250	250	8,000	20			
	G	Restaurant	50	50	7,200	144			
	J	Retail	250	250	2,350	9			
	J	Restaurant	50	50	5,000	33			
RETAIL SUBTOTAL						44,350	496	500	38%
H	Hotel	Hotel	1	1	108	108	108	108	51%
OFFICE	K1	Office Tenant	300	300	7,500	25	1324	1324	28%
	K2	Office Tenant	300	300	8,000	27			
	L	Office HQ	300	167	109,500	656			
	N	Office O1	300	300	35,025	117			
	N	Office O2	300	200	100,000	500			
OFFICE SUBTOTAL						210,025	1324	1324	28%
EXISTING						300	65	68	14%
TOTAL SURFACE PARKING (includes 68 off-site shared parking spaces)								803	
TOTAL GARAGE PARKING O1 & O2								1314	
TOTAL SHARED PARKING								318	
TOTAL PARKING						2623	2823	2629	30%

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

PROJECT NO: 200123.004
 DATE: 09/29/2022



SHEET NAME:
OVERALL PLAN

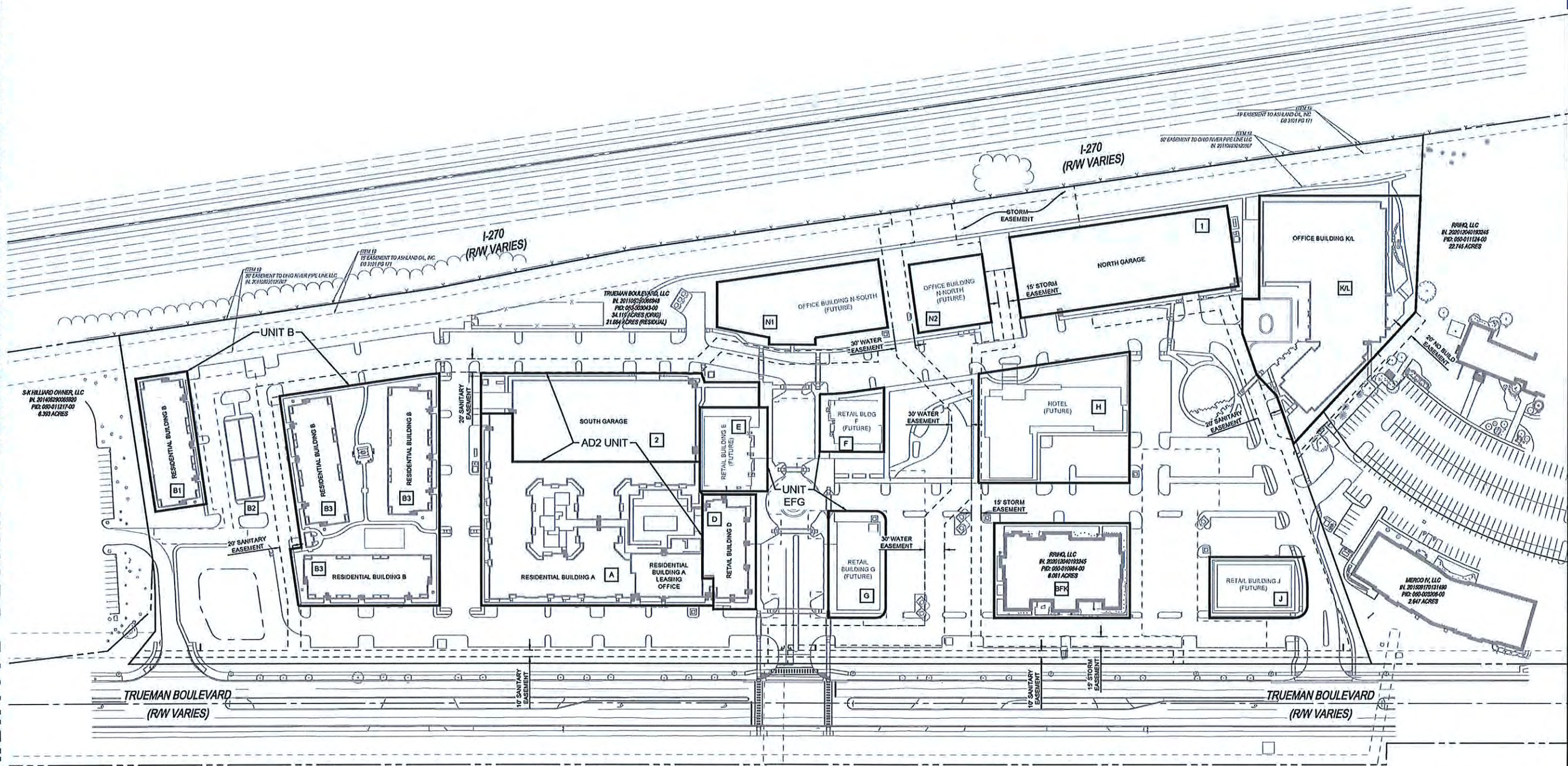
SHEET NO.
6/13





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 350 Worthington Rd. Ste B
 Worthington, OH 43082
 614.682.4311

INSPIRED PEOPLE ► CREATIVE DESIGN ► TRANSFORMING COMMUNITIES

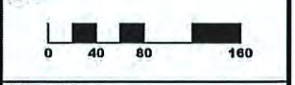


SEAL: **NOT FOR CONSTRUCTION**

NO.	DATE	DESCRIPTION
1	10/28/22	PER CITY PLANNING REVIEW

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

PROJECT NO: 200123.004
 DATE: 09/29/2022



SHEET NAME:
CONDO UNIT PLAN

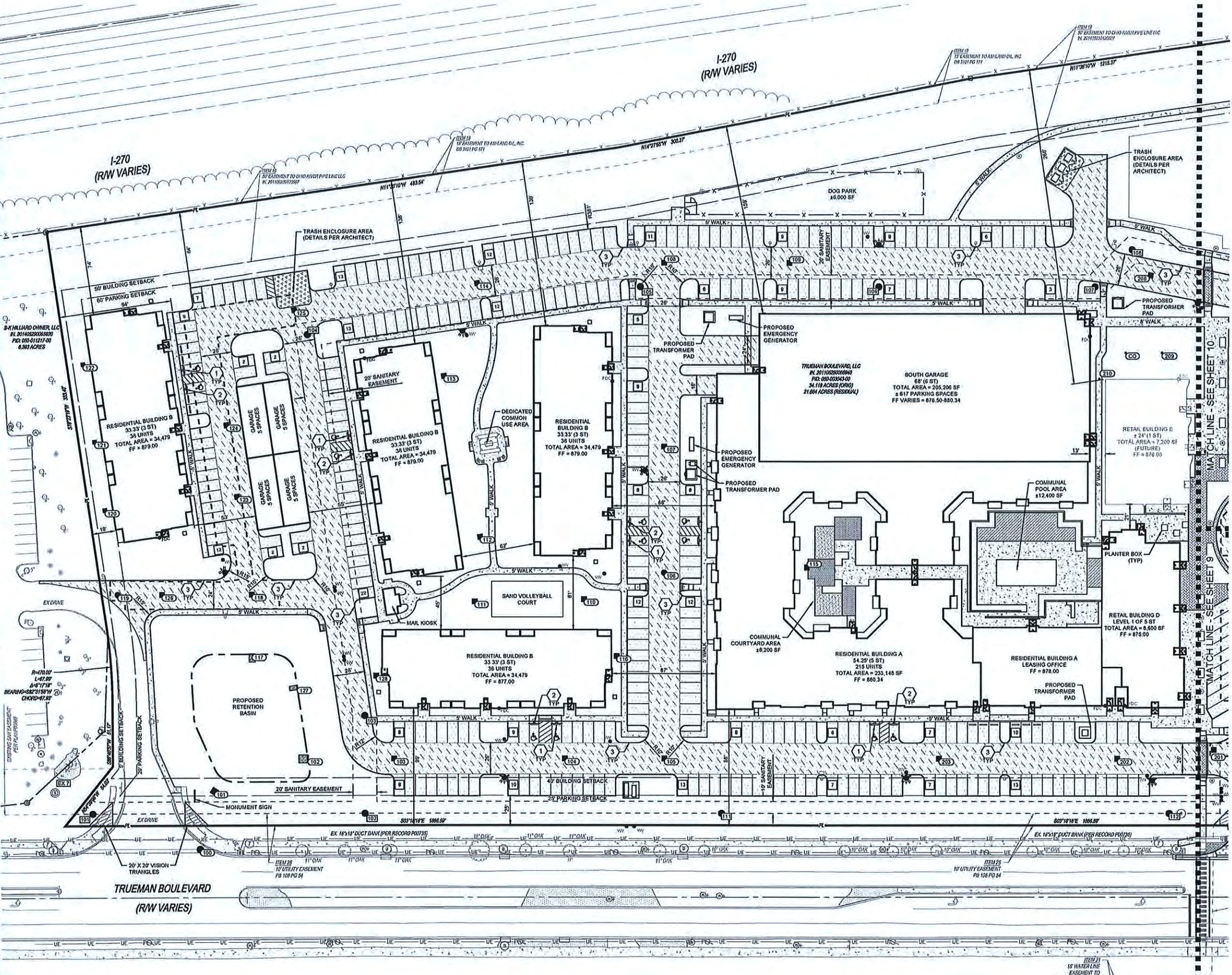
SHEET NO:
7/13





CIVIL ENGINEERING SURVEYING LANDSCAPE ARCHITECTURE
 www.kleingers.com
 350 Worthington Rd, Ste B
 Westerville, OH 43082
 614.882.4311

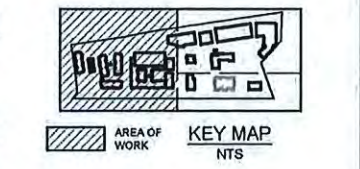
INSPIRED PEOPLE CREATIVE DESIGN TRANSFORMING COMMUNITIES



- PROPOSED LEGEND**
- 102 CATCH BASIN
 - 100 CURB INLET
 - 112 HEADWALL
 - 3 STORM MANHOLE
 - 107 SANITARY MANHOLE
 - 60 SANITARY CLEANOUT
 - FW FIRE HYDRANT
 - WV WATER VALVE
 - DC FIRE DEPARTMENT CONNECTION
 - PROPOSED LIGHTING. SEE LIGHTING PLAN FOR DETAIL AND PHOTOMETRICS
 - STANDARD DUTY ASPHALT PAVEMENT
 - HEAVY DUTY ASPHALT PAVEMENT
 - CONCRETE WALK
 - HEAVY DUTY SIDEWALK PAVEMENT
 - HEAVY DUTY CONCRETE PAVEMENT
 - UNDERGROUND DETENTION BOUNDARY
 - 10 PARKING ROW COUNT
 - X FENCE (PER ARCHITECTURAL PLANS)

- NOTES**
- ALL RADII ARE 5' UNLESS OTHERWISE NOTED.
 - ALL DIMENSION ARE TO EDGE OF PAVEMENT OR FACE OF CURB UNLESS OTHERWISE NOTED.
 - PERPENDICULAR PARKING SPACES ARE 5' X 15'.
 - ALL ADA ACCESSIBLE PARKING SPACES ARE 8' X 18' WITH AN 8' BUFFER BETWEEN THE SPACES UNLESS OTHERWISE NOTED.
 - REFER TO LANDSCAPE PLANS FOR MORE DETAIL REGARDING AMENITY AND COMMON USE AREA HARD-SCAPE AND SURFACING.

- CODED NOTES**
- 1 CONCRETE WHEEL STOP
 - 2 ACCESSIBLE PARKING SIGN
 - 3 BARRIER CURB

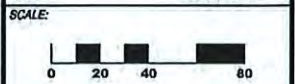


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NO.	DATE	DESCRIPTION
1	10/28/22	PER CITY PLANNING REVIEW

FINAL DEVELOPMENT PLAN FOR TRUEPOINTE MIXED USE DEVELOPMENT
 4457 TRUAMAN BLVD
 HILLIARD, OH 43026

PROJECT NO: 200123.004
 DATE: 09/29/2022



SHEET NAME:
LOCATION PLAN

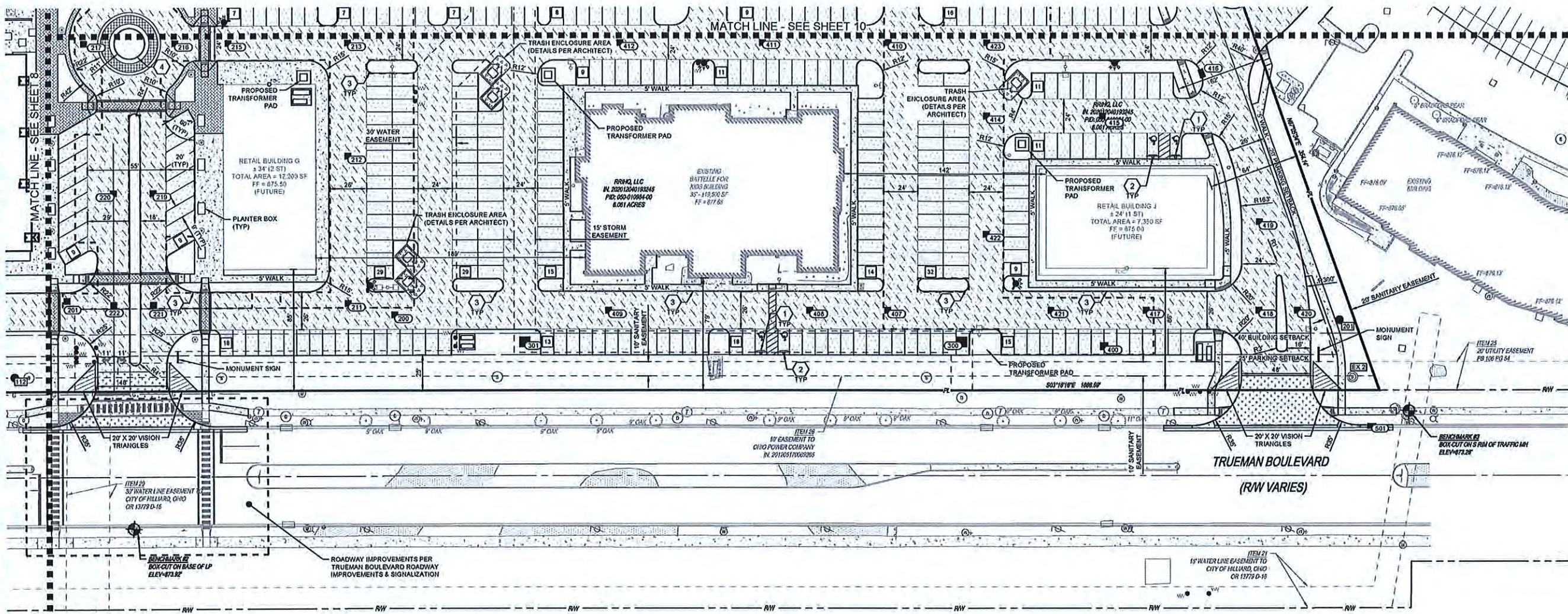
SHEET NO.
8/13





CIVIL ENGINEERING SURVEYING LANDSCAPE ARCHITECTURE
 www.kleingers.com
 350 Worthington Rd. 5th B
 Westerville, OH 43082
 614.882.4311

INSPIRED PEOPLE CREATIVE DESIGN TRANSFORMING COMMUNITIES



PROPOSED LEGEND

- CATCH BASIN
- CURB INLET
- HEADWALL
- STORM MANHOLE
- SANITARY MANHOLE
- SANITARY CLEANOUT
- FIRE HYDRANT
- WATER VALVE
- FIRE DEPARTMENT CONNECTION
- PROPOSED LIGHTING. SEE LIGHTING PLAN FOR DETAIL AND PHOTOMETRICS
- STANDARD DUTY ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE WALK
- HEAVY DUTY SIDEWALK PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- DRIVEWAY APPROACH APRON
- CONCRETE PAVER
- CONCRETE PAVER
- CONCRETE PAVER
- UNDERGROUND DETENTION BOUNDARY
- PARKING ROW COUNT

CODED NOTES

- CONCRETE WHEEL STOP
- ACCESSIBLE PARKING SIGN
- BARRIER CURB
- MOUNTABLE CURB

NOTES

1. ALL RADII ARE 5' UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE TO EDGE OF PAVEMENT OR FACE OF CURB UNLESS OTHERWISE NOTED.
3. PERPENDICULAR PARKING SPACES ARE 9' X 18'.
4. ALL ADA ACCESSIBLE PARKING SPACES ARE 8' X 18' WITH AN 8' BUFFER BETWEEN THE SPACES UNLESS OTHERWISE NOTED.
5. REFER TO LANDSCAPE PLANS FOR MORE DETAIL REGARDING AMENITY AND COMMON USE AREA HARD-SCAPE AND SURFACING.

SEAL:

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NO.	DATE	DESCRIPTION
1	10/28/22	PER CITY PLANNING REVIEW

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

PROJECT NO: 200123.004
 DATE: 09/29/2022
 SCALE:

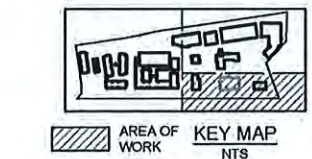


SHEET NAME:

LOCATION PLAN

SHEET NO.

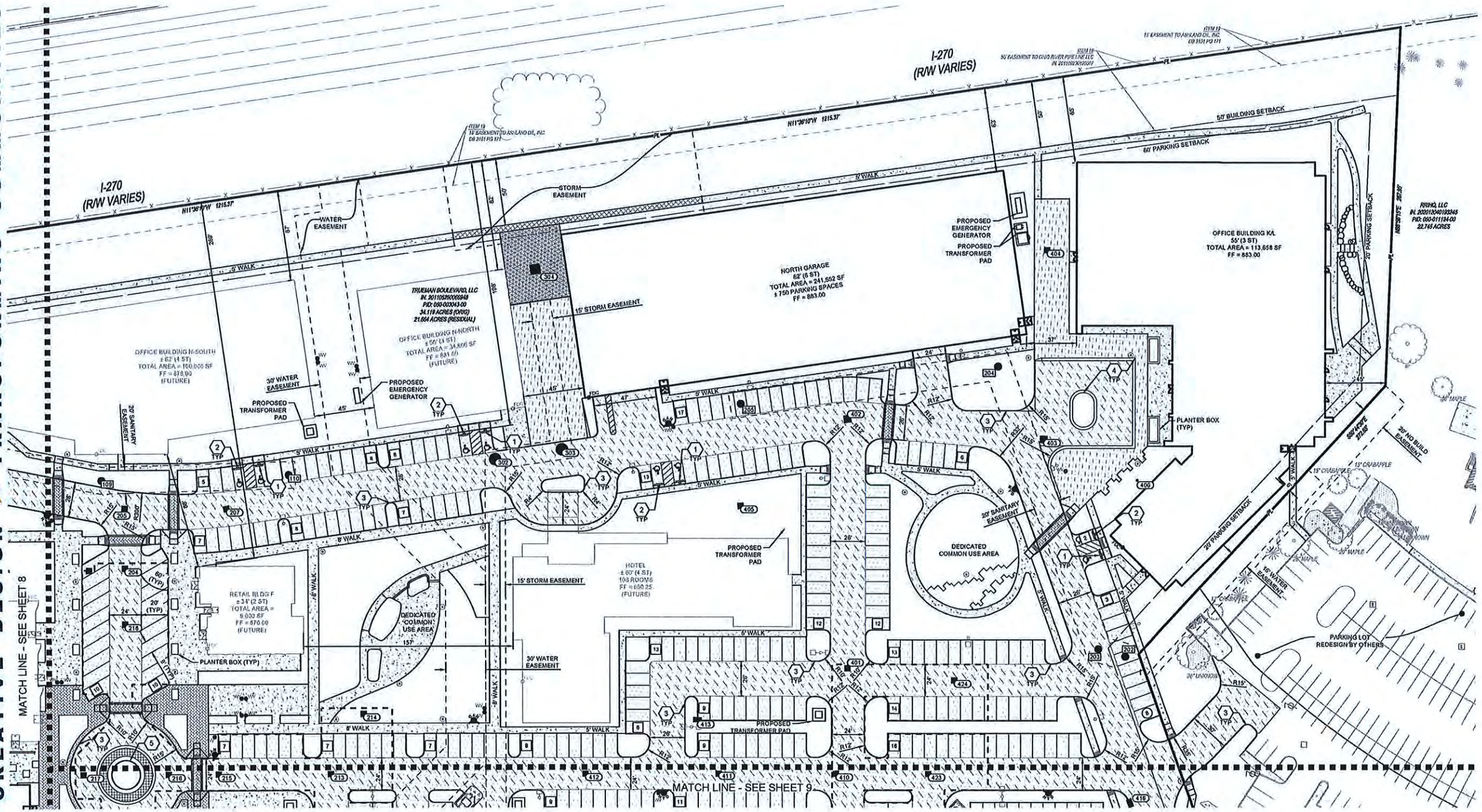
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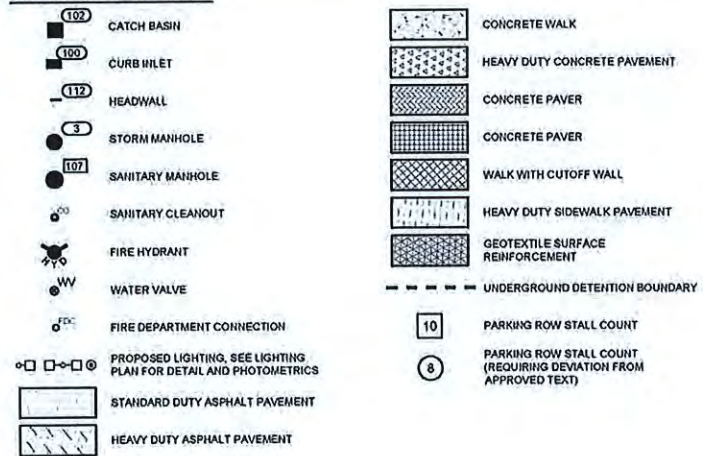


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 Westerville, OH 43082
 614.882.4311

INSPIRED PEOPLE CREATIVE DESIGN TRANSFORMING COMMUNITIES



PROPOSED LEGEND



CODED NOTES



NOTES

- ALL RADII ARE 5' UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE TO EDGE OF PAVEMENT OR FACE OF CURB UNLESS OTHERWISE NOTED.
- PERPENDICULAR PARKING SPACES ARE 9' X 18'.
- ALL ADA ACCESSIBLE PARKING SPACES ARE 8' X 16' WITH AN 8' BUFFER BETWEEN THE SPACES UNLESS OTHERWISE NOTED.
- REFER TO LANDSCAPE PLANS FOR MORE DETAIL REGARDING AMENITY AND COMMON USE AREA HARD-SCAPE AND SURFACING.

SEAL:
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NO.	DATE	DESCRIPTION
1	10/28/22	PER CITY PLANNING REVIEW

FINAL DEVELOPMENT PLAN FOR TRUEPOINT MIXED USE DEVELOPMENT
 4457 TRUAMAN BLVD
 HILLIARD, OH 43026

PROJECT NO: 200123.004
 DATE: 09/29/2022
 SCALE:



SHEET NAME:
LOCATION PLAN

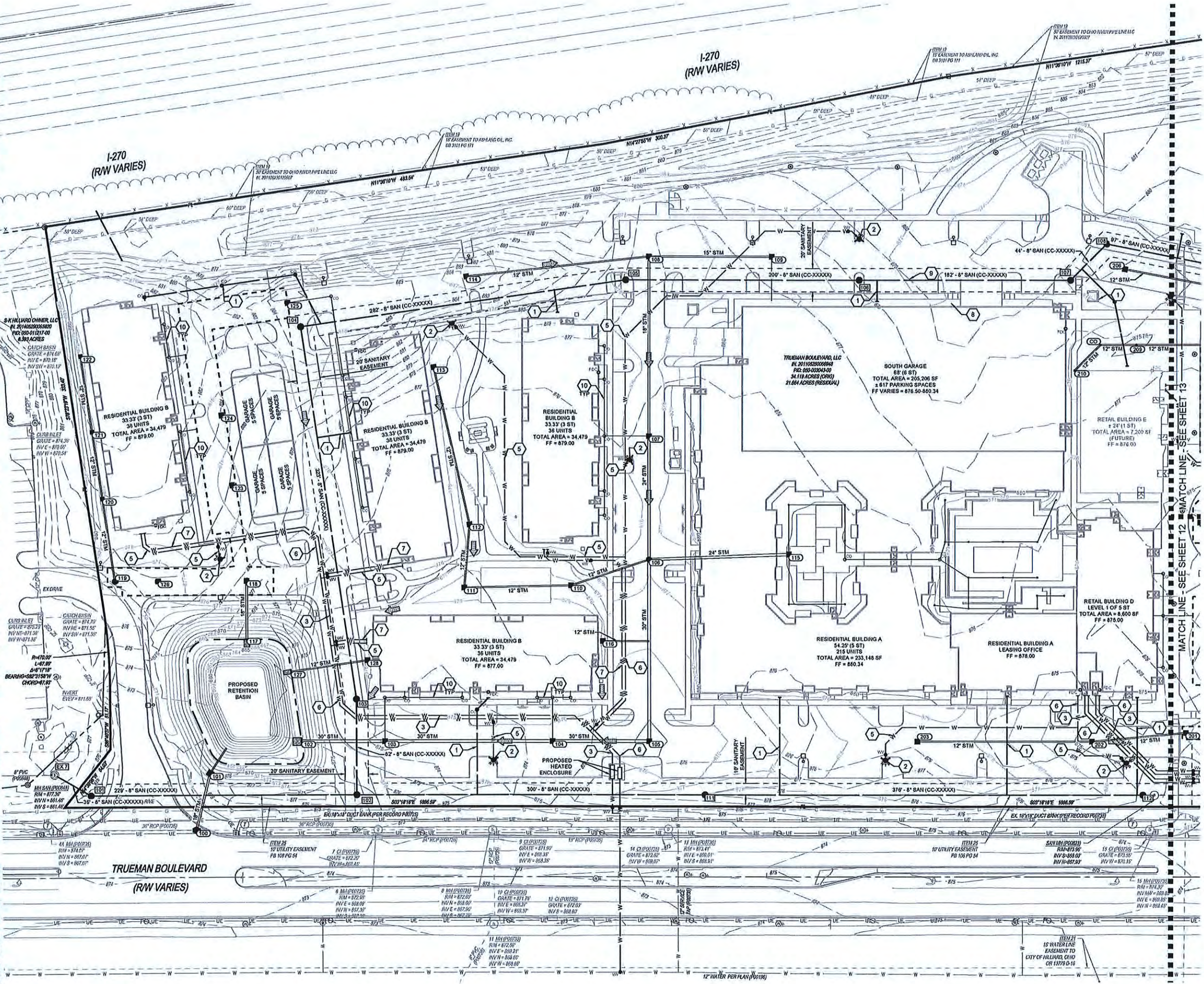
SHEET NO.
10/13





CIVIL ENGINEERING SURVEYING LANDSCAPE ARCHITECTURE
www.kleingers.com
350 Worthington Rd, Ste B
Westerville, OH 43082
614.882.4311

INSPIRED PEOPLE CREATIVE DESIGN TRANSFORMING COMMUNITIES



- PROPOSED LEGEND**
- CATCH BASIN
 - CURB INLET
 - HEADWALL
 - STORM MANHOLE
 - STORM CLEANOUT
 - SANITARY MANHOLE
 - SANITARY CLEANOUT
 - FIRE HYDRANT
 - WATER VALVE
 - FIRE DEPARTMENT CONNECTION
 - STORM SEWER PIPE
 - SANITARY SEWER PIPE
 - WATERLINE PIPE
 - UNDERGROUND DETENTION BOUNDARY
 - RETENTION POND NORMAL WATER SURFACE

- GRADING LEGEND**
- EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - PROPOSED MAJOR CONTOUR
 - PROPOSED MINOR CONTOUR
 - 100-YEAR FLOOD ROUTE

- CODED NOTES**
- 6" SAN SERVICE
 - PROPOSED FIRE HYDRANT
 - 4" DOMESTIC WATER SERVICE
 - 6" DOMESTIC WATER SERVICE
 - 6" FIRE WATER SERVICE
 - 8" FIRE WATER SERVICE
 - 3" DOMESTIC WATER SERVICE
 - 10" ROOF DRAIN
 - 12" STORM
 - 8" STORM

- NOTES:**
- SANITARY SERVICE SHOWN ON THIS PLAN IS FOR REFERENCE ONLY. ALL SANITARY WORK IS TO BE PERFORMED UNDER CC.
 - WATERLINE SHOWN FOR REFERENCE ONLY. ALL WATER LINE WORK IS TO BE PERFORMED UNDER WATER SERVICE PLANS SUBMITTED TO CITY OF COLUMBUS.
 - STORM SEWER SHOWN FOR REFERENCE ONLY. ALL STORM SEWER WORK IS TO BE PERFORMED UNDER CONSTRUCTION DRAWINGS SUBMITTED TO THE CITY OF HILLIARD.

NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION
1	10/28/22	PER CITY PLANNING REVIEW

FINAL DEVELOPMENT PLAN FOR TRUETIME MIXED USE DEVELOPMENT
4457 TRUAMAN BLVD
HILLIARD, OH 43026

PROJECT NO: 200123.004
DATE: 09/29/2022
SCALE:



SHEET NAME:
GRADING & UTILITY PLAN

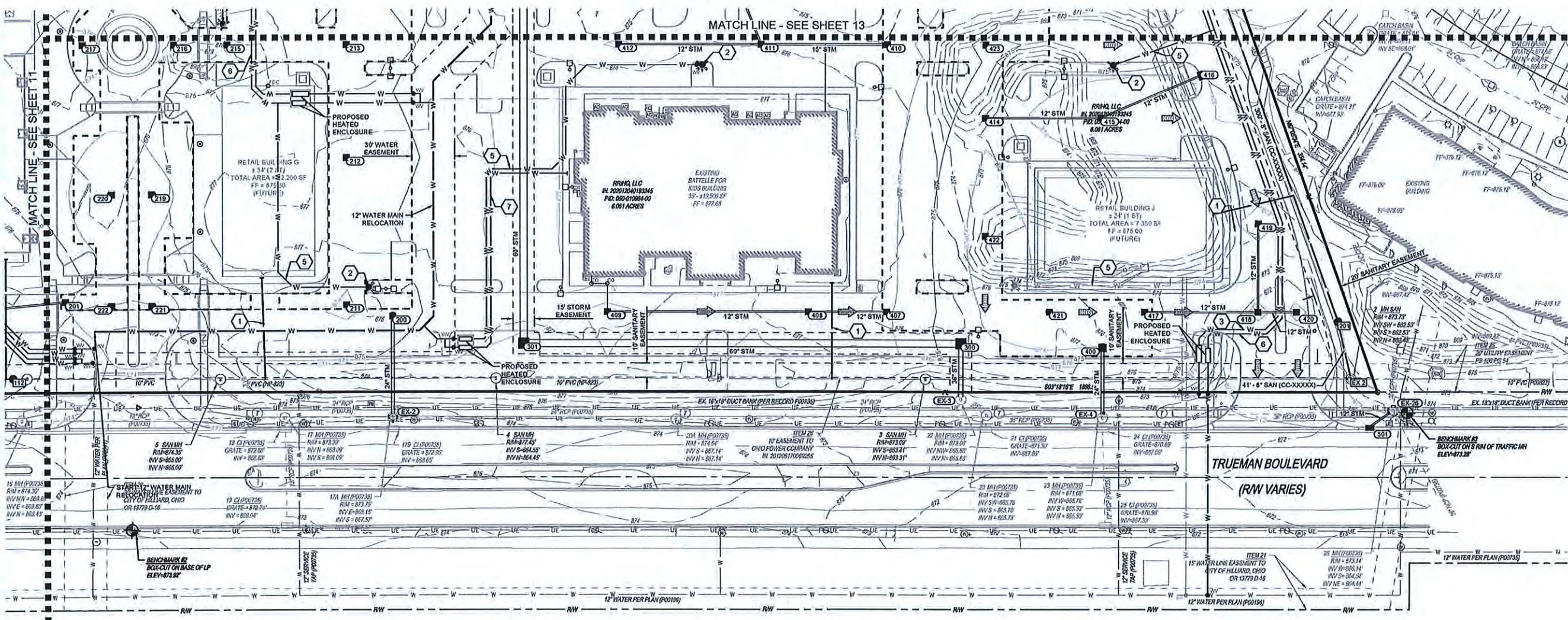
SHEET NO.
11/13





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INSPIRED PEOPLE CREATIVE DESIGN TRANSFORMING COMMUNITIES



- PROPOSED LEGEND**
- 102 CATCH BASIN
 - 100 CURB RILET
 - 112 HEADWALL
 - 3 STORM MANHOLE
 - STORM CLEANOUT
 - 107 SANITARY MANHOLE
 - SANITARY CLEANOUT
 - FIRE HYDRANT
 - WV WATER VALVE
 - DC FIRE DEPARTMENT CONNECTION
 - FUTURE HYDRANT
 - FWV FUTURE VALVE
 - FCV FUTURE FIRE DEPARTMENT CONNECTION
 - STM STORM SEWER PIPE
 - SAN SANITARY SEWER PIPE
 - W WATERLINE PIPE
 - FWV FUTURE WATERLINE PIPE
 - WMR WATER MAIN RELOCATION
 - UNDERGROUND DETENTION BOUNDARY
 - RETENTION POND NORMAL WATER SURFACE

- GRADING LEGEND**
- 875 EXISTING MAJOR CONTOUR
 - 874 EXISTING MINOR CONTOUR
 - 875 PROPOSED MAJOR CONTOUR
 - 874 PROPOSED MINOR CONTOUR
 - 100-YEAR FLOOD ROUTE

- CODED NOTES**
- 1 6" SAN SERVICE
 - 2 PROPOSED FIRE HYDRANT
 - 3 4" DOMESTIC WATER SERVICE
 - 4 6" DOMESTIC WATER SERVICE
 - 5 6" FIRE WATER SERVICE
 - 6 8" FIRE WATER SERVICE
 - 7 2" DOMESTIC WATER SERVICE

NOTES:

- SANITARY SERVICE SHOWN ON THIS PLAN IS FOR REFERENCE ONLY. ALL SANITARY WORK IS TO BE PERFORMED UNDER CC.
- WATERLINE SHOWN FOR REFERENCE ONLY. ALL WATER LINE WORK IS TO BE PERFORMED UNDER WATER SERVICE PLANS SUBMITTED TO CITY OF COLUMBUS.
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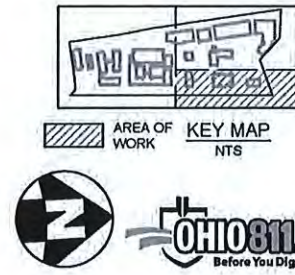
FINAL DEVELOPMENT PLAN FOR TRUEPOINTE MIXED USE DEVELOPMENT
 4457 TRUEMAN BLVD
 HILLIARD, OH 43026

PROJECT NO: 200123.004
 DATE: 09/29/2022
 SCALE:



SHEET NAME:
GRADING & UTILITY PLAN

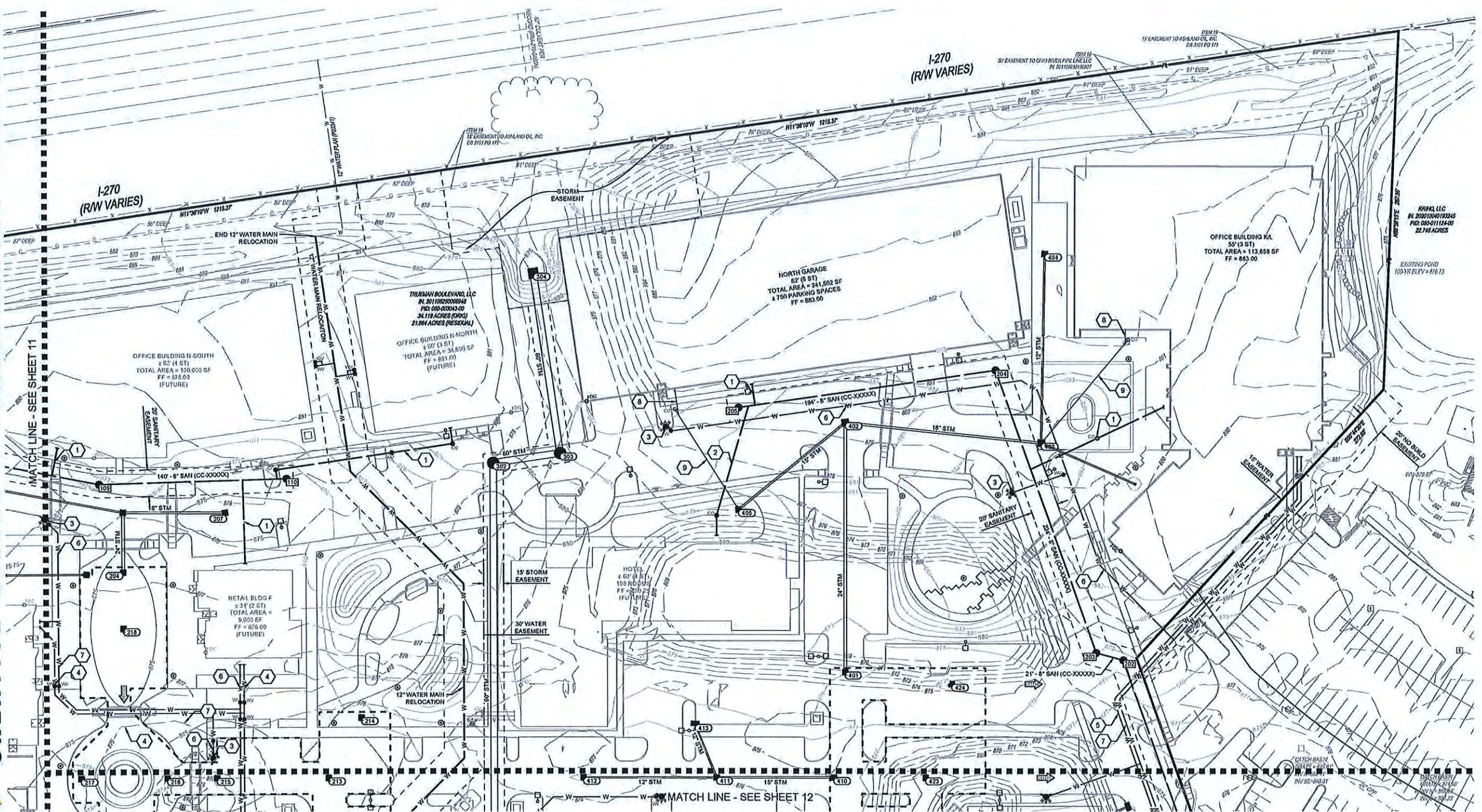
SHEET NO.
12/13





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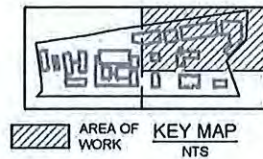
PROPOSED LEGEND	
	CATCH BASIN
	CURB INLET
	HEADWALL
	STORM MANHOLE
	STORM CLEANOUT
	SANITARY MANHOLE
	SANITARY CLEANOUT
	FIRE HYDRANT
	WATER VALVE
	FIRE DEPARTMENT CONNECTION
	FUTURE HYDRANT
	FUTURE VALVE
	FUTURE FIRE DEPARTMENT CONNECTION
	STM - STORM SEWER PIPE
	SAN - SANITARY SEWER PIPE
	W - WATERLINE PIPE
	W - FUTURE WATERLINE PIPE
	W - WATER MAIN RELOCATION
	--- UNDERGROUND DETENTION BOUNDARY
	--- RETENTION POND NORMAL WATER SURFACE

GRADING LEGEND	
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	100-YEAR FLOOD ROUTE

CODED NOTES	
	6" SAN SERVICE
	8" SAN SERVICE
	PROPOSED FIRE HYDRANT
	2" DOMESTIC WATER SERVICE
	4" DOMESTIC WATER SERVICE
	6" FIRE WATER SERVICE
	8" FIRE WATER SERVICE
	12" ROOF DRAIN
	12" STORM

NOTES:

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FINAL DEVELOPMENT PLAN FOR TRUEPOINT MIXED USE DEVELOPMENT
 4457 TRUMAN BLVD
 HILLIARD, OH 43026

PROJECT NO:	200123.004
DATE:	09/29/2022
SCALE:	

SHEET NAME:
GRADING & UTILITY PLAN

SHEET NO.
13/13

client / owner
TRUEMAN BOULEVARD, LLC

project name
**TRUEPOINTE MIXED
USE DEVELOPMENT**

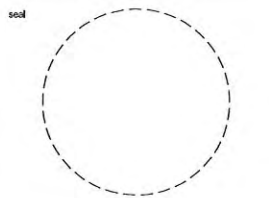
project address
4457 Trueman Boulevard
Hilliard, Ohio
43026

consultant 1
M+A Architects
775 Yard Street
Suite 325
Columbus, OH 43212
p 614 764.0407

consultant 2
The Kleingers Group
350 Worthington Road
Suite B
Westerville, OH 43082
p 614 882.4479

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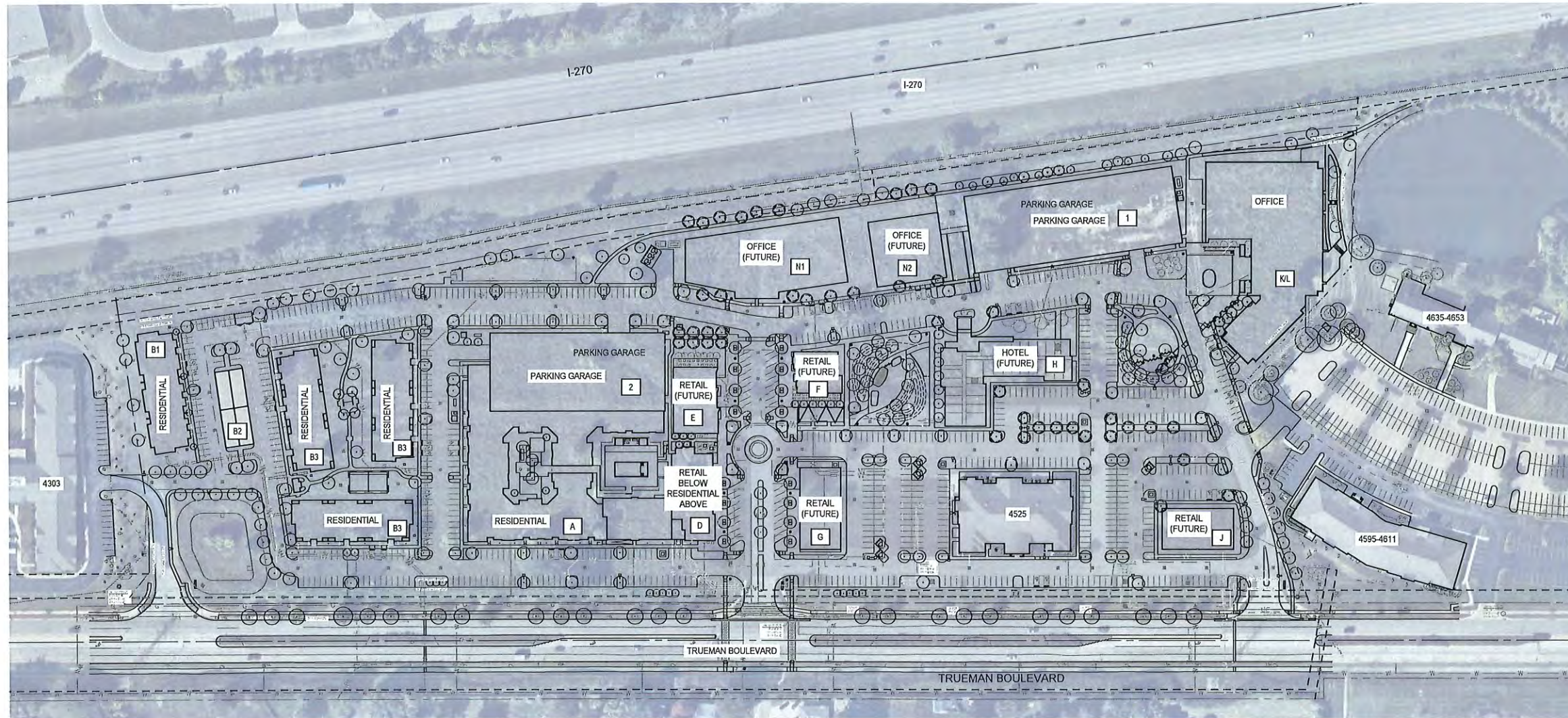


issue date
October 5, 2022

project number
c21543.1

sheet name
OVERALL PLAN

sheet number
L-1



OVERALL SITE PLAN



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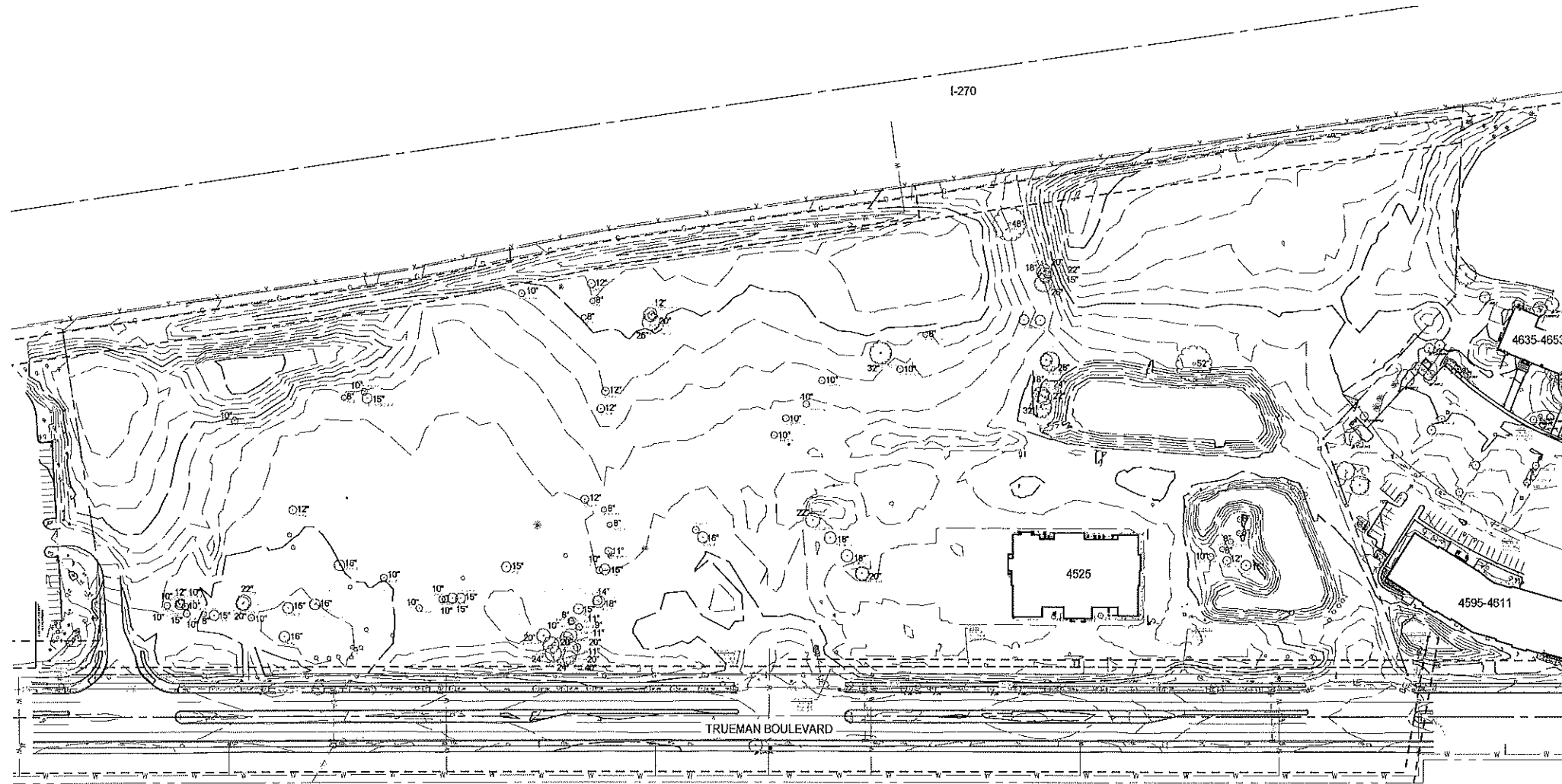
client / owner
TRUEMAN BOULEVARD, LLC

project name
**TRUEPOINTE MIXED
USE DEVELOPMENT**

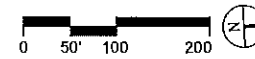
project address
4457 Truman Boulevard
Hilliard, Ohio
43026

consultant 1
M+A Architects
775 York Street
Suite 325
Columbus, OH 43212
p 614 764 0407

consultant 2
The Kleingers Group
350 Worthington Road
Suite B
Westerville, OH 43082
p 614 882 4479



EXISTING TREES SITE PLAN



TREES OVER 6" DIAMETER TO BE REMOVED

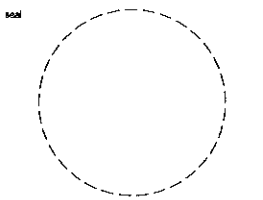
SIZE/DBH	QUANTITY	REPLACEMENT FACTOR	REPLACEMENT DIAMETER
8"	12	X 1	96
9"	1	X 1	9
10"	21	X 1	210
11"	4	X 1	44
12"	8	X 1	96
14"	1	X 1	14
15"	9	X 1	135
16"	6	X 1	96
18"	5	X 1	90
20"	8	X 1	160
22"	4	X 1	88
24"	3	X 2	144
26"	2	X 2	104
28"	1	X 2	56
32"	2	X 2	128
40"	1	X 2	80
48"	1	X 2	96
52"	1	X 2	104
TOTAL	90		1750

TREES CALIPER INCHES

KEY
 TREE TO BE REMOVED
 18" DBH (DIAMETER AT BREAST HEIGHT)

Final Development Plan
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issue date
October 5, 2022

project number
c21543.1

sheet name
EXISTING TREES

sheet number
L-2

client/owner
TRUEMAN BOULEVARD, LLC

project name
TRUEPOINTE MIXED USE DEVELOPMENT

project address
4457 Trueman Boulevard
Hilliard, Ohio
43026

consultant 1

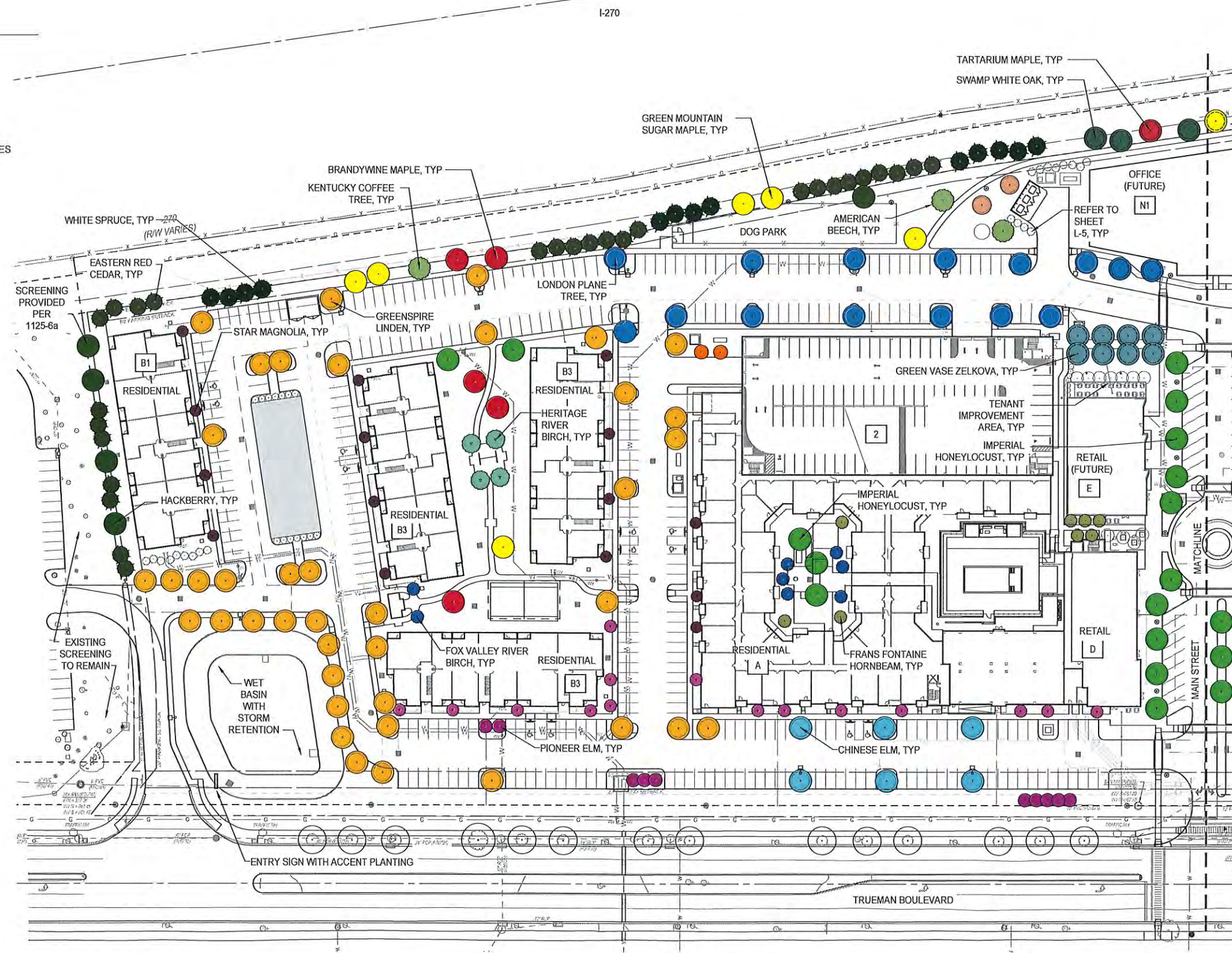
M+A Architects
775 Yard Street
Suite 325
Columbus, OH 43212
p 614 764 0407

consultant 2

The Kleingers Group
350 Worthington Road
Suite B
Westerville, OH 43082
p 614 882.4479

- KEY**
- 1125.04 (b) - 243,660 SQ FT OF STRUCTURE
244 CALIPER INCHES REQUIRED
244 CALIPER INCHES PROVIDED BY 122 2" TREES
 - 1125.04 (b) - FUTURE 82,910 SQ FT OF STRUCTURE
83 CALIPER INCHES REQUIRED
83 CALIPER INCHES PROVIDED BY 42 2" TREES
 - 1125.04 (i) - 1,750 CALIPER INCHES REMOVED/90 TREES
875 CALIPER INCHES REQUIRED (50% REDUCTION)
406 CALIPER INCHES PROVIDED BY 203 2" TREES
32 CALIPER INCHES PROVIDED BY 32 1" TREES
TOTAL CALIPER INCHES = 438 (875/2 = 438)

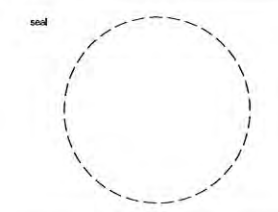
REFER SHEET L-5 AND L-6 FOR
PARKING LOT ISLAND PLANTINGS



SOUTH LANDSCAPE PLAN

Final Development Plan
Not For Construction

revision	date	issued
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issue date
October 5, 2022

project number
c21543.1

sheet name
LANDSCAPE PLAN

sheet number
L-3

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client / owner
TRUEMAN BOULEVARD, LLC

project name
TRUEPOINTE MIXED USE DEVELOPMENT

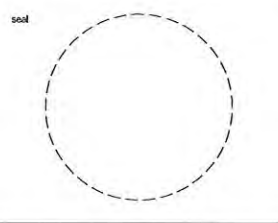
project address
4457 Trueman Boulevard
Hilliard, Ohio
43026

consultant 1
M+A Architects
775 Yard Street
Suite 325
Columbus, OH 43212
p 614 764.0407

consultant 2
The Kleingers Group
350 Worthington Road
Suite B
Westerville, OH 43082
p 614 882.4479

Final Development Plan
Not For Construction

revision	date	issued
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sheet name
LANDSCAPE PLAN

sheet number
L-4

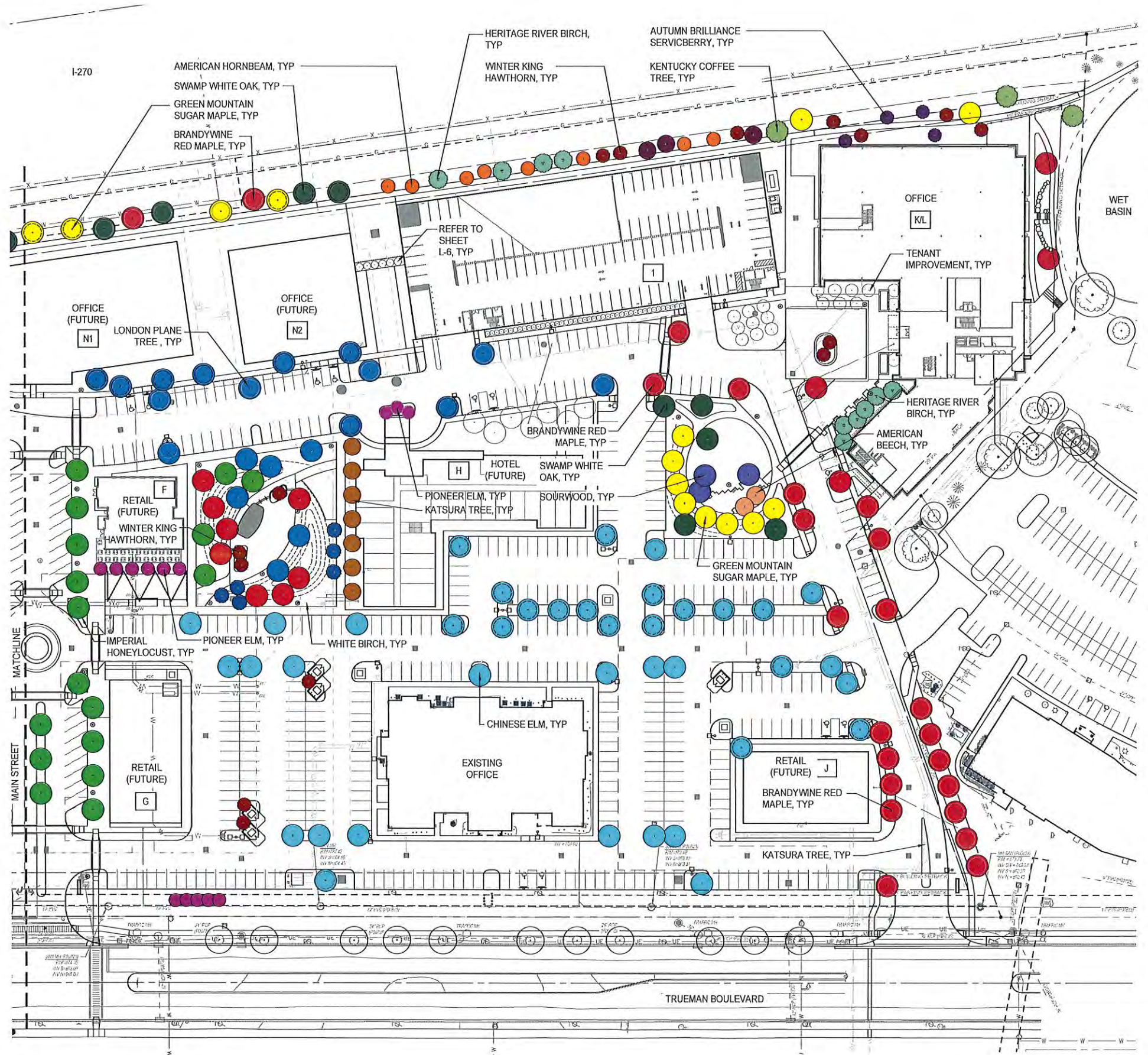
KEY

1125.04 (b) - 243,660 SQ FT OF STRUCTURE
244 CALIPER INCHES REQUIRED
244 CALIPER INCHES PROVIDED BY 122 2" TREES

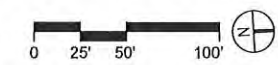
1125.04 (b) - FUTURE 82,910 SQ FT OF STRUCTURE
83 CALIPER INCHES REQUIRED
83 CALIPER INCHES PROVIDED BY 42 2" TREES

1125.04 (i) - 1,750 CALIPER INCHES REMOVED/90 TREES
875 CALIPER INCHES REQUIRED (50% REDUCTION)
406 CALIPER INCHES PROVIDED BY 203 2" TREES
32 CALIPER INCHES PROVIDED BY 32 1" TREES
TOTAL CALIPER INCHES = 438 (875/2 = 438)

REFER SHEET L-5 AND L-6 FOR
PARKING LOT ISLAND PLANTINGS



NORTH LANDSCAPE PLAN



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client / owner
TRUEMAN BOULEVARD, LLC

project name
**TRUEPOINTE MIXED
USE DEVELOPMENT**

project address
4457 Trueman Boulevard
Hilliard, Ohio
43026

consultant 1

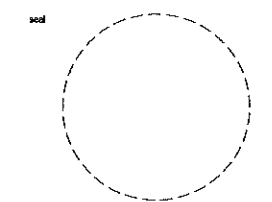
M+A Architects
775 Yard Street
Suite 322
Columbus, OH 43212
p 614 764-0407

consultant 2

The Kleingers Group
350 Worthington Road
Suite B
Westerville, OH 43082
p 614 882-4179

Final Development Plan
Not For Construction

revision	date	issued
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issue date
October 5, 2022

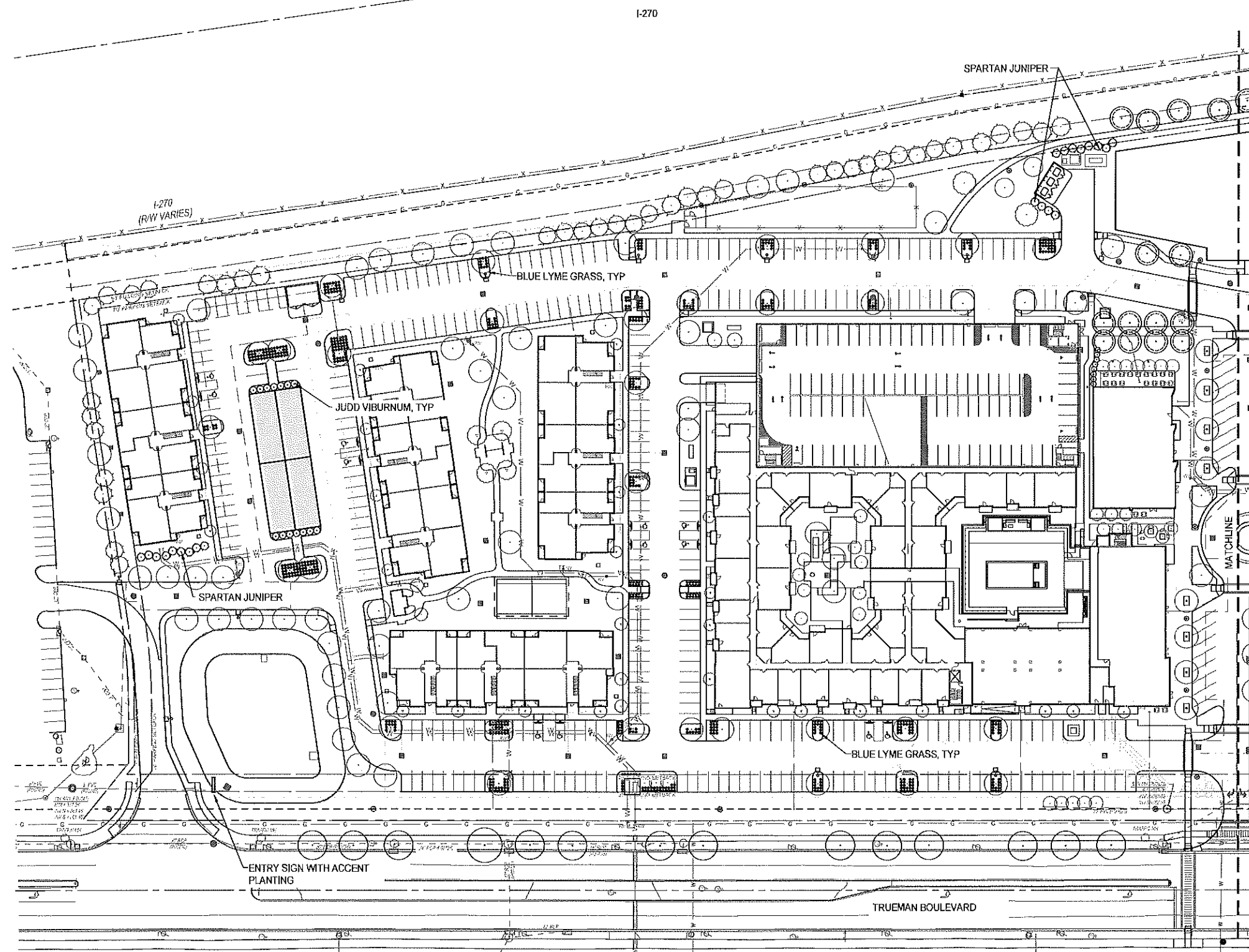
project number
c21543.1

sheet name
LANDSCAPE PLAN

sheet number
L-5

KEY

 1125 (c)(2) - ORNAMENTAL GRASSES AND MULCH AT PARKING LOT ISLAND



SOUTH LANDSCAPE PLAN- PARKING LOT



P:\2021\621543.01\Truepointe Development & Site Design\BIM_CAD_GIS\CAD\Sheets\21543_L2 Landscape Plans PRV.dwg Oct 04, 2022 - 7:16pm rmp/ekent

client / owner

TRUEMAN BOULEVARD, LLC

project name

TRUEPOINTE MIXED USE DEVELOPMENT

project address

4457 Trueman Boulevard
Hilliard, Ohio
43026

consultant 1

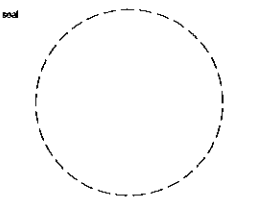
M+A Architects
775 Yeard Street
Suite 325
Columbus, OH 43212
p 614 764 0407

consultant 2

The Kleingers Group
350 Worthington Road
Suite B
Westerville, OH 43082
p 614 882 4475

Final Development Plan Not For Construction

revision	date	issued
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issue date
October 5, 2022

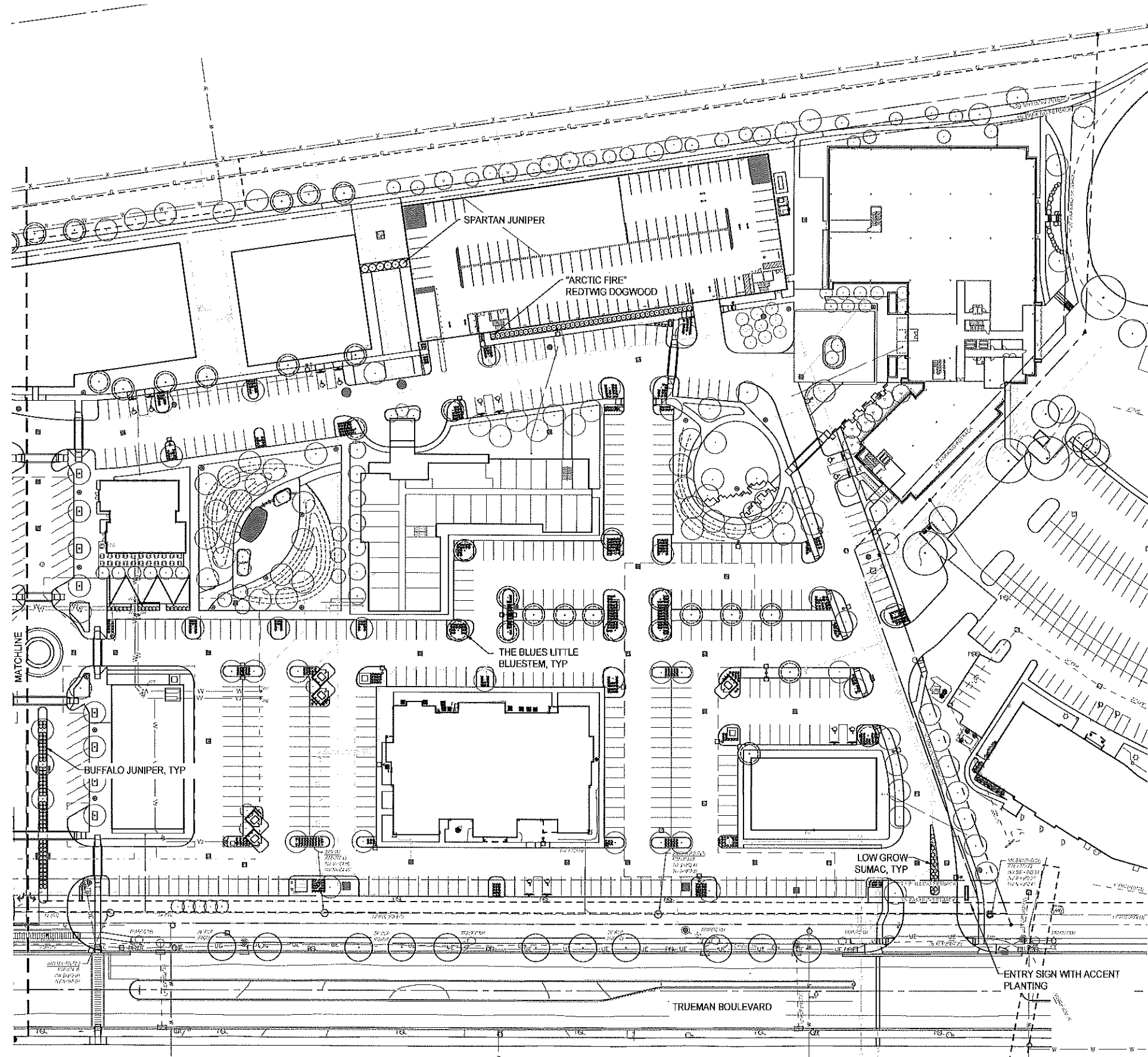
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LANDSCAPE PLAN

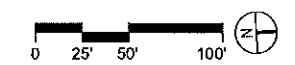
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L-6

KEY

1125 (c)(2) - ORNAMENTAL GRASSES AND
MULCH AT PARKING LOT ISLAND



NORTH LANDSCAPE PLAN- PARKING LOT



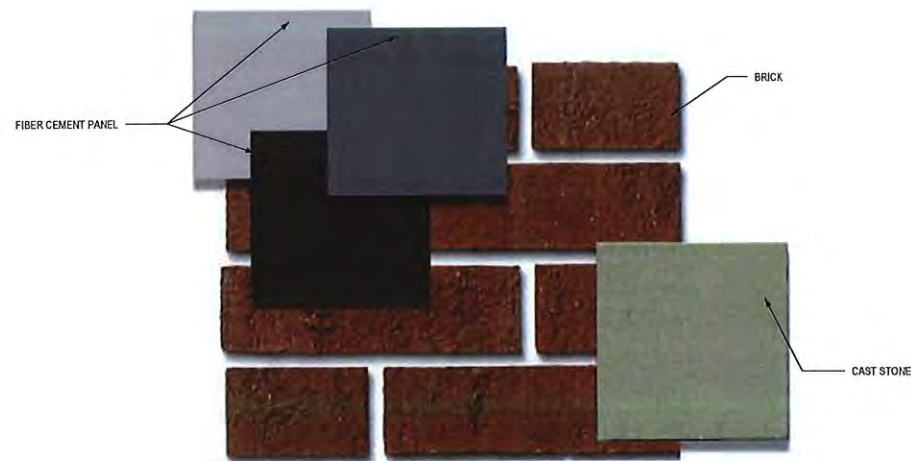
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3 east elevation
1/16" = 1'-0"



2 south elevation
1/16" = 1'-0"



PROPOSED MATERIALS



1 north elevation
1/16" = 1'-0"



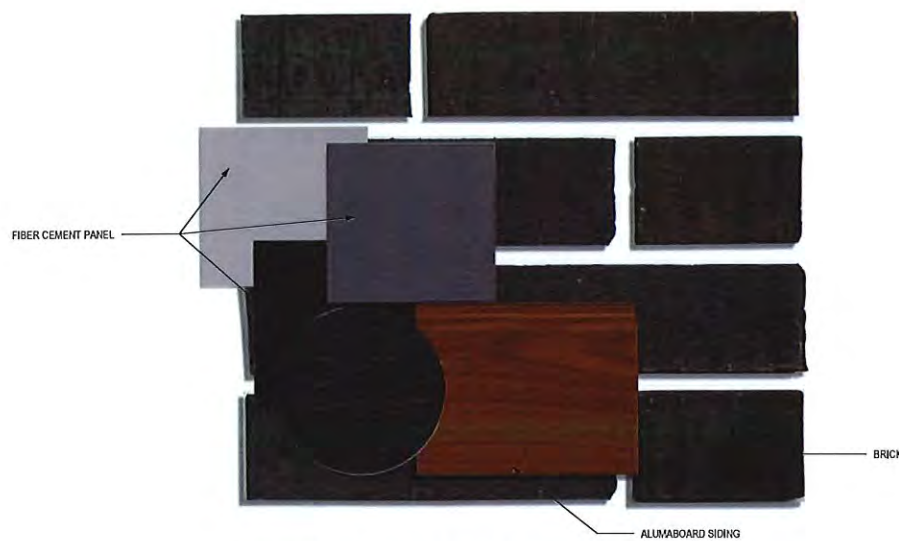
 bldg A first floor
1/16" = 1'-0"



3 rear elevation
3/32" = 1'-0"



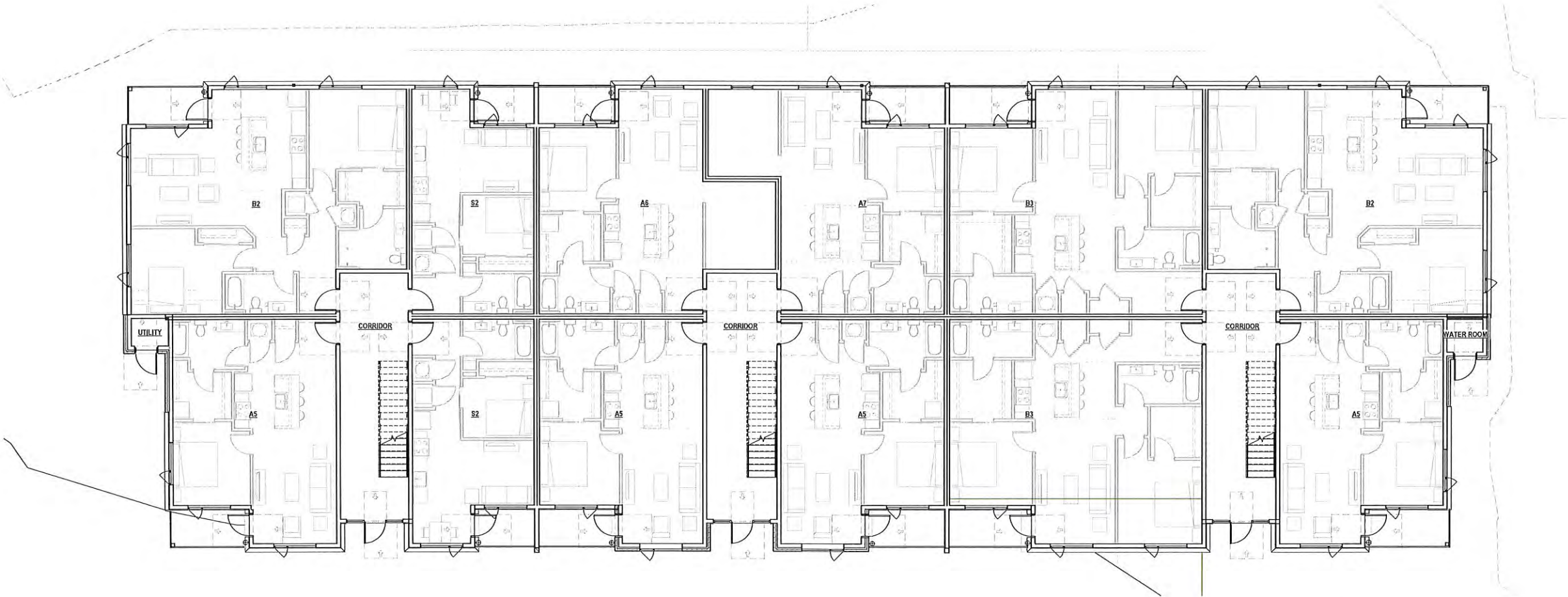
2 front elevation
3/32" = 1'-0"




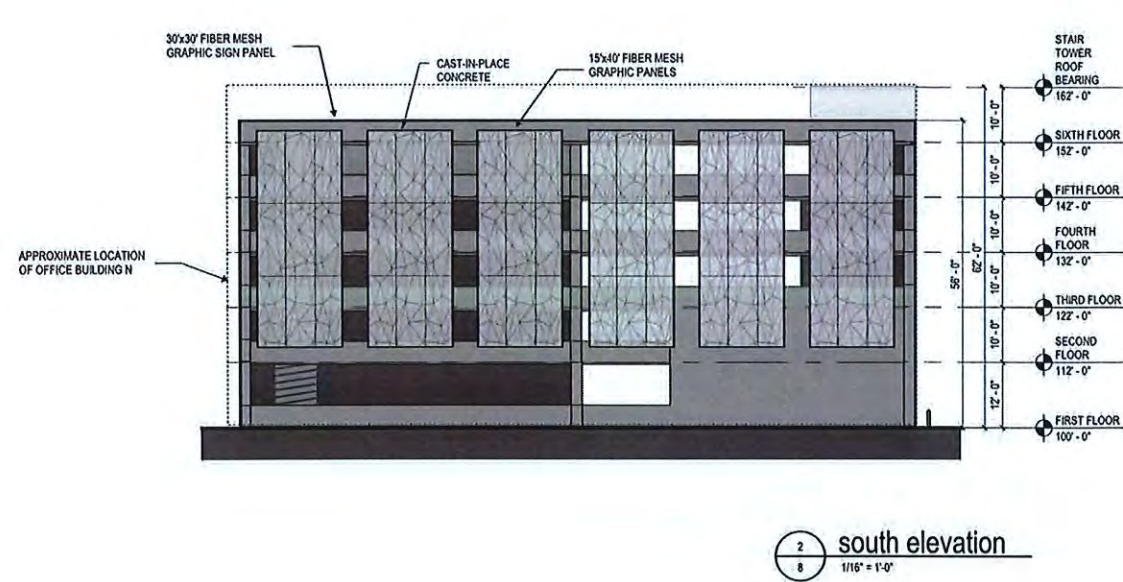
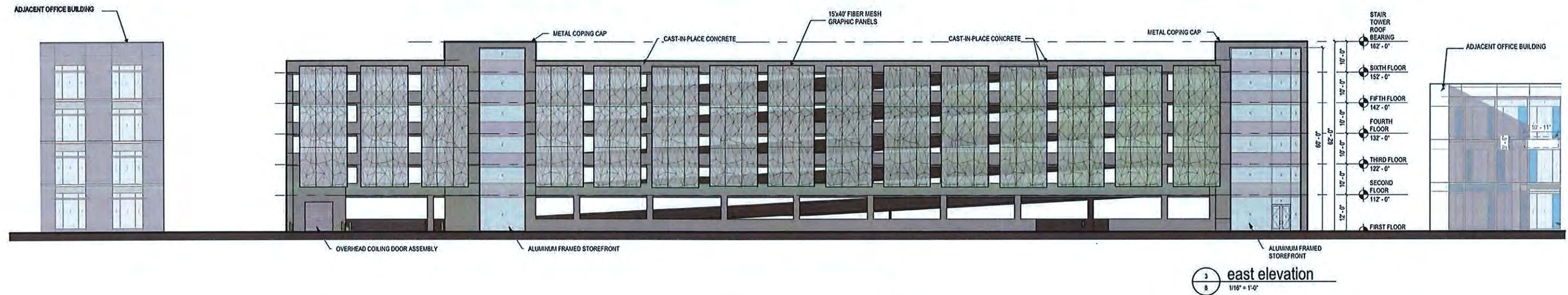
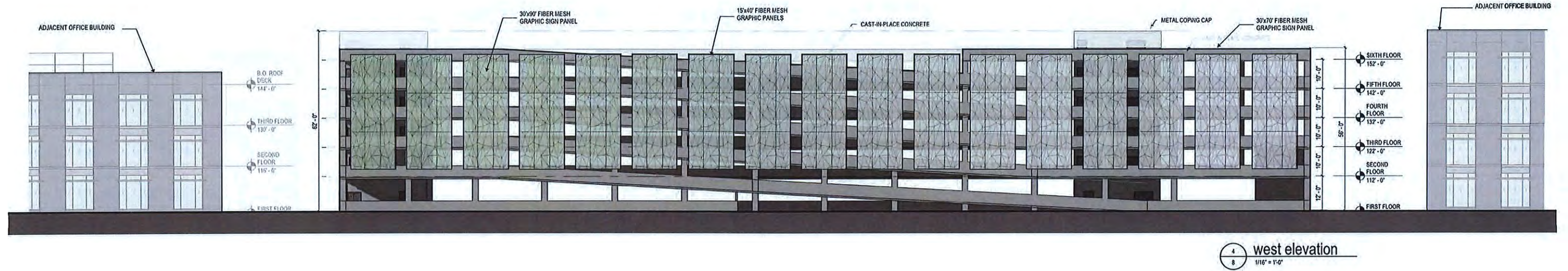
PROPOSED MATERIALS

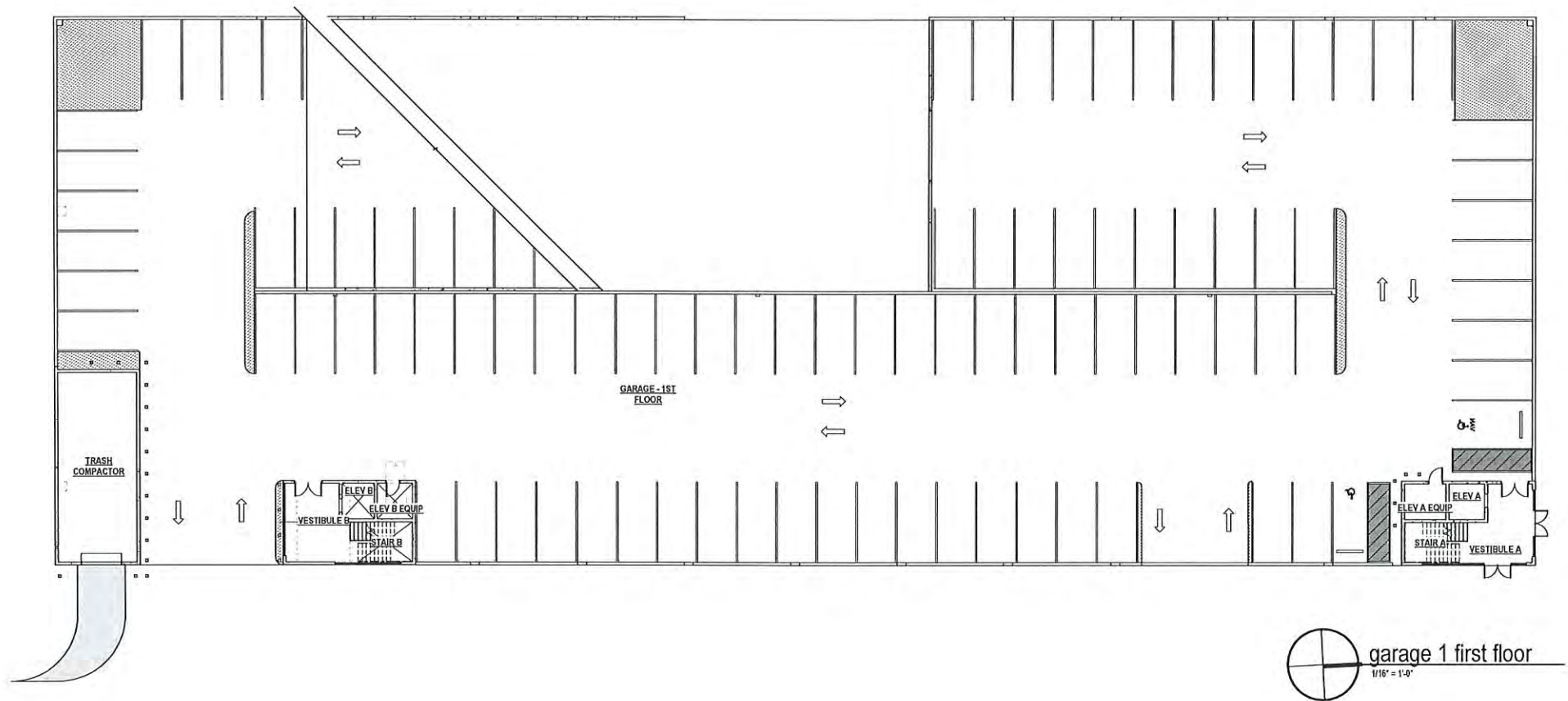


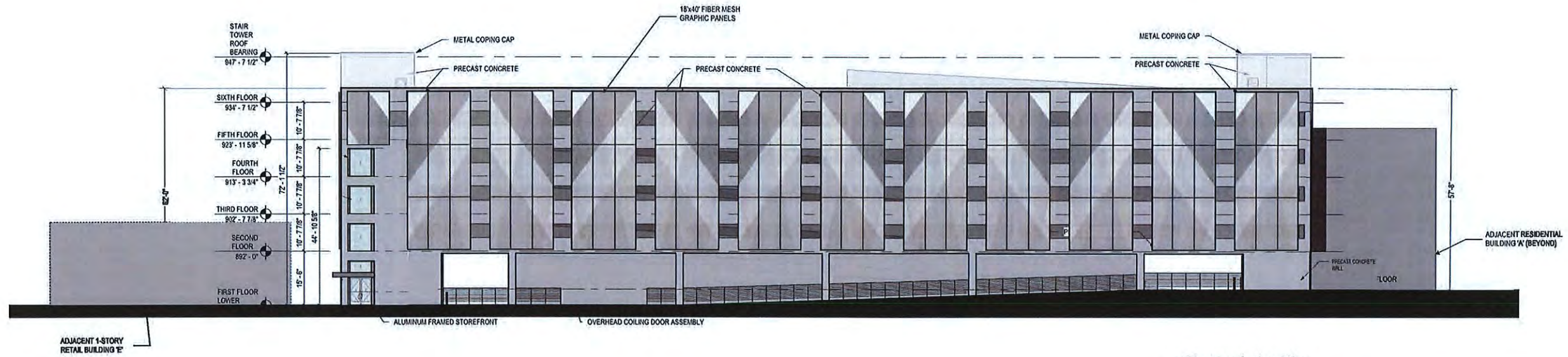
1 side elevation
3/32" = 1'-0"



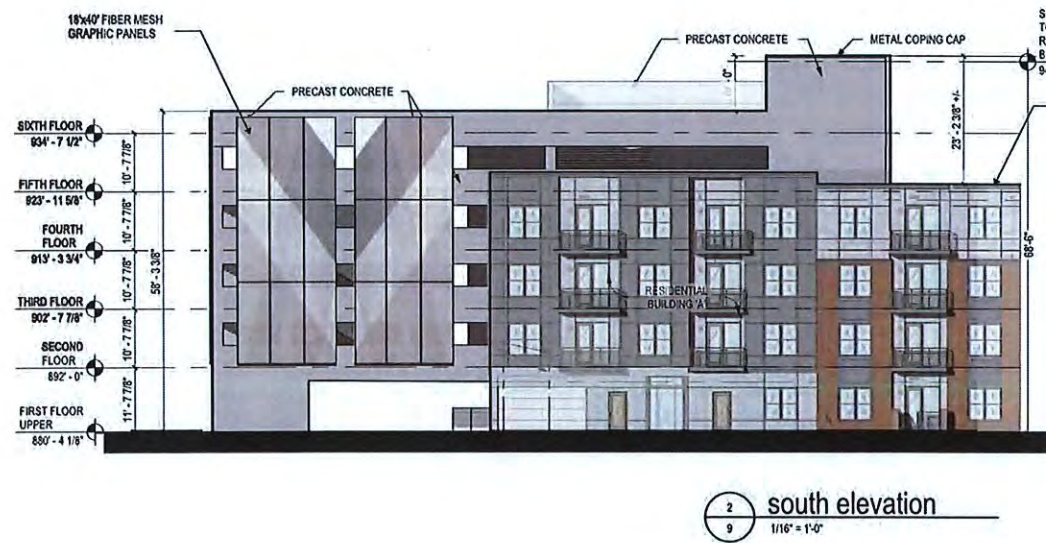
 bldg B first floor
1/8" = 1'-0"



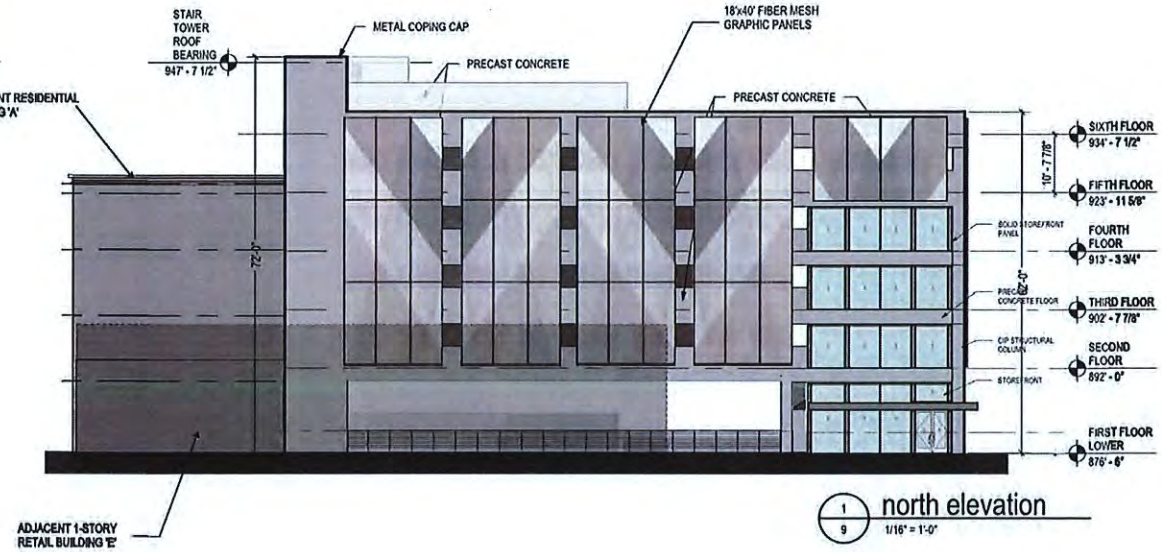




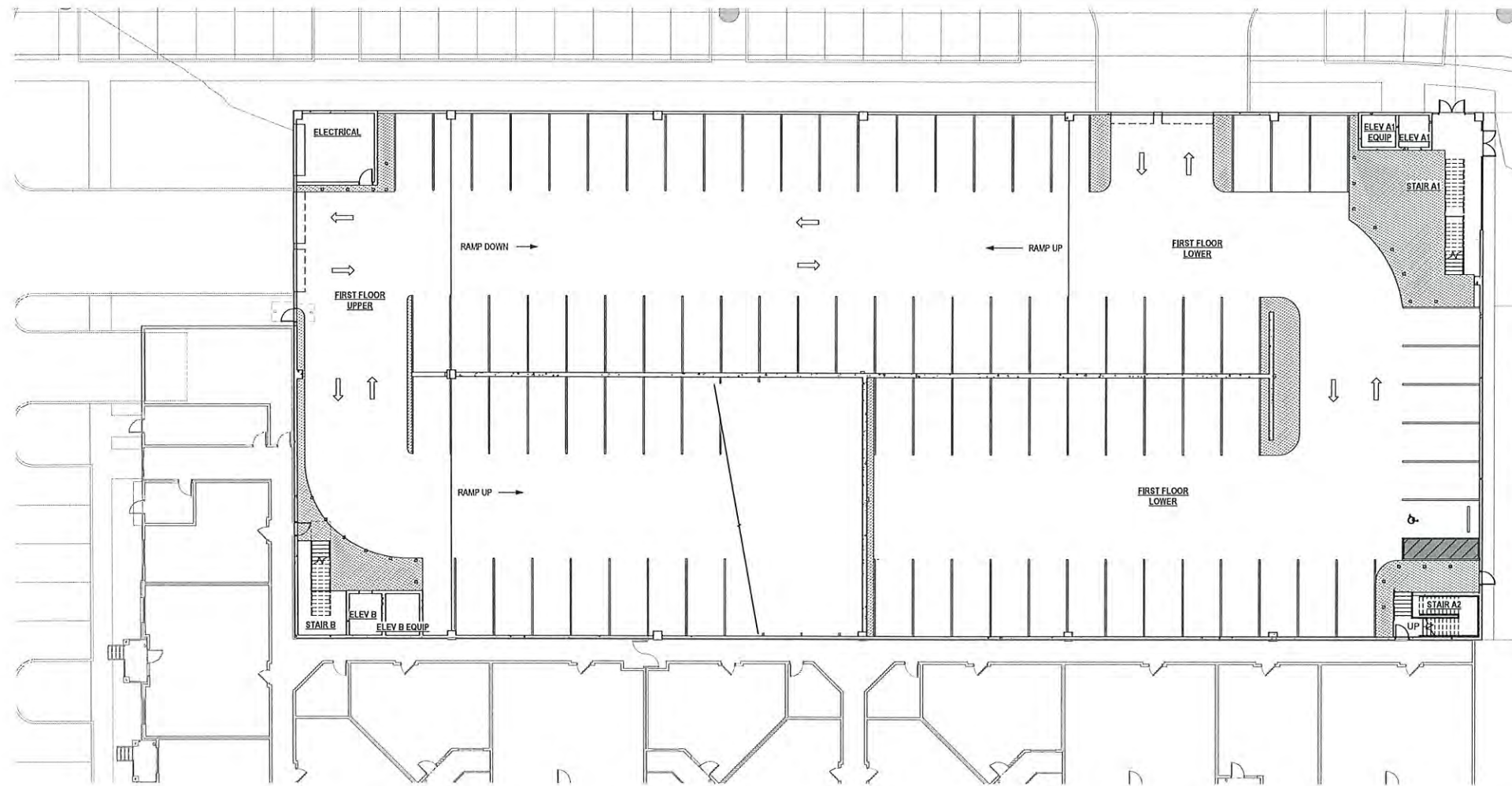
3
9
west elevation
1/16" = 1'-0"



2
9
south elevation
1/16" = 1'-0"



1
9
north elevation
1/16" = 1'-0"



garage 2 first floor
1/16" = 1'-0"

Truepointe

SIGNAGE CRITERIA

10.27.22

TRUEPOINTE

The following pages describe the design intent for the signage package at the Truepointe development, in Hilliard, as wayfinding and site identification.

Within the development, we have identified specific locations for identification and wayfinding directional signage. This document has been developed with close attention to the City of Hilliard signage ordinance.

In many instances the final design of signage is to be determined. In these cases, we have noted the design parameters included in the City of Hilliard's sign ordinance.

If required we will work with the City of Hilliard to refine the proposed intent to meet the City's expectations.

Sign Types

SITE SIGNAGE



ID-01
Primary Site ID

ID-02
Primary Site ID

ID-03
Primary Site ID



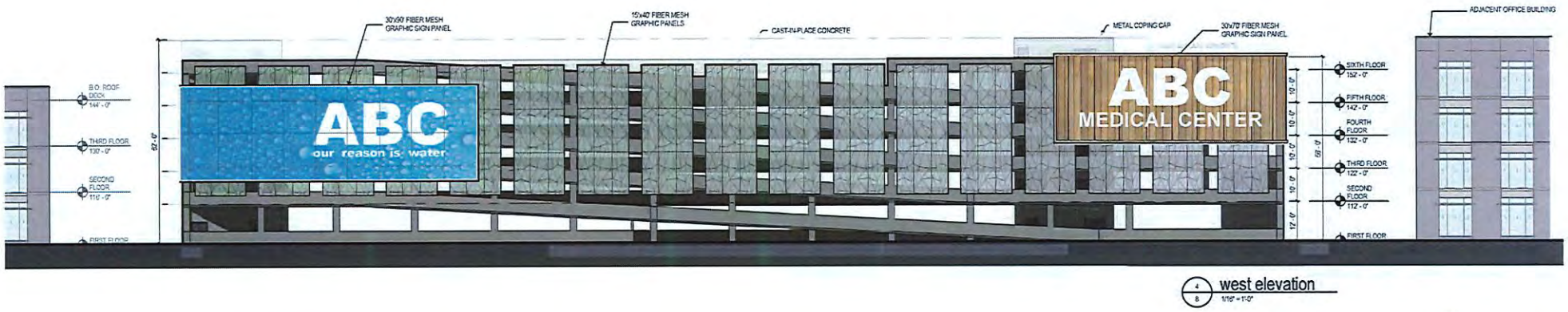
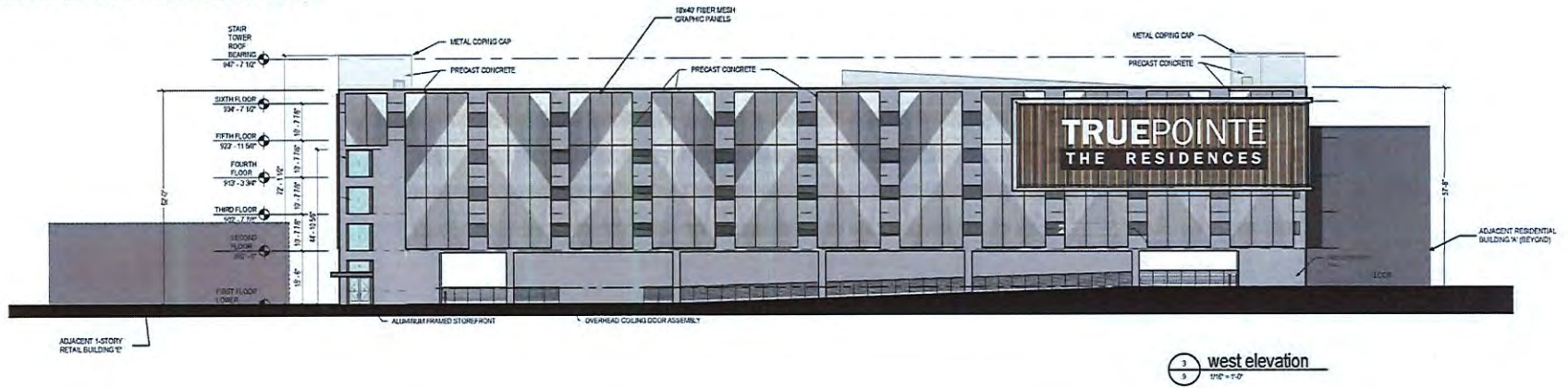
DR-01
Primary Directional

DR-02
Secondary Directional

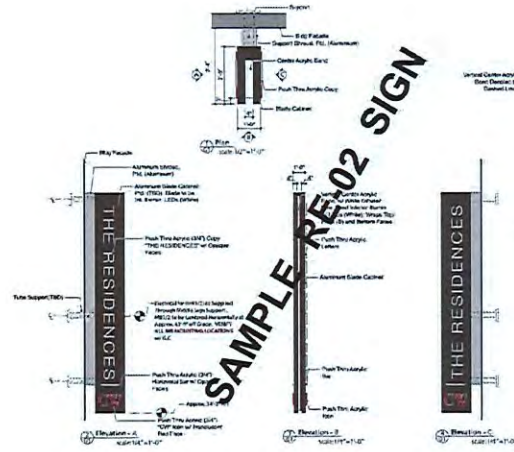
DR-03
You Are Here Map

DR-04
Street Sign

PARKING GARAGE SIGNAGE



RESIDENTIAL SIGNAGE



RE-01 Residential Identification Sign

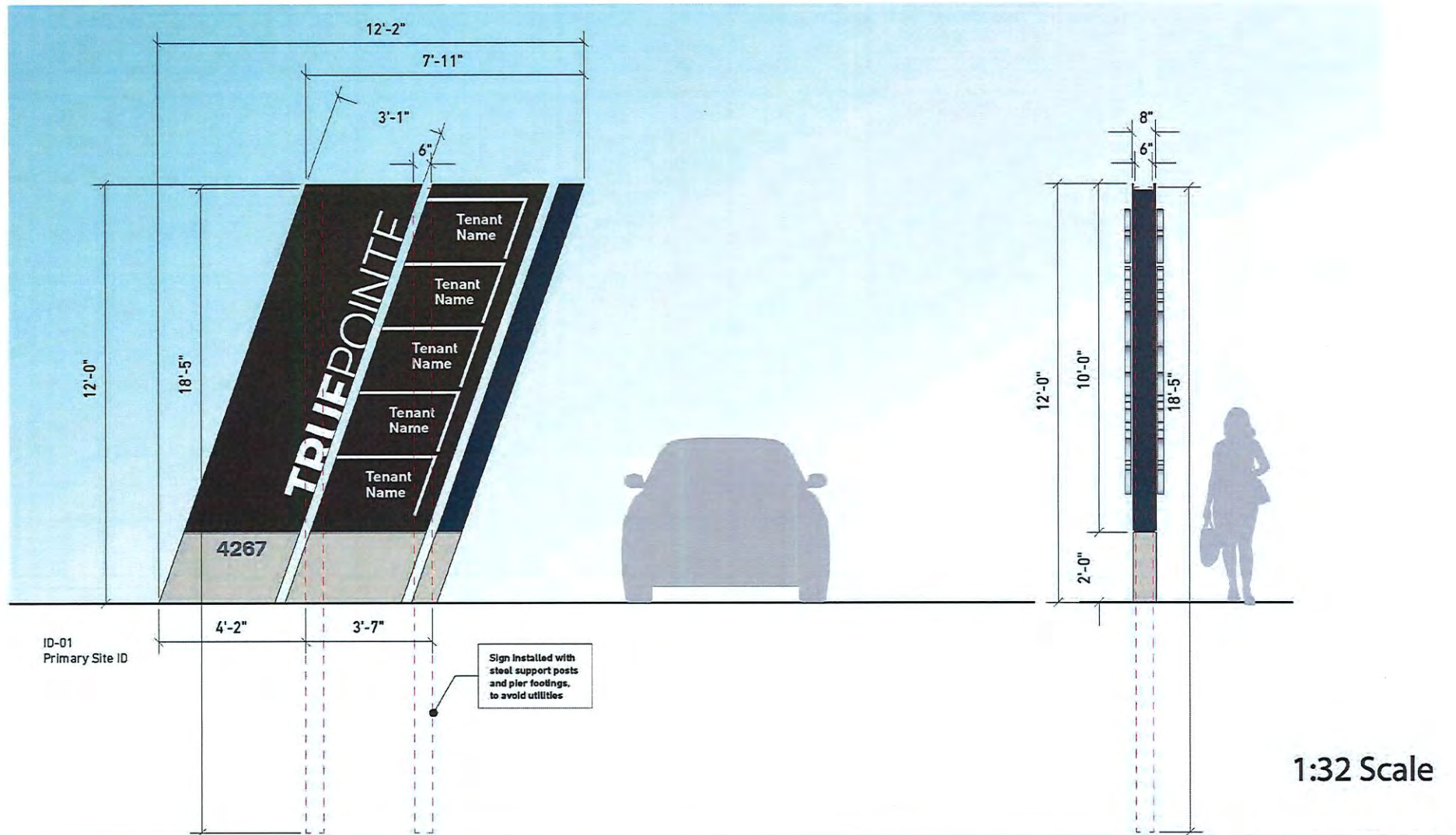


RE-02 Residential Identification Sign

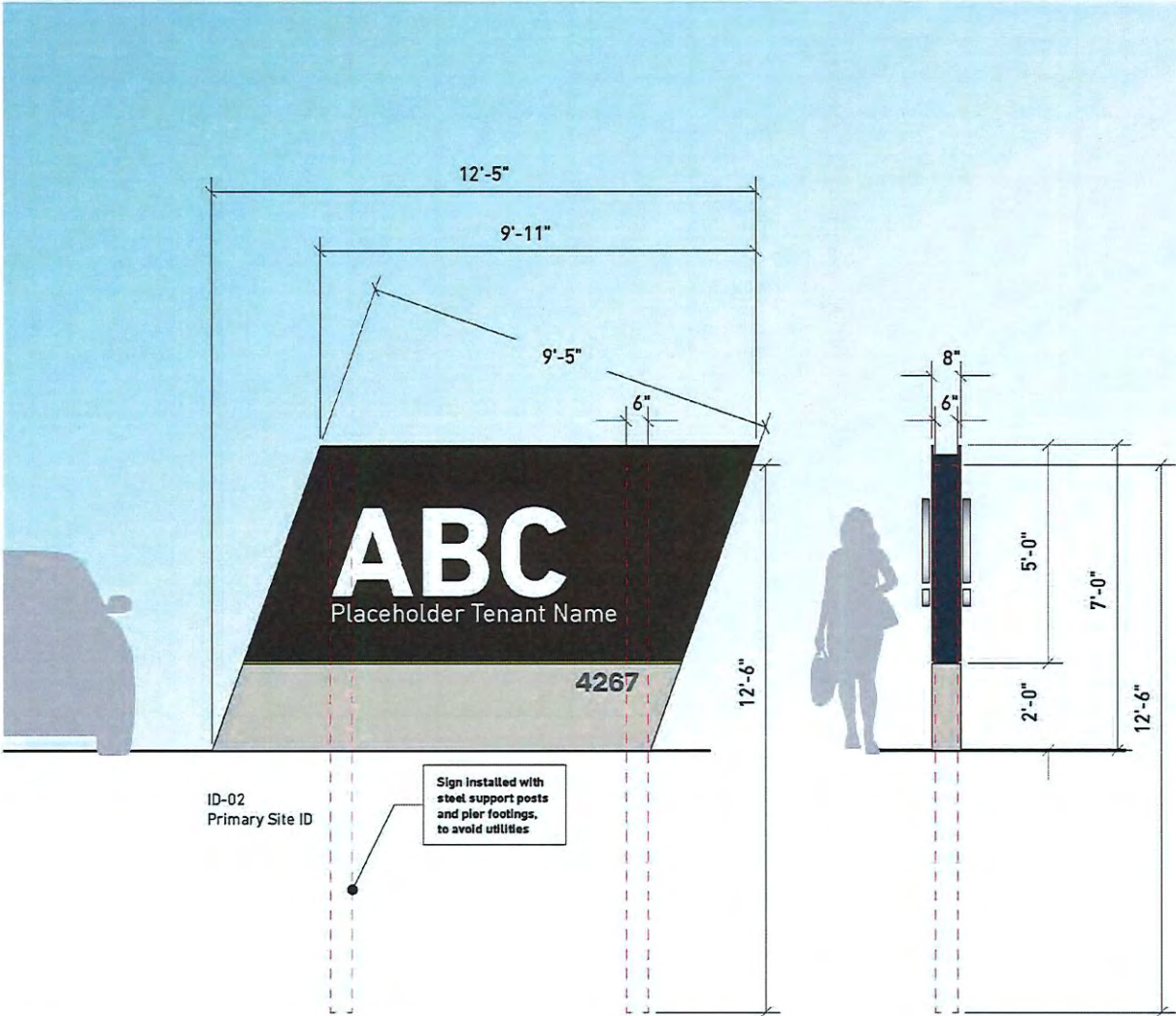


RE-03 Residential Identification Sign

PRIMARY MONUMENT SIGNAGE

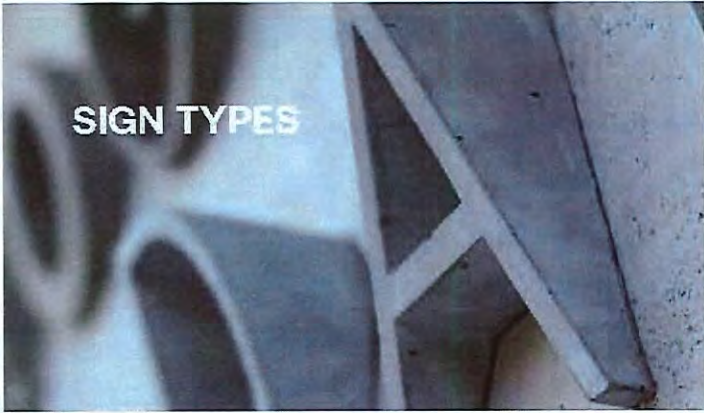


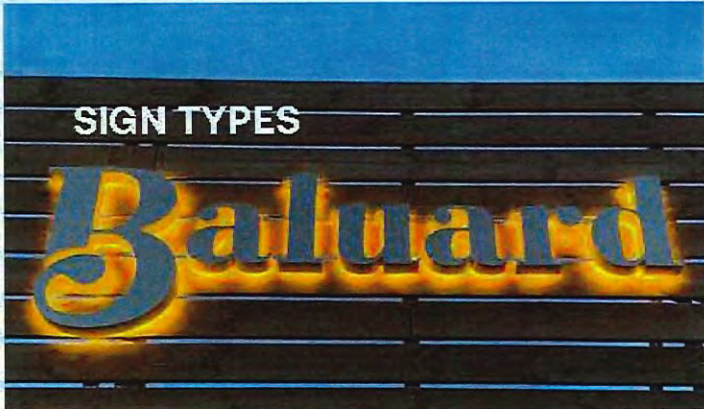
TENANT MONUMENT SIGNAGE



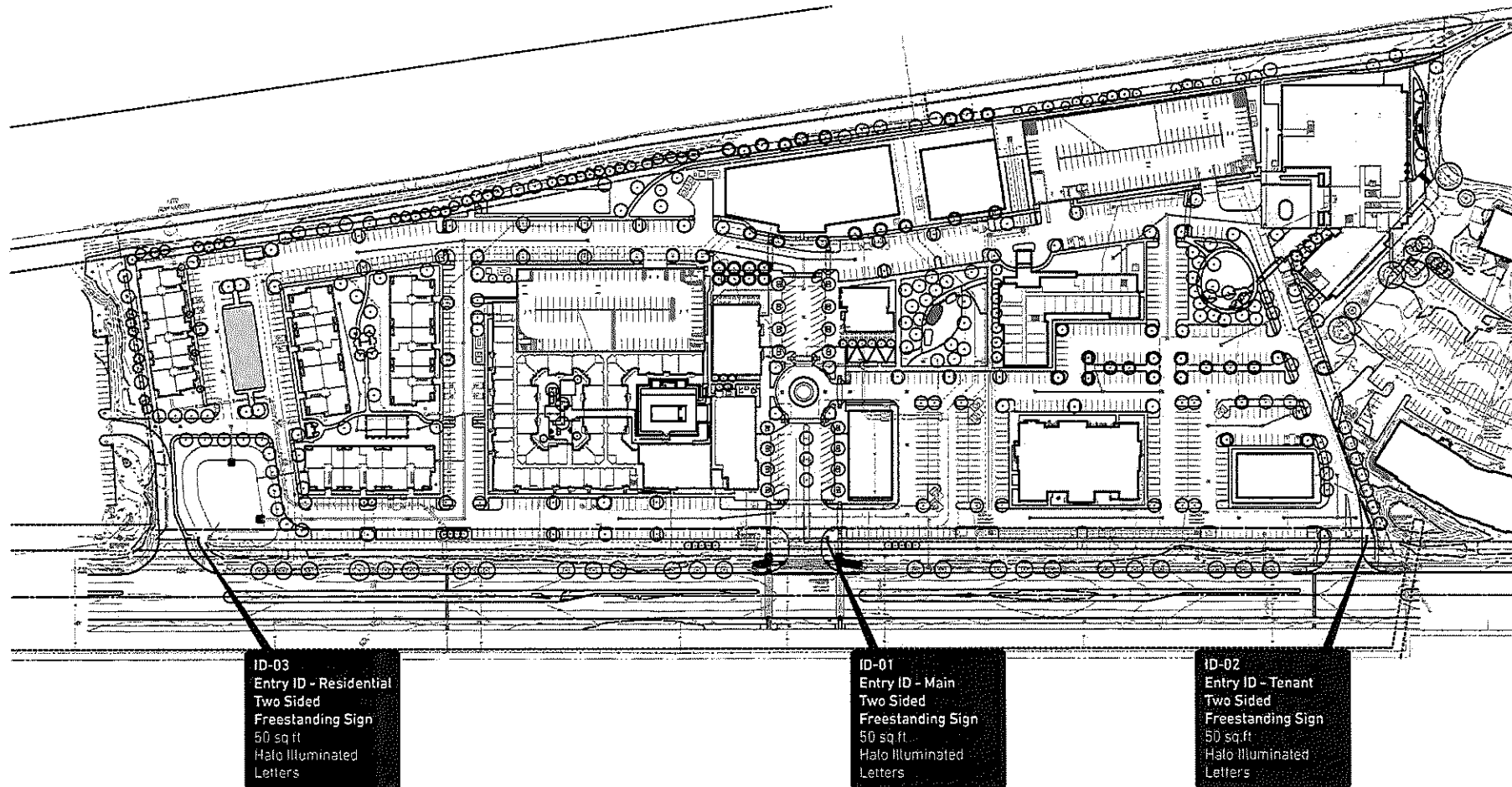
1:32 Scale

Typical Sign Examples & Locations





IDENTIFICATION SIGNAGE

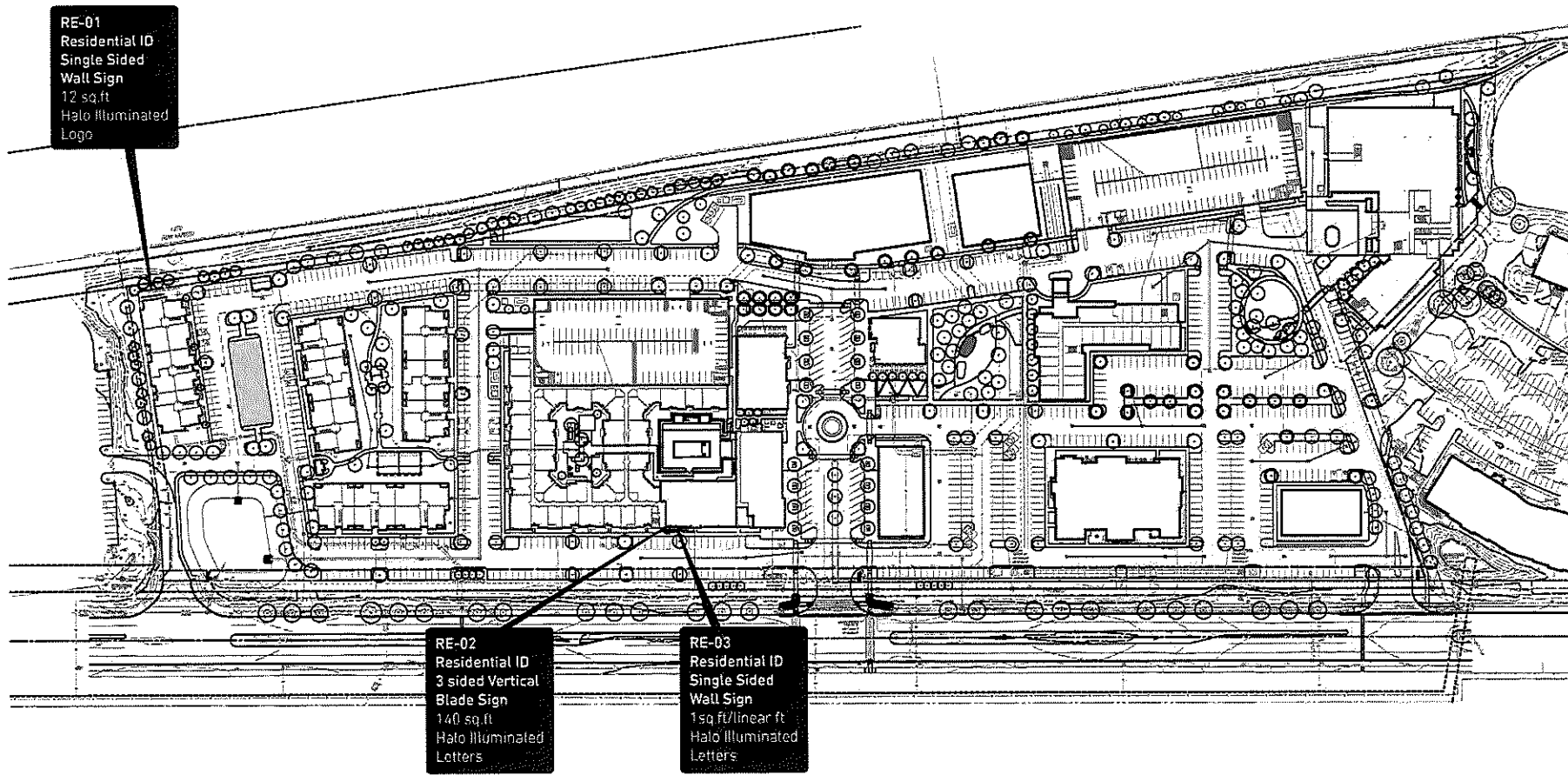


ID-03
Entry ID - Residential
Two Sided
Freestanding Sign
50 sq ft
Halo Illuminated
Letters

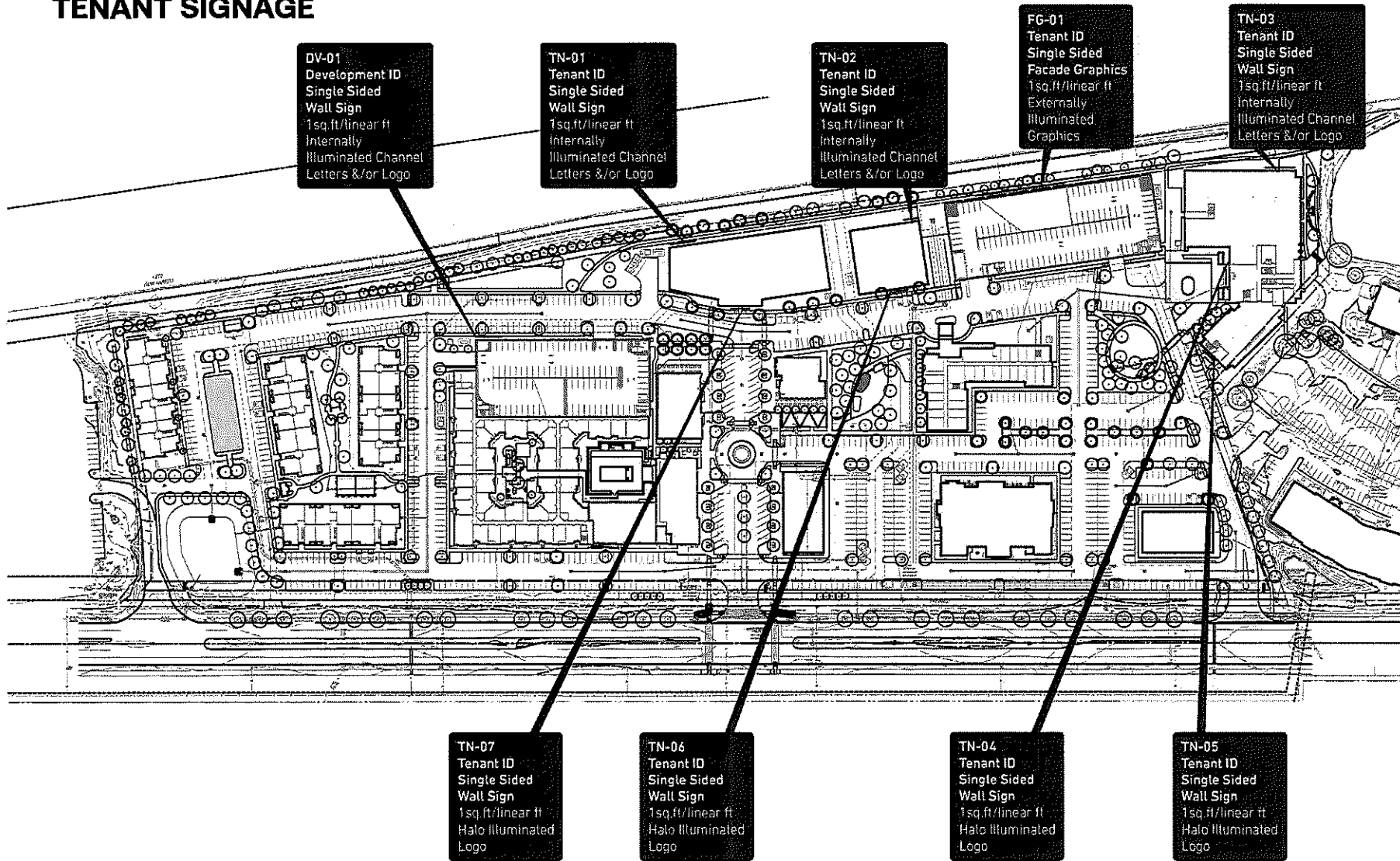
ID-01
Entry ID - Main
Two Sided
Freestanding Sign
50 sq ft
Halo Illuminated
Letters

ID-02
Entry ID - Tenant
Two Sided
Freestanding Sign
50 sq ft
Halo Illuminated
Letters

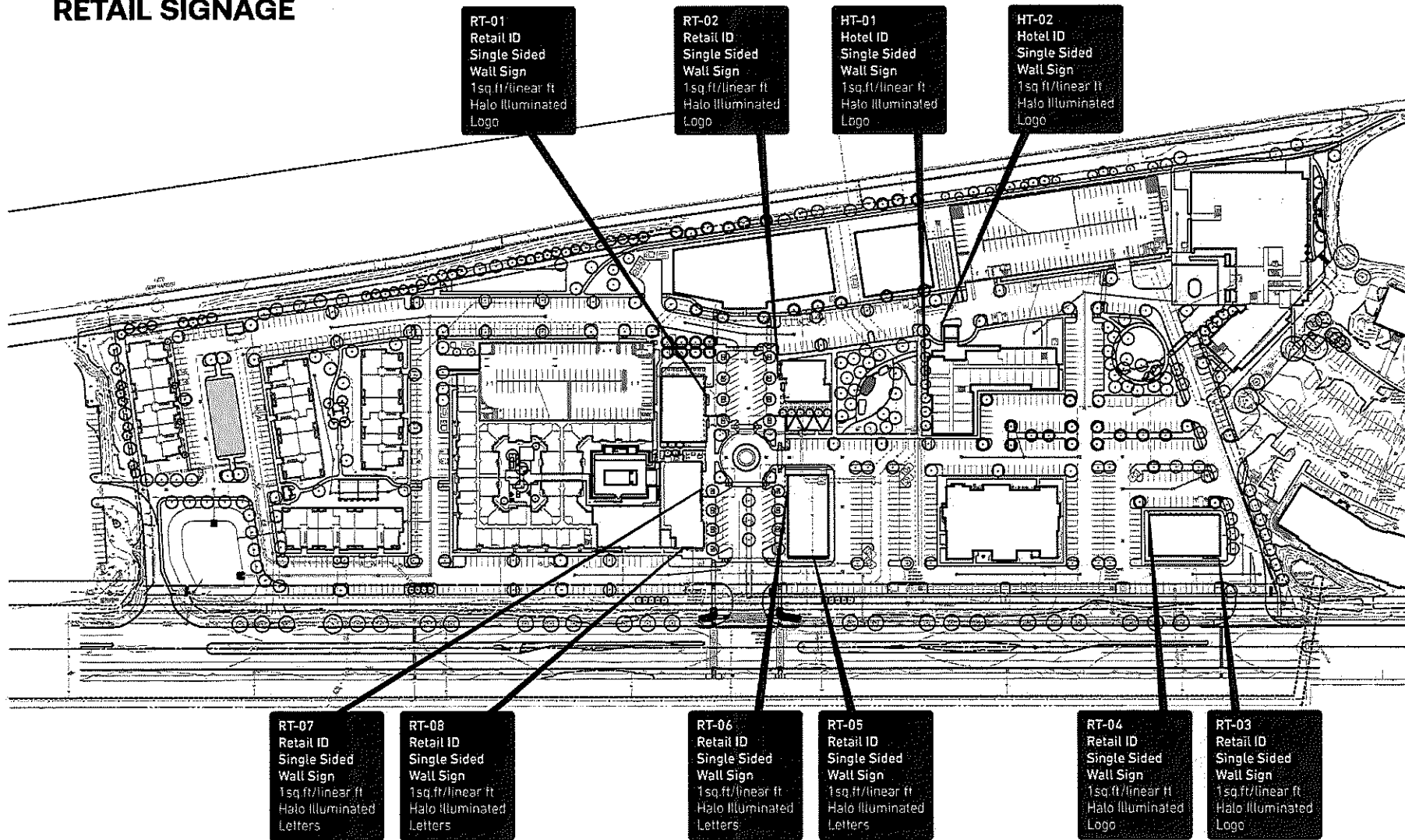
RESIDENTIAL IDENTIFICATION



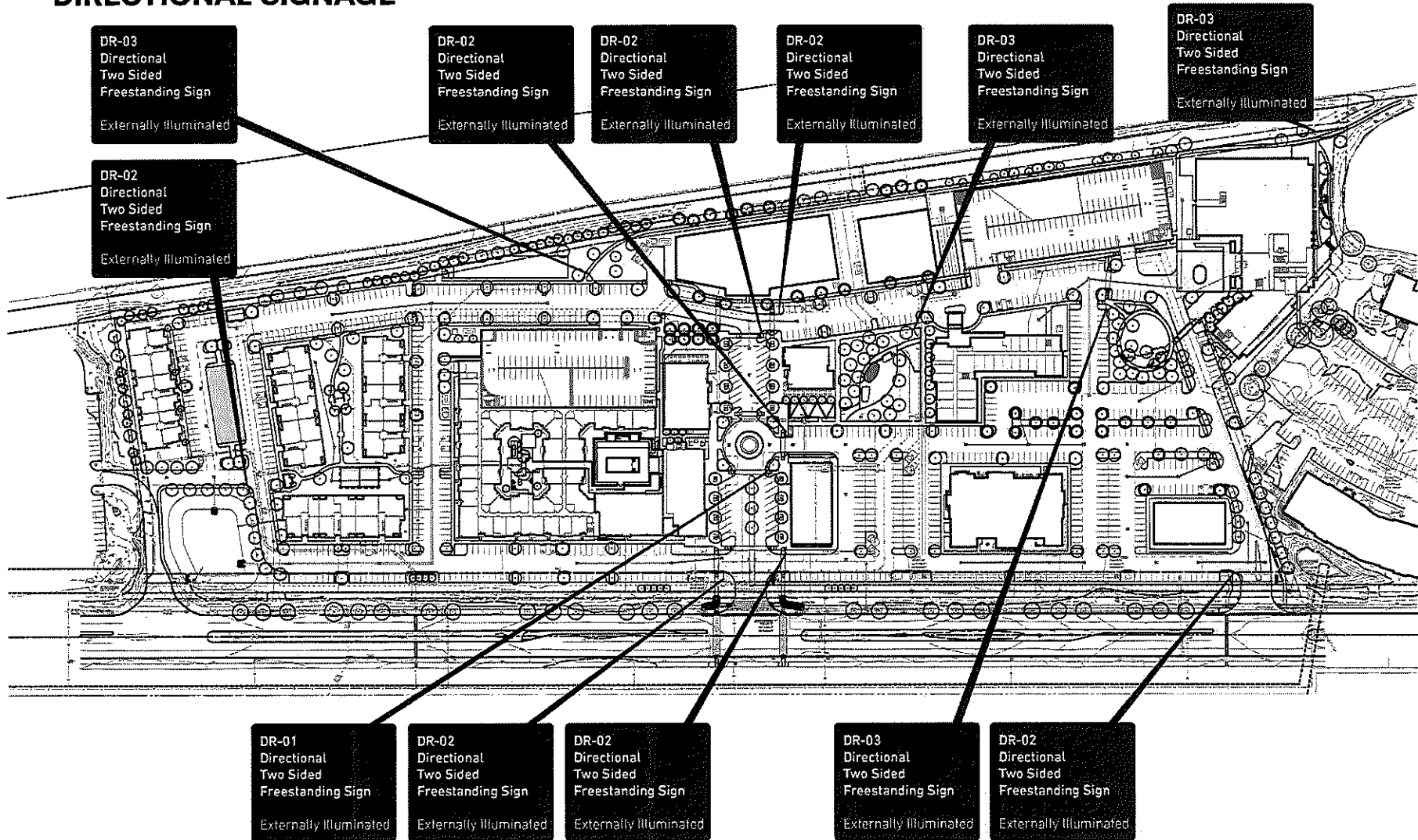
TENANT SIGNAGE



RETAIL SIGNAGE



DIRECTIONAL SIGNAGE



Design Parameters

MASTER BRAND

The Truepointe logo is a simple word-mark that is immersed in an invisible horizon line.

Truepointe is a development focused on community and connection with a sustainable message, inspired by our most essential resource, water.

The brand for Truepointe reflects these two key themes.

TRUEPOINTE

LEGIBILITY - TYPEFACE

The Truepointe Brand utilizes the Aeonik Font Family as it's primary typeface.

The font family consists of a variety of type weights that provide legible, clear communication for our wayfinding and development signage needs.

ID Signs

Aeonik Bold

Minimum Size: 4" Cap Height

Min-Max Legibility: 40'-100'

SUBHEADERS

Aeonik Light

ALL CAPS

Minimum Size: 1" Cap Height

Min-Max Legibility: 12'-25'

Destinations

Aeonik Medium

Minimum Size: 0.75" Cap Height

Min-Max Legibility: 9'-19'

CASE 7: PZ-22-65 – THE PAINT SHOP NAIL STUDIO – 4227 AVERY ROAD, SUITE A

PARCEL NUMBER: 050-000950

APPLICANT: SOI Properties #7, LLC. 4673 Cranleigh Court, Dublin, OH 43016; represented by Rachel Shadwick, 1515 County Road 61, Caledonia, OH 43314; and Fast Signs of Pickerington-Reynoldsburg, 201 Clint Drive, Suite 500, Pickerington, OH 43147.

REQUEST: Review and approval of a sign variance under the provisions of Hilliard Code Section 1129.08 to increase the permitted number of colors for a 24-square-foot tenant sign panel.

BACKGROUND:

The site is located on a 0.368-acre parcel that is part of a 0.86-acre gas station located at the southwest corner of Avery Road and Dexter Avenue 80 feet north of Northwest Parkway. The property is zoned B-1, Neighborhood Business District and includes a Circle K gas station and convenience store and two additional tenant spaces within the ±7,250-square foot building. The additional tenant space includes a Century 21 real estate office and the former space of the Faith Driving School. Properties directly to the west are also zoned B-1 and include Ohio State Bookkeeping and One Call Lawn Care. To the north and west are residential properties zoned R-2, Low/Medium Density Residential District as part of the Avery Subdivision. R-2 properties to the south are residences that are part of the Morningside Addition subdivision, and those across Avery Road to the east are also zoned R-2 and include single-lot residences and the Hilliard Church of Christ.

The applicant is requesting a variance to increase the limit of four colors to install a 24-square foot wall sign panel above the southern building entrance at 4227 Avery Road.

COMMISSION ROLE:

The Commission is to review the proposal for conformance to the provisions of Code Section 1129.08. Specifically, the Code provides for the granting of variances to the Sign Code under the review criteria as outlined by Section 1129.08(d):

- Whether the property will yield a reasonable return or whether there can be any beneficial use of the property without the variance;
- Whether the variance is substantial;
- Whether the essential character of the neighborhood would be substantially altered or whether adjoining property owners would suffer substantial detriment as a result of granting the variance;
- Whether the variance would adversely affect the delivery of governmental services;
- Whether the property owner purchased the property with knowledge of the zoning restrictions;
- Whether the property owner’s predicament feasibly can be obviated through some method other than variance; and
- Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.

Following approval by the Commission, the applicant is responsible for obtaining a sign permit prior to installation that conforms to the requirements and conditions set forth by the Commission.

STAFF RECOMMENDATION:

Staff finds that the proposed sign as requested is generally consistent with the spirit and intent of the Code and will blend with the general character of the surrounding area. Staff finds that the proposed sign variance is not substantial and will not be detrimental to surrounding property owners. Based on these findings, staff recommends approval with the following four conditions:

- 1) That the increase in colors pertain only to this proposed tenant and that any change be brought back to the Commission for consideration;
- 2) That the applicant obtains all necessary building permits for the tenant retrofit;
- 3) That a zoning certificate be obtained prior to operation of the proposed use; and
- 4) That a sign permit be obtained prior to installation of the proposed signage.

CONSIDERATIONS:

- *Sign Placement.* The proposed sign panel will be placed above the southern entrance to the tenant suites within the building. Configuration for the building includes two 4'x6' panels (24 square feet each) symmetrically placed above the entrance. The proposed sign will replace the existing Faith Driving School panel and will utilize existing external illumination..
- *Colors.* Code limits the number of colors on signs to a maximum of four. The logo of the business proposed for this location includes paint splotches that have varying gradations of five colors. Strictly limiting the colors would significantly impact the design intent of the logo. Given the location and limited visibility of the proposed sign, staff recommends that the variance be allowed in this instance.

[END OF REPORT | PZ-22-65]

Site Plan for
Unit STE A

Site Plan Key

Sign install
location

SIGN SPECS

3mm Dibond sign at 72" wide by 48" tall. Sign will be secured with twelve (12) #12 x 2" stainless steel screws and anchors secured to the building exterior.



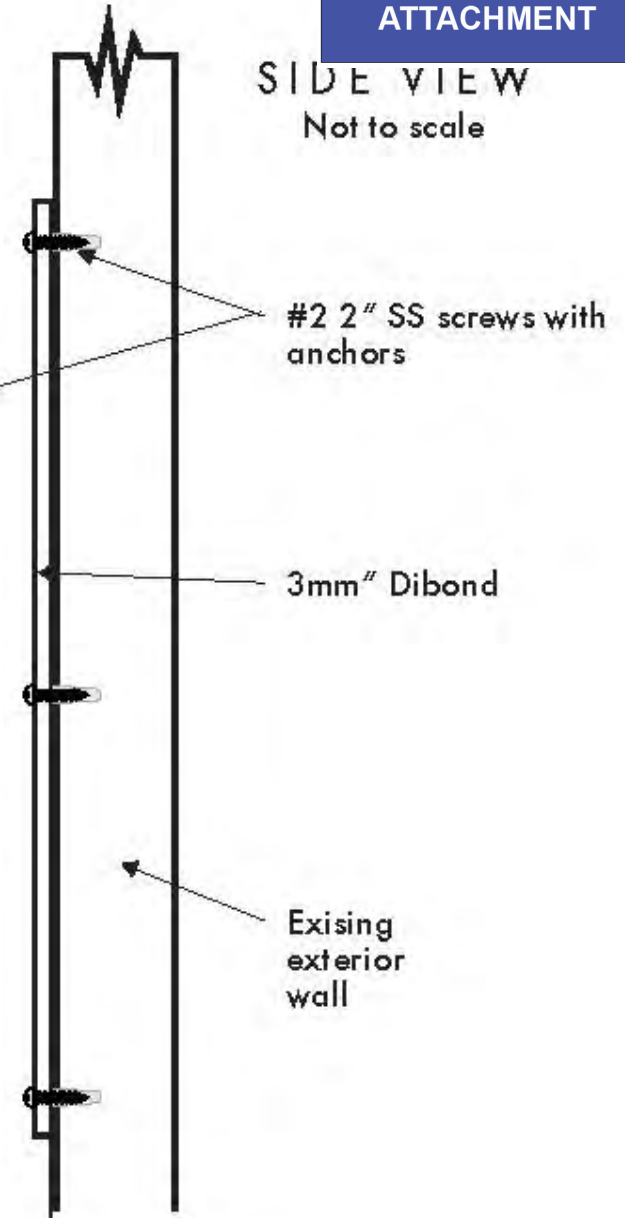
ELEVATION

DIMENSIONS



ATTACHMENT

SIDE VIEW
Not to scale





of Pickerington-Reynoldsburg

201 Clint Dr., Suite 500

Pickerington, OH 43147

Designer:

Contact: Rob Zakewski, Owner

PROJECT INFORMATION

The Paint Shop

4227 Avery Rd Unit A.

Hilliard OH

SIGN SPECS

3mm Dibond sign at 72" wide by 48" tall. Sign will be secured with twelve (12) #12 x 2" stainless steel screws and anchors secured to the building exterior.

ELEVATION



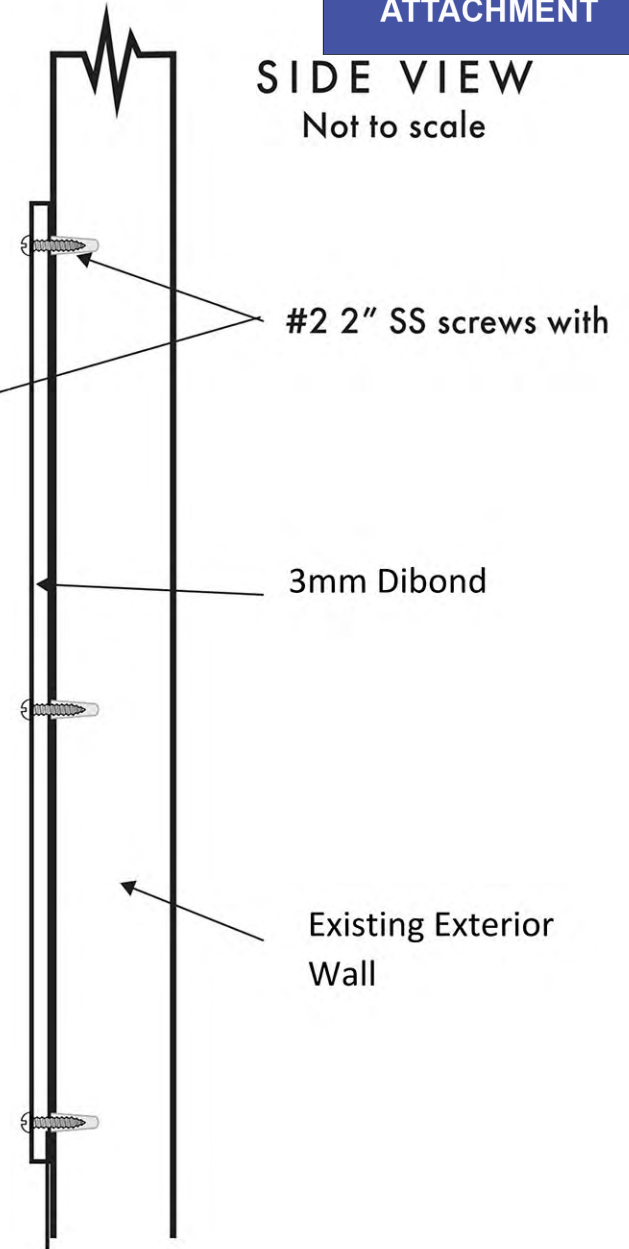
DIMENSIONS



ATTACHMENT

SIDE VIEW

Not to scale



#2 2" SS screws with

3mm Dibond

Existing Exterior Wall

48"

72"