

SUBAREA C1

Subarea C1 is located south of Davidson Road, west of I-270, east of Britton Parkway Extension, west of Britton Parkway Extension, east of Leap Road Extension, and on the north and south sides of Proposed Road "E". The site is 13.00 +/- acres.

I. Permitted Uses

1. The uses listed below shall be permitted uses within this Subarea.
 - a) Neighborhood Retail Uses
 - b) Institutions and Offices
 - c) Regional and Professional Offices
 - d) Restaurants
 - e) Professional Activities
 - f) Banks
 - g) Hotel
2. Drive thru uses shall be permitted, with conditional use approval.

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.

C1.01 Density, Height, Lot and/or Setback Commitments

1. There shall be a maximum density of 10,000 square feet per acre for office uses only.
2. There shall be a minimum building footprint of 3,000 square feet for retail/restaurant uses.
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. The maximum height limit for Commercial Buildings shall be 35 feet.
 6. The maximum height limit for Office Buildings shall be 45 feet.
 7. There shall be a minimum side yard of 20 feet.

8. There shall be a 60 foot building and pavement setback from the Britton Parkway Extension right-of-way north of Proposed Road "E". There shall be a 50 foot building and pavement setback from the Britton Parkway Extension right-of-way south of Proposed Road "E".
9. There shall be a 30 foot building and pavement setback from the right-of-way of Proposed Road "H".
10. There shall be a 30 foot building and pavement setback from the right-of-way of Proposed Road "E" east of Britton Parkway Extension.
11. There shall be a 20 foot building and pavement setback from the right-of-way of Proposed Road "E" west of Britton Parkway Extension.
12. There shall be a 15 foot building and 20 foot pavement setback from the right-of-way of Proposed Road "D". This 15 foot building setback shall be a build-to line.
13. There shall be a 40 foot building and pavement setback from the Leap Road Extension right-of-way.

C1.02 Access, Loading, Parking and/or Traffic Related Commitments

1. Parking and loading requirements from an individual use shall be as set forth in Hilliard City Code Chapter 1133.
2. Cross-access easements shall be provided within this subarea where feasible.
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 by 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.
5. There shall be an 8 foot bike path along the west side of Britton Parkway. Four foot sidewalks shall be provided along both sides of all other streets within this subarea. The bike path and sidewalk shall be installed with roadway improvements and will be dedicated to the City of Hilliard.

C1.03 Architectural Standards

Buildings abutting the central green should be oriented toward the green and pulled toward the street. Building materials shall be compatible with other uses surrounding the central green.

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. Materials:
 - a) Warm-tone brick (predominant material).
 - b) Stone veneer or stucco stone with limestone trim.
 - c) Natural wood, wood composite, stucco.
 - d) On pitched roofs, standing seams, cedar shakes, or asphaltic shingles shall be used.
 3. Roof:
 - a) Pitched roofs with gabled or hipped ends are required with a slope equal to 5:12 or greater.
 - b) Minimum 8" overhangs are required.
 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.
 - c) Buildings shall have a consistent finish on all four sides. Fenestration shall be proportional with building size and massing.
 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.

C1.04 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) 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. Along the crest of the earth mound will be a continuous 3' (ht.) evergreen hedge.

- d) Street trees will be planted at a minimum distance of 40 feet on center along Proposed Roads "B" and "H". 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 1/2" caliper or greater at the time of planting.
 - e) There shall be a 3' (ht.) hedge or earth mound along the pavement setback of Britton Parkway Extension, Leap Road Extension, and Proposed Roads "D", "E" wherever structures do not exist at the building line.
 - e) Fencing within this subarea shall be permitted with conditional use approval by the City of Hilliard.
 - g) 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.
- h) Landscape plans shall be reviewed and approved by the Hilliard Shade Tree Commission at the Final Development Plan stage.

C1.05 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. 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.
4. 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.
5. All light poles and standards shall be metal and shall be black or dark bronze in color.
6. Parking lot lighting shall be high pressure sodium. Building and landscaping lighting shall 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 illumination 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 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.

C1.06 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.

C1.07 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.

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