

SUBAREA B4

Subarea B4 is located south of Davidson Road, west of I-270 and west of the Britton Parkway Extension. The site is 16.4 +/- acres.

I. Permitted Uses

1. The uses listed below shall be permitted uses within this Subarea.
 - a) Community Shopping Center
 - b) Institutions and Offices
 - c) Public Uses
 - d) Semipublic Uses
 - e) Institutions (Non-Religious)
 - f) Regional and Professional Offices
 - g) Restaurants
 - h) Professional Activities
 - i) Banks
 - j) Hotel
2. Residential units shall be permitted above retail uses, subject to conditional use review by the City of Hilliard.
3. Office uses shall be permitted above ground floor retail use.
4. Drive thru uses shall be permitted, subject to conditional use review by the City of Hilliard.
5. In-Line Restaurants within the shopping center not to exceed 25% of the gross floor area of the shopping center.
6. Retail
 - a) There shall be no more than 2 outparcels, of which one may be a service station, permitted within this Subarea. The minimum acreage for each shall be 1.0 acre. Accessory structures for retail use shall not be permitted.
 - b) The remaining retail uses shall be housed in no more than 2 structures with pass-through's allowing for pedestrian access from Proposed Road "D" through to the eastern elevation.
7. Office
 - a) If development occurs as office use, it shall meet all standards as set forth in Subarea B3.

II. Unit Types

Commercial and 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.

B4.01 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 20,000 square feet.
3. The lot coverage shall not exceed 30% for all Commercial uses as defined by Hilliard City Code Section 1127.03. Total impermeable surface coverage shall not exceed 70%.
4. The lot coverage shall not exceed 40% for all Office uses as defined by Hilliard City Code Section 1127.03. Total impermeable surface coverage shall not exceed 70%.
5. There shall be one user within this subarea who will be permitted to have a maximum square footage of 80,000 sq. ft. All users shall not individually exceed 50,000 sq. ft. total.
6. The maximum height limit for Commercial Buildings shall be 35 feet.
7. The maximum height limit for Office Buildings shall be 45 feet.
8. There shall be a minimum height of 2 stories.
9. There shall be a minimum side yard of 20 feet.
10. There shall be a 30 foot building and pavement setback from the right-of-way of Proposed Roads "B" and "C". This 30 foot building setback shall be a build-to line.
11. There shall be a 15 foot building and 20 foot pavement setback from the right-of-way of Proposed Road "D". The 15 foot building setback shall be a build-to line.
12. There shall be a 20 foot building and pavement setback from the right-of-way of Proposed Road "E". The 20 foot building setback shall be a build-to line.
13. There shall be a 60 foot building and pavement setback from the Britton Parkway Extension right-of-way.

B4.02 Access, Loading, Parking and/or Traffic Related Commitments

1. Due to the mixed nature of the proposed development, it is not possible to have each use on its own tax parcel with all its required parking and loading spaces. In addition, the mixture of the proposed uses would make it appropriate to consider the effect of a shared parking analysis when determining the required number of parking spaces.

The following parking ratios shall be provided unless a shared parking analysis is otherwise approved by the Board of Zoning Appeals:

Retail 1 parking space for every 150 sq. ft. of gross floor area

Restaurant	1 parking space for every 100 sq. ft. of gross floor area
Office	1 parking space for every 300 sq. ft. of gross floor area

In order to arrive at the final required parking figure it is necessary to reduce the parking demand for each use by recognizing three reduction factors that are used in the Urban Land Institute (ULI) shared parking analysis. The reduction factors are vacancy allowance, non-auto transportation (walk, COTA, cab, bike) and captive market allowance (% of people visiting more than one business). A COTA stop or other type of mass transit system is highly recommended within this subarea. If a stop should be located within this subarea then the developer may reduce the parking requirement based on non-auto transportation factors.

<u>Reduction Factor</u>		<u>Retail</u>		<u>Restaurant</u>		<u>Office</u>
Vacancy	2%		0%		9%	
Non-auto transportation	4%		4%		4%	
Captive market allowance	18%		15%		15%	

The parking figures calculated from the ratios are then reduced by the appropriate reduction factor for each use to arrive at the total required number of parking spaces. Should office uses be proposed above retail uses or vice versa, the reduction shall be based on the office square footage and equivalent retail square footage.

If the applicant requests to provide fewer parking spaces than calculated by the above method then the applicant shall prepare a shared parking analysis for the proposed project pursuant to the requirements of the City Engineer. The City Engineer shall review this shared parking analysis, and if the City Engineer approves the study then the applicant shall provide the number of parking spaces shown in the study. If the Engineer does not approve the study, then the applicant may file a variance request with the Board of Zoning Appeals.

2. Cross-access easements shall be provided within this subarea where required under G.D.S. 1(3).
3. Vehicular access points permitting all movements shall be located no closer than 800 feet (centerline to centerline). Access points with left turn outbound movements restricted (i.e. not permitted) will be located no closer than 400 feet (centerline to centerline). Right turn movements in and/or out will be located not less than 200 feet apart, and considered on a location by location basis. All access points shall be subject to the review and approval of the Hilliard City Engineer.
4. Along Britton Parkway between Davidson Road and Ansmil Boulevard, no left-turns out will be allowed at any driveway or side street. The developer has the right to have one full access point midway between Ansmil Boulevard and Anson Drive accessing Subareas C3 and C5. This intersection may be signalized in the future if warranted. At all other drives between Ansmil Boulevard and Anson Drive, no left-turns out will be allowed.

B4.03 Architectural Standards

The architecture of the buildings oriented toward the central green shall be historic in nature with front

facades varying along the street frontage. The facades should be broken into smaller store fronts rather than one mass. The exterior materials shall be equivalent on both elevations. This subarea shall be pedestrian oriented with buildings broken into smaller masses and pedestrian paths located between buildings, connecting the front of the buildings to the parking in the rear.

1. Color Palette: Earth tones, muted and natural tones are preferred. Accent colors in brighter hues are permitted for building accent features only such as awnings, doors, limited trim, etc. A mixed palette on a single building should be carefully selected so all colors are harmonious with each other.
2. Exterior Cladding: Should be within the color palette described and be traditional materials. These materials shall be limited to the following:
 - a) Brick veneer or stone/cultured stone shall be integrated into the exterior elevation at a minimum of 40% of the total facade.
 - b) Stone/Cultured Stone (equal to or better than Stone Products Corporation) type - Ohio Limestone.
 - c) Natural wood composition, siding or shingles, painted or stained.
 - d) No concrete block or split-faced block shall be permitted.e) There shall be the same finish and fenestration on all four elevations of the building exterior.
3. Roof:
 - a) Pitched roofs with gables or hips at ends shall have a minimum slope of 6:12.
 - b) Flat roofs shall be permitted, provided all roof top mechanical units are fully screened from view by parapets.
4. Wall Articulation/Fenestration:
 - a) In addition to using building elements to articulate the building mass, individual walls must be articulated with fenestration, pattern, or structural expression equally on all sides of each structure.
 - b) The amount of fenestration should be balanced with the amount of solid facade.
5. Side Yard Standards: A minimum building side yard of $\frac{1}{4}$ the sum of the height of the structure and the length of the wall parallel to the side lot line ($\frac{1}{4}$ (height + length)). In no case shall the side yard be required to be more than 50 feet or less than 20 feet.

B4.04 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 an industrial zone or 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 Landscaped 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) 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.
- h) 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 be 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.
- i) 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.
- j) Within the right-of-way along Proposed Road "E" and along the west side of Britton Parkway there shall be an 8 foot bike path constructed. Along the right-of-way of Proposed Roads "B", "C" and "D" there will be at a minimum a 4 foot concrete sidewalk installed along both sides of the streets.
- k) There shall be a minimum 10 foot pedestrian pathway along Proposed Road "D". Should café seating in front of buildings encroach within this minimum sidewalk, the buildings shall be moved back to provide for the 10 foot minimum.

- l) Within the 60 foot setback from the right-of-way of Britton Parkway Extension, there shall be either a 4' (ht.) continuous meandering and undulating earth mound, except for areas of ingress and egress for roadways and ponds, or a continuous 3' (ht.) evergreen hedge. The mound will have a $\pm 6:1$ slope that will begin at the right-of-way line. The mound will also have a 3:1 slope on the opposite side which will begin at the 60 foot setback line so that the crest of the earth mound will begin approximately 12-15 feet from the setback line and extend for approximately 5 feet in width.

- m) Street trees will be planted at a minimum distance of 40 feet on center along Proposed Roads "B", "C", "D", and "E". There will be a double row of street trees planted along Britton Parkway Extension at a distance of 40 feet on center and spaced 25 feet between. Trees will be of deciduous species normally attaining full grown height in excess of 50 feet and will be of 2 ½" caliper or greater at the time of planting.
- n) There shall be a 3' (ht.) hedge or earth mound along the pavement setback of Britton Parkway Extension and Proposed Roads "B", "C", "D" and "E" wherever structures do not exist at the building setback line.
- o) Within the boulevard of Proposed Road "E" reasonable and good faith efforts will be made to preserve the existing tree row. Standard tree preservation practices will be in place to preserve and protect trees during all phases of construction. Within the tree row to be preserved along Roadway "E", any tree approved by the Hilliard City Arborist shall be replaced if said tree(s) die or otherwise deteriorate in health within two (2) years after construction and acceptance of Roadway "E".
- p) Fencing within this subarea shall be permitted with conditional use approval by the City of Hilliard.
- q) Landscape plans shall be reviewed and approved by the Hilliard Shade Tree Commission at the Final Development Plan stage.

B4.05 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. There shall be a consistent and uniform lighting fixture for parking lot lighting within all commercial and office areas, as approved by the Hilliard City Engineer.
- 3. All light poles and standards shall be metal and shall be black or dark bronze in color.
- 4. 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.
- 5. 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 view with material harmonious with the building.
 - b) All refuse trash and garbage collection shall be enclosed or 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.
- f) There shall be bike racks installed at necessary locations in close proximity to the buildings, as approved at the Final Development Plan Stage by the City of Hilliard.
- g) Cart corrals shall be permitted when necessary at locations in close proximity to the buildings, as approved at the Final Development Plan Stage by the City of Hilliard.

B4.06 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.
- 3. There shall be no outdoor or seasonal displays permitted within this subarea.

B4.07 Miscellaneous Commitments

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