

SUBAREA B1

Subarea B1 is located south of Davidson Road, west of I-270, and east of Leap Road. The site is 14.8 +/- acres in size.

I. Permitted Uses

1. The uses listed below shall be permitted uses within this Subarea.
 - a) Institutions and Offices
 - b) Public Uses
 - c) Semipublic Uses
 - d) Regional and Professional Offices
 - e) Professional Activities
2. The density of such development shall not exceed 10,000 square feet of building per net acre.

II. Unit Types

Office buildings shall comply with the design guidelines of the development standards in this text.

III. Development Standards

Unless otherwise specified in the submitted drawings or in this written text the development standards of Chapter 1157 of the Codified Ordinances of the City of Hilliard shall apply to this subarea. Basic development standards are compiled regarding proposed density, site issues, traffic, circulation, landscape and architectural standards. These component standards ensure consistency and quality throughout the parcel's development.

B1.01 Density, Height, Lot and/or Setback Commitments

1. There shall be a maximum density of 10,000 square feet per acre.
2. There shall be a minimum building footprint of 10,000 square feet.
3. Lot coverage shall not exceed 40% as defined by Hilliard City Code Section 1127.03. Total impermeable surface coverage shall not exceed 70%.
4. The maximum height limit shall be 35 feet not to exceed two stories.
5. There shall be a minimum side yard of 20 feet.
 6. There shall be a 100 foot building and pavement setback from the Davidson Road right-of-way.
 7. There shall be a 30 foot building and pavement setback from the right-of-way of Proposed Roads "A", "B", and "C".

B1.02 Access, Loading, Parking and/or Traffic Related Commitments

1. Office Buildings:

- a) Chapter 1133. Parking requirements shall be as set forth in Hilliard City Code
- a) feasible. Cross-access easements shall be provided within this Subarea where
- a) No loading docks will be permitted in this Subarea.
- a) All parking lots shall be curbed. Parking blocks shall not be permitted.
- a) There shall be no parking in front of buildings along Davidson Road.
- a) There shall be no direct vehicular access to Davidson Road from this Subarea.
- a) There shall be a 4 foot sidewalk along both sides of Proposed Roads "A", "B", and "C".

B1.03 Architectural Standards

1. Office Buildings

- a) Palette: Earth tones, muted and natural tones are required.
- b) Exterior Cladding: Should be within the color palette described and be traditional materials. These materials shall be limited to the following:
 - 1. Brick Veneer
 - 2. Stone/Cultured Stone (equal to or better than Stone Products Corporation) type - Ohio Limestone.
 - 3. Natural wood composition, siding or shingles, painted or stained.
 - 4. No concrete block or split-faced block shall be permitted.
 - 5. Brick veneer or stone/cultured stone shall be integrated into the exterior elevation.
- c) Roofs:
 - 1. Pitched Roofs with gables or hips at ends shall have a minimum slope of 6:12.
 - 2. Materials shall be shingles, cedar shakes, slate or synthetic slate. Shingles to be minimum, medium weight dimensional shingles.
 - 3. Flat roofs are not permitted.
- d) Scale:
 - 1. Structures shall be designed to harmonize with landscaping.
 - 2. The scale of each building shall be aided through the use of articulated building elements, such as porticos, dormers, recessed, etc.

- e) Mechanical Screening:
 - 1. All ground mounted mechanical and electrical equipment shall be screened from view in its entirety by landscaping or wood fencing or a brick wall, to blend with adjacent building architecture.
 - 2. Any and all roof-top mechanical equipment shall be screened from view with parapet walls, or equipment located in roof wells.

- f) Articulation and Fenestration: Buildings shall have a consistent finish on all four sides. Fenestration shall be proportional with building size and massing.

B1.04 Buffering, Landscaping, Open Space and/or Screening Commitments

- 1. Landscaping:
 - a) All landscaping shall be in accordance with the requirements of Hilliard City Code Section 1331.
 - b) Any portion of a lot upon which a building or parking area is not constructed shall be landscaped with lawn as a minimum. Those areas designated as landscaped buffers, tree lawns, tree preservation zones, entry features or other landscaped features shall be maintained meeting the minimum standards in Hilliard Codified Ordinances Chapters 917, 921 and 1331. The use of in-ground sprinkler systems, where appropriate, is strongly encouraged.
 - c) Interior landscaping for vehicular use areas: Any open vehicular use area, excluding loading, unloading and storage areas in a business zone containing more than 6,000 square feet of area, or twenty or more vehicular parking spaces, shall provide interior landscaping in addition to previously required perimeter landscaping. Interior landscaping may be peninsular or island types.
 - d) Landscape Area: For each 100 square feet or fraction thereof, of vehicular use area, a minimum total of five square feet of landscaped area shall be provided.
 - 1. Minimum area: The minimum landscape area permitted shall be sixty-four square feet with a four-foot minimum dimension to all trees from edge of pavement where vehicles overhang.
 - 2. Maximum contiguous area: In order to encourage the required landscape areas to be properly dispersed, no individual landscape area shall be larger than 350 square feet in size, and no individual area shall be larger than 1,500 square feet in vehicular use areas over 30,000 square feet. In both cases, the least dimension of any required area shall be four feet minimum dimension to all trees from edge of pavement where vehicles overhang. Individual landscape areas larger than above are permitted as long as the additional area is in excess of the required minimum total.
 - e) Minimum trees: The following minimums are required, based upon total ground coverage

of structures and vehicular use areas:

1. Up to 20,000 square feet: A minimum of one tree per 5,000 square feet of ground coverage, and a total tree planting equal to 1 inch in tree trunk size for every 2,000 square feet of ground coverage.
2. Between 20,000 and 50,000 square feet: A minimum of one tree for every 5,000 square feet of ground coverage, and a total tree planting equal to ten inches plus one-half in tree trunk size for every 2,000 square feet over 20,000 square feet in ground coverage.
 3. Over 50,000 square feet: A minimum of one tree for every 5,000 square feet of ground coverage, and a total tree planting equal to twenty-five inches plus one-half inch in tree trunk size for every 4,000 square feet over 50,000 square feet of ground coverage.
 4. Trees shall have a clear trunk of at least five feet above the ground, and the remaining area shall be landscaped with shrubs, ground cover, not to exceed two feet in height.
- f) Protection of Landscape Islands: Parked vehicles may hang over the interior landscaped area not more than two and one-half feet, as long as concrete or other well stops are provided to insure no greater overhang or penetration of the landscaped area. All parking spaces and landscaped islands shall meet the requirements of the Hilliard Codified Ordinances, Chapters 1133 and 1331.
- g) Parking lot screening: There shall be a 3' (ht.) hedge or earth mound along the pavement setback of Davidson Road, Proposed Roads "A", "B" and "C" wherever structures do not exist at the building setback line.
- h) Curbs to protect screening material: Whenever screening material is placed around any trash disposal unit or waste collection unit which is emptied or removed mechanically on a regularly occurring basis, a curb to contain the placement of the container shall be provided within the screening materials on those sides where there is such material. The curbing shall be at least one foot from the material and shall be designed to prevent possible damage to the screening when the container is moved or emptied.
- i) Tree Planting Requirements: There shall be tree plantings equal to one-half inch in tree trunk size for every 150 square feet in ground coverage by a residential structure. These trees shall have a minimum of 2" caliper at the time of installation.
 1. No new tree planting shall be required if existing trees and the aggregate trunk sizes of such trees meet or exceed the requirements as set forth in this chapter. The minimum tree size for such tree plantings shall be no less than one and one-half inch in trunk diameter.
 2. The applicant or owner shall plant such trees as may be required within one year or the next planting season after issuance of a building permit. Failure to comply with the landscaping requirements shall be in violation of this section and be subject to citation.

- j) Landscape Materials:
1. Plants: Artificial plants are prohibited. All plant materials shall be living plants and shall meet the following requirements:
 - a. Quality: Plant materials used in conformance with the provision of this chapter shall conform to the standards of the American Association of Nurserymen and shall have passed any inspections required under State regulations.
 - k) Within the 100 foot pavement setback from the Davidson Road right-of-way, there shall be a 4' (ht.) continuous meandering and undulating earth mound, except for areas of ingress and egress for roadways and ponds. The mound will have a $\pm 8:1$ slope that will begin at the right-of-way line. The mound will also have a $\pm 3:1$ slope on the opposite side which will begin at the 100 foot setback line so that the crest of the mound will begin approximately 12-15 feet from the setback line and extend for approximately 5 feet in width.
 - l) In addition to the street tree planting, there shall be a 100 foot landscape buffer along Davidson Road. This buffer will be planted with a mixture of deciduous shade and ornamental, and evergreen trees at a rate of 8 trees per 100 lineal feet. The shade, ornamental and evergreen trees shall be planted randomly upon the crest and 10 feet forward (toward the right-of-way) in a hedgerow manner and rural in character.
 - m) Street trees will be planted at a minimum distance of 40 feet on center along all internal public streets, Proposed Roads "A", "B", "C" and along Davidson Road. Trees will be of deciduous species normally attaining full grown height in excess of 50 feet and will be of 2-2 1/2" caliper or greater at the time of planting.
 - n) Within the right-of-way along Davidson Road a 4 foot concrete sidewalk shall be constructed connecting to the existing sidewalk to the west of the property.
 - o) Fencing within this subarea shall be permitted with conditional use approval by the Planning Commission.
 - p) Landscape plans shall be reviewed and approved by the Hilliard Shade Tree Commission at the Final Development Plan stage.

B1.05 Dumpsters, Lighting, Outdoor Display Areas and/or other Environmental Commitments

1. All parking lot lighting shall not exceed 18 feet in height from finished grade.
2. External lighting shall be cut-off type fixtures.
3. All types of parking, pedestrian and other lighting shall be on poles or wall mounted cut-off fixtures and shall be from the same type and style.
4. All light poles and standards shall be metal and shall be black or dark bronze in color.
5. There shall be a consistent and uniform lighting fixture for parking lot lighting within all office

and residential areas as approved by the Hilliard City Engineer.

6. Parking lot lighting shall be high pressure sodium. Building and landscaping lighting may be incandescent or metal halide.
7. Landscape and building uplighting 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 the buildings.
11. Waste and Refuse:
 - a) All waste and refuse shall be containerized and screened from view on all three sides by a solid brick wall, wood fence, or materials compatible with building materials and at least 6 inches taller than the height of the dumpster. The fourth side shall contain a wood gate at least 6 inches taller than the height of the dumpster.
12. Storage and Equipment and Service Areas:
 - a) No materials, supplies, equipment or products shall be stored or permitted to remain on any portion of the parcel outside the permitted structure. Mechanical equipment or other utility hardware on roof, ground, or buildings shall be screened from public view with materials harmonious with the building.
 - b) All refuse trash and garbage collection shall be enclosed and not visible from the street or adjoining property.
 - c) No noises, smoke, odors, vibration or other nuisances shall be permitted.
 - d) No area of the site will be used for outdoor storage.
 - e) Service courts and loading docks shall be screened from all streets or adjacent buildings by landscaping, mounding or walls.

B1.06 Graphics and Signage Commitments

1. All signage and graphics shall conform to the Hilliard Graphics and Sign Code Chapter 1191.
2. The development shall utilize standard City of Hilliard street and regulatory signage. Other signage may be used subject to approval by the City of Hilliard Graphics Commission.

B1.07 Miscellaneous Commitments

1. Utilities: All utility lines including water service, electricity, telephone and gas, and their connections or feeder lines shall be placed underground. Provided, however, that the existing overhead transmission lines shall remain above ground. Meters, transformers, etc. may be placed above ground, but shall be screened from view. Where feasible, all above ground utility boxes

12/13/99

shall be placed at the rear lot lines or sufficiently screened.