

## **Sub Area B2**

Sub Area B2 is located south of Davidson Road, east of Sub Area B1, north of Sub Area E1 and west of the Britton Parkway Extension. The site is ±14.7 acres.

### **A. Permitted Uses**

1. The uses listed below shall be permitted uses within this sub area. Unless the definition of a use is provided in this development text, the use definitions contained in the City's codified ordinances shall apply. "Drive-up" is defined as a customer staying in his/her automotive vehicle and being served by the business through transaction and communication at only one window.
  - a. Professional Activities
  - b. Public Uses
  - c. Retail Goods
    - 1) Food
    - 2) Apparel
    - 3) Hardware
    - 4) Home Furnishings
  - d. Eating and Drinking Establishments
  - e. Services
    - 1) Professional
    - 2) Personal
    - 3) Business, excludes automobile service stations, automotive car wash, and automotive sales and repair uses.
    - 4) Financial
  - f. Essential Services
  - g. Banks with or without drive-up
  - h. Commercial and Recreational Facilities
  - i. Institutions and Offices
  - j. Semipublic Uses
  - k. Pharmacy with or without a drive-up
  - l. **Senior Continuum of Care Facility: Defined as a facility providing independent living units, assisted living units, and skilled care beds within one building or campus.**
2. Conditional Use: Drive-thru commercial uses. A Drive-thru is defined as a customer staying in his/her automotive vehicle and being served by the business through transaction and communication at more than one window or a window and a separate or remote speaker system.

### **B. Unit Types**

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

### **C. Development Standards**

1. Unless specified otherwise in this written text, the development standards of Chapter 1157 of the Codified Ordinances of the City of Hilliard shall apply to this sub area. Basic development standards are compiled regarding proposed density, site issues, traffic, circulation, landscape and architectural standard; these component standards ensure consistency and quality throughout the

sub-areas development.

**B2.01 Density, Height, Lot and/or Setback Commitments**

1. There shall be a maximum density of 10,000 square feet per acre, **except for Senior continuum of Care Facilities which shall have a maximum density of 10,500 square feet per acre.**
2. There shall be a minimum building footprint of 10,000 square feet.
3. Maximum size of any single retail use shall be 15,000 square foot gross floor area.
4. 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%.
5. The lot coverage shall not exceed 40% for all office uses as defined by Hilliard City Code Section 1127.03. The total impermeable surface coverage shall not exceed 70%.
6. The maximum height limit for commercial buildings shall be 35 feet. Maximum height limit for office buildings shall be 35 feet, not to exceed 2 stories. **Maximum height limit for Senior Continuum of Care Facility shall not exceed 39 feet.**
7. There shall be a minimum lot width of 200 feet.
8. There shall be minimum side and rear yards of 20 feet.
9. There shall be a 100-foot building and pavement setback from the right-of- way of Davidson Road. Setback line is to be a build to line, all parking located behind or on the side of the building.
10. There shall be a 60 foot building and pavement setback from the right-of- way of Britton Parkway Extension. Setback line is to be a build to line, all parking located behind or on the side of the building.

**B2.02 Access, Loading, Parking and/or Traffic Related Commitments**

1. Loading requirements for an individual use shall be as set forth in Hilliard City Code Chapter 1133. Sub area minimum parking shall be one space per 250 square feet of gross floor area and a maximum of one space per 150 square feet of gross floor area. **Senior Continuum of Care Facilities shall provide parking per Hilliard City Code Chapter 1127, Table 1127-3. Parking shall be provided for Independent Living Units at the ratio specified for “Senior apartments and senior independent living” in Table 1127-3. Parking shall be provided for assisted living and skilled care beds at the ratio specified for “Nursing and convalescent homes” in Table 1127-3.**
2. A Private Drive at the rear of Sub Area B1 is required to join to the private drive at the rear of Sub Area B2. Cross-access easements are required between Sub Area B1 and B2 and subject to the approval of the *City's* Law Director.
3. There shall be no parking in front of the buildings along Davidson Road and Britton Parkway, **except that for Senior Continuum of Care Facilities parking may be located in front of the building provided that parking spaces are not located between the access drive and the right-of-way of**

### Davidson Road or Britton Parkway.-

4. See Exhibit E, Access Management Plan for all access locations.
5. An 8-foot wide bike path shall be provided along the west side of Britton Parkway to coincide with construction of the streets.
6. All parking lots shall be curbed. Parking blocks shall not be permitted **except for ADA parking stalls.**
7. Parking and loading requirements for an individual use within Sub Area B2 shall be set forth in Hilliard City Code Chapter 1133, except as otherwise provided herein.

### **B2.03 Architectural Standards**

The exterior materials shall be equivalent on all elevations. This sub area 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 required. Accent colors in bright hues are permitted for building accent features only, such as awnings, doors, limited trim, etc. A mixed palette in a single building should be carefully selected so all colors are harmonious with each other.
2. Exterior Cladding: The color shall be within the color palette described above and be traditional materials. These materials shall be limited to the following:
  - a. Unless approved otherwise by the Planning and Zoning Commission, brick veneer or stone/cultured stone shall be integrated into the exterior elevation at a minimum of 40 percent of the total facade facing a public street and 20 percent of the remaining building elevations. "Exterior elevation" is defined as the entire exterior surface area and excludes windows and doors in calculating the minimum percentage of material required.
  - b. Stone/Cultured Stone (equal to or better than Stone Products Corporation) type – Ohio Limestone.
  - c. Natural wood composite, 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. Roofs:
  - a. All roofs are required to be pitched and shall have a minimum slope of 6:12. Roofs with gables or hips at ends are acceptable.
  - b. Minimum 8-inch overhangs are required.
  - c. Materials shall be shingles, cedar shakes, slate or synthetic slate.
  - d. Shingles to be minimum, medium weight dimensional shingles.
  - e. Flat roofs are not permitted.

4. Scale:

- a. Structures shall be designed to harmonize with the landscaping.
- b. The scale of each building shall be aided through the use of articulated building elements, such as porticos, dormers, recessed, etc.

5. Mechanical Screening:

- a. 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, subject to staff approval if not submitted and approved as part of a final development plans.
- b. Any and all rooftop mechanical equipment shall be screened from view to the full height of the unit with parapet walls, or to the height of equipment located in roof wells.

6. Wall Articulation/Fenestration:

- a. Buildings shall have a consistent finish on all four sides. Fenestration shall be proportional with building size and mass.

7. Side Yard Standards:

- a. A minimum building side yard of 1/4 the sum of the height of the structure and the length of the wall parallel to the side lot line (1/4. (height + length)) is required. In no case shall the side yard be required to be more than 50 feet or less than 20 feet.

**B2.04 Buffering, Landscaping, Open Spaces and/or Screening Commitments**

1. Landscaping

All landscaping shall be in accordance with the requirements of Hilliard City Code Section 1331, and any additional requirements of this development plan and text.

- a. 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.
- b. Within the 100-foot pavement setback from the Davidson Road right-of-way, there shall be a 4 foot (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, **except that for areas approved for storm water management facilities, the mound location maybe adjusted subject to the approval of the Planning and Zoning Commission.**
- c. 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, ornamental, and evergreen trees at a rate of 8 trees per 100 linear 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.

- d. Street trees will be planted at a minimum distance of 40 feet on center along all internal public streets 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 inch caliper or greater at the time of planting.
- e. Within the right-of-way along Davidson Road there is a 4-foot wide concrete sidewalk. If at the time of development the walk is removed or relocated the walk shall be replaced with a 5-foot wide concrete sidewalk.
- f. Fencing within the sub area shall be permitted with conditional use approval by the City of Hilliard Planning and Zoning Commission.
- g. 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 twelve or more vehicular parking spaces, shall provide interior landscaping in addition to previously required perimeter landscaping. Interior landscaping may be peninsular or island types.
- h. Landscape Area: For each 100 square feet or fraction thereof, of vehicular use area, a minimum total of five square feet of landscaped area is required.
  - 1). Minimum area: The minimum landscape area permitted shall be sixty-four (64) 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.
- i. 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 or 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 in 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.

- j. 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 curbs 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.
- k. Parking Lot Screening: There shall be a 3-foot high hedge and a 3-foot high earth mound along the pavement setback of Britton Parkway Extension wherever structures do not exist at the building setback line.
- l. Curbs to protect screening material. Whenever screening materials are 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.
- m. Tree replacement section 1125.04.i. of the Hilliard Codified Ordinances shall not apply to Senior Continuum of Care Facilities.

**B2.05 Dumpster, Lighting, Outdoor Display Areas and/or other Environmental Commitments**

- 1. All parking lot lighting shall not exceed 25 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 types of parking, pedestrian and other lighting fixture 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 dark bronze in color.
- 6. There shall be a consistent and uniform lighting fixture for parking lot lighting within all office areas, as approved by the Hilliard City Engineer.
- 7. Parking lot lighting shall be metal halide, as long as it is consistent throughout the development. Building and landscaping lighting may be incandescent or metal halide or LED.
- 8. Landscape and building "uplighting" from a concealed source shall be permitted, as approved by City staff.
- 9. All lights shall be arranged to reflect away from any street or adjacent property.
- 10. All building illumination shall be from concealed sources.
- 11. No colored lights shall be used to light the exterior of the buildings.
- 12. 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 be a durable gate with a frame to be made of metal, resin or similar material, and the outer gate material be wood, metal, resin or similar material. The gate shall be at least 6 inches taller than the height of the dumpster.
- 13. Storage and Equipment and Services 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 shall be used for outdoor storage.
- e. Service courts shall be screened from all streets or adjacent buildings by landscaping, mounding or walls.

## **B2.06 Graphics and Signage Commitments**

- 2. All signage and graphics shall conform to the Hilliard Graphics and Sign Code Chapter 1191, **except as modified below for Senior Care Facilities within the B-2 District:**
  - a. **On site directional signage shall be a maximum of 9.5 square feet and a maximum**
  - b. **Facility name and logo shall be permitted on directional and instructional signage.**Other signage is subject to receiving approval by the City of Hilliard Planning and Zoning Commission.

## **B2.07 Miscellaneous Commitments**

1. Utilities: All new utility lines including water service, electricity, telephone and gas, and their connections or feeder lines shall be placed underground. Where feasible, all above ground utility boxes shall be placed at the rear lot lines or sufficiently screened, subject to staff approval.

## **Sub Area B2/T**

Sub Area B2/T is located within Sub Area B2 at the southwest intersection of Davidson Road and Britton Parkway Extension. The sub area is ±1.5 acres.

### **A. Permitted Uses**

1. Temporary marketing center for the Continuing Care Retirement Community.
2. Within 90 days after an occupancy permit is issued for a residential unit in a Continuing Care Retirement Community constructed within Sub Area E1, the use of this sub area as a temporary marketing center shall terminate, and all structures, fencing and pavement associated with the marketing center shall be removed within 90 days thereafter. Signage shall be relocated to Sub Area E1 for a maximum combined 5 years total at both locations.

### **B. Unit Types**

1. The temporary marketing center will be an assembly of up to seven (7) portable modular units constructed and permitted in accordance with requirements of the State of Ohio Department of Commerce.

### **C. Development Standards**

1. The temporary marketing center shall be developed in accordance with a Final Development Plan approved by the Planning and Zoning Commission.
2. The site plan, building locations, building size, density, parking lot location and design, building setback, parking setback, access points, signage, architecture, color design, materials, mechanical locations, landscape type, size and location, storm water detention, lighting dumpster locations, utilities, shall be as contained within the Final Development Plan package as reviewed and approved by Hilliard Planning and Zoning Commission, and Hilliard City Council, if required.
3. All landscaping shall be in accordance with the requirements of Hilliard City Code Section 1331.

### **D. Signage**

1. Temporary marketing signage for Sub Area E1 may be placed and remain within this sub area for a period of five (5) years or until such time as construction begins within any portion of Sub Area B2 by a new user. This sign shall be moved to Sub Area E1 until such time as the first occupancy permit is issued. The maximum height is to be 20 feet. Minimum setback shall be 15 feet from the right-of-way. See Exhibit M.