

P.U.D. General Development Standards

A. Definitions

1. Applicant ... Is the Ansmil Limited Partnership and Wolpert Enterprises
2. Developer Means any owner, purchaser, lessee, entity in control or entity having an interest in real property located in the Ansmil PUD.
3. Offices.... A use conducted within a building or part of a building, involving the conduct of the administrative, executive, management, or clerical affairs of a business.
4. Medical Professional..... A use conducted within a building or part of a building, involving the conduct of the administrative, medical related services with limited in patient services, management, or clerical affairs of a business.
5. Retail.....local retail business or services supplying commodities or performing services primarily for the residents and businesses of a local community.
6. Continuing Care Retirement Community....a retirement community that combines private living quarters with centralized dining services, shared living spaces, and access to on-site social and recreational activities as well as medical and complimentary commercial services within a campus setting.
7. Renaissance Garden... is the branded name for the residential units of the Continuing Care Retirement Community, please refer to U.S Department of Labor SIC Code for classification descriptions. SIC Description for 8051, 8052, and 8059.
8. All references to Proposed Road 'A' from the Ansmil PUD Development Text document dated December 13, 1999 shall be changed to "Leap Road."
9. All references to Proposed Road 'F' from the Ansmil PUD Development Text document dated December 13, 1999 shall be changed to "Arthur Drive."
10. All references to Proposed Road 'H' from the Ansmil PUD Development Text document dated December 13, 1999 will be changed to "Clara Circle."

B. General Intent

1. It is the intent of the Applicant/Developer to create a unified, high quality multiple use development. The proposed development shall be designed to foster a human scale, pedestrian friendly, mixed-use environment with multi access points from neighborhoods to the arterial/collector system.

2. Mid-rise, signature office buildings will be promoted along freeway frontage.
3. If the standards contained herein conflict in any way with the City of Hilliard Codified Ordinances, then the standards contained in this PUD shall prevail. In the event the General Development Standards contained herein conflict in any way with any Specific Sub Area Development Standard provided in the following individual Sub Areas, then the Specific Development Standards for that sub area shall prevail. Standards in the City of Hilliard Zoning Code applicable to matters not specified in this document shall apply to each of the sub areas in the PUD.
4. Final development plans for only office buildings within sub areas, A5, A6, B1, B2, C1, C2, C3, C4, C5, C6, C7, and C8, and the continuing care retirement communities within the E1 sub area will be reviewed for approval by the City of Hilliard administrative staff without the necessity of going before the Planning and Zoning Commission, provided that the plans conform with the provisions of this PUD development plan text. Final development plans for all other uses within sub areas B1, B2, C1, C2, C3, C4, C5, C6, C7, C8 and E1 will be reviewed for approval by the Planning and Zoning Commission. The City of Hilliard Planning and Zoning Commission will review final development plans for any development within sub areas A1, A2, A3, A4, and D1 for approval. Development within each sub area will be according to the platting process as required by the City of Hilliard Code.
5. Street plan alignments shown on the Sub Area Plan give a general indication of where such streets will be platted and constructed. They are not, however, intended to be precise, and while the functional system will be produced, its precise alignment and construction may vary from that shown so long as the functional objectives are attained. Based upon final roadway designs, minor adjustments may need to be made to individual sub area configuration. To the extent that such minor adjustments necessitate a lot split, such lot split may be accomplished by administrative staff approval without the necessity of approval by the Planning and Zoning Commission, as long as code requirements are met for such lot split(s).
6. The Applicant/Developer of the property shall dedicate the amount of right of way, as determined by the City Engineer, sufficient to construct all public improvements, including all roadways, pedestrian paths, and bike paths, and shall provide such temporary and permanent easements as are necessary for all public, quasi-public and private uses and utilities. All rights-of-way and easements shall be provided to the City at no cost at platting or Final Development Plan.
7. The applicant/developer shall provide for cross-access easements, in appropriate locations, between all sub areas and individual uses to assure proper and safe vehicle access, as required by the Hilliard City Engineer.
8. Any and all of the improvements within each sub area as recommended in the Trans Associates, Inc., Traffic Study dated October 11, 2005 as further modified by the EMH&T Traffic Study dated November 8, 2006, and updated February 26, 2007 and as

may be revised by the Hilliard City Engineer and/or any other government entity, shall be paid for by the development or by tax money generated from the development through a public-private partnership which may include creative financing mechanisms, including but not necessarily limited to the use of Tax Increment Financing ("TIF). The priority and timing of the infrastructure improvements shall be determined by the City Engineer, subject to approval of City Council if required. In general, on-site improvements shall be funded by the development, and off-site improvements shall be funded by the public-private partnership described above. Prior to approval of an application for final development plan, the Applicant/Developer shall enter into such agreements as required by the City to address the development, phasing and financing of all public infrastructure improvements. Attached as Exhibit F is the proposed and anticipated phasing of Infrastructure Improvements for the Development.

9. In the event that it is required to facilitate the development of sub area C5, the existing sewer line located north of proposed Anson Road which runs between Britton Parkway and Leap Road may need to be relocated. In such event, the City may consider using, but is under no obligation to use, revenue generated from the development of sub area C5, C6 and C7 through a public/private partnership which may include creative financing mechanisms including, but not necessarily limited to, the establishment of a Tax Increment Finance (TIF), or otherwise non-committed revenues from other TIF established in the Ansmil development may, at the discretion of the city, be used for such purposes.

C. **Phasing**

The following phasing requirements are based upon input from the Developer/Applicant's consultants, the City of Hilliard Staff and Hilliard City Council. The phasing of development within Ansmil shall comply with the following:

1. All phasing of the Ansmil rezoning shall consider maximizing tax revenue generation in the early phases of the development.
2. With each phase or development plan the Applicant / Developer shall provide updated fiscal data to be compared to the City of Hilliard fiscal projections contained in Exhibit 9. The Applicant/Developer shall also enter into an economic development agreement if required by the City for the purpose of constructing on-site and off-site improvements. Each Developer shall work with the City to update the Ansmil fiscal projections for a sub area to determine if the development of the sub area within the Ansmil PUD maintains the average revenues projected in Exhibit 9. In the event a proposed phase or development plan, for all parcels except for those contained in sub area E1, shows a lower than average revenue projections than as shown in Exhibit 9, the Developer shall make reasonable, good faith efforts while working with the City of Hilliard, to compensate for the shortfall in revenues in the proposed phase and/or future phases.
3. An occupancy permit for Sub Area E1 shall not be issued prior to completion of construction (but not formal acceptance by the City) of Britton Parkway between the

current northerly terminus of Britton Parkway at Davidson Road and the southern terminus at Reynolds Drive, unless otherwise approved by Hilliard City Council. The Developer of Sub Area E-1 shall enter into a binding agreement, or shall cause the entity financing the Britton Parkway improvements, to enter into a binding agreement with the City to establish the obligation and timeline for the construction of the Anson Drive and Leap Road improvements, prior to the issuance of any building permits in Sub Area E-1.

D. Traffic

1. The Traffic Impact Study completed by Parsons Transportation Group dated September 9, 1999 and as modified in the October 28, 2005 work paper by Trans Associates and as further modified by the EMH&T Traffic Study dated November 8, 2006 shall be the foundation for access management, roadway alignments, connectivity and build-out of the Ansmil development.
2. The Applicant/Developer and its successors, when requested by the Hilliard City Engineer, shall update the Traffic Impact Study. Such requests by the City Engineer shall be based upon changes within the Ansmil development phasing or land uses, changes to the surrounding roadway network, or significant changes in land use or traffic-generating characteristics of land assumed in the submitted traffic studies. The Traffic Study prepared by EMH&T dated November 8, 2006, and revised February 26, 2007, meets this update requirement for development of Sub Area E1.
3. In general, access to Davidson Road, Leap Road, Britton Parkway and Anson Drive shall be strictly controlled. Commercial sites and residential neighborhood streets shall be designed to minimize direct vehicular access to these main streets. The number and general location of all access points serving the Ansmil Development are shown in Exhibit E, Access Management Plan. If discrepancies exist between the text and the exhibits, Exhibit E shall govern with respect to access.
4. Overall geometry and right-of-way needs per the thoroughfare plan and City Engineer are to be in place at the time of development. Additional lanes and/or right-of-way may be required at intersections, subject to detailed design, and as determined by the Hilliard City Engineer.
5. No direct vehicular access shall be permitted to Davidson Road from the railroad tracks east to Britton Parkway other than as shown in the PUD and access management plan.
6. All access points shown on the plans are conceptual in nature. Final location of access points shall be determined at the time of final development using data supported by a traffic study. All access points shall be submitted to the Hilliard City Engineer for review and approval.
7. All access points with public streets shall be designed to meet City Standards as determined by the Hilliard City Engineer, including the design of medians.

E. Signage and Graphics

Except as otherwise herein stated:

1. All signage and graphics shall conform to the Hilliard Graphics and Sign Code Chapter 1191, unless specifically provided otherwise herein.
2. Freeway oriented signage may be 60 square feet per sign face and 35 feet tall if incorporated into an icon structure and located within the reserve area of the traffic circle at Lyman Drive and Arthur Drive. If illuminated, signs shall be externally illuminated per code. Any external 'uplighting' of signs or buildings shall subject to the approval of City staff.
5. See each section for applicable signage restrictions.

F. Lighting

1. The streetlights shall be constructed along all public streets in accordance with City of Hilliard standards for arterial and /or subdivision streets.
2. External lighting within all sub areas shall be cut-off type fixtures. No light spillage off the site shall be allowed. All lighting shall be arranged to reflect light away from any street or adjacent property.
3. All types of parking, pedestrian and other lighting shall be on poles or wall mounted cut-off type fixtures and shall be from the same type and style as defined in each of the Sub Area Development Standards.
4. All light poles and standards shall be metal and shall be black or dark bronze in color.
5. Parking lot lighting shall be metal halide, so long as it is consistent throughout the development. Building and landscaping lighting may be incandescent or metal halide.
6. No colored lights shall be used to light the exterior of buildings. Low-emitting lighting is permitted to 'uplight' the exterior of a building, without having a big 'spot-light' effect, subject to staff approval.

G. Landscaping and Stormwater Management

1. Landscaping

- a. The Applicant/Developer shall submit a tree survey and preservation plan to the City, with the goal of saving as many existing trees as possible along the perimeter of the entire site.

- b. Any portion of a developed lot upon which a building or parking area is not constructed shall be landscaped per code 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, or as thereafter amended. The use of in-ground sprinkler systems, where appropriate, is strongly encouraged.
- c. Street trees on each side of any entry drive shall be set back a minimum of twenty (20) feet from the curb to accentuate the entry/exit points to accommodate the visibility triangle, as approved by the City Engineer.
- d. Area-specific landscaping requirements are contained within each sub area standard.
- e. Reasonable and good faith efforts will be made to preserve existing trees, tree stands and tree rows occurring within this development. Standard tree preservation practices to preserve and protect trees during all phases of construction shall be part of each preliminary plat.
- f. The Hilliard City Arborist shall review and approve tree preservation plans and landscaping plans.
- g. Parking lot screening: There shall be a 3-foot continuous evergreen hedge and a 3-foot earthen mound along all public streets, unless designated otherwise in the sub area text. Where buildings front a public roadway, with no parking or circulation between, no such screenings shall be required.
- h. All mounding shall be located outside the public right-of-way and shall not obstruct site distance at any driveways or public intersections.
- i. Quality: all plant materials used in conformance with the provisions of this text shall conform to the standards of the American Association of Nurserymen and shall have passed any inspection required under State regulations.
1. Plant material shall be installed with a minimum size requirement at installation as follows:
 - 1). Deciduous trees – 2-1/2” caliper
 - 2). Evergreen trees – 7’-8’ height
 - 3). Ornamental trees –2” caliper
 - 4). Evergreen shrubs used for purpose of screening – minimum 30” height/ 24” spread depending on plant species.
 - 5). All other evergreen and deciduous shrubs – 5 gal.

6). Landscape Materials:

- a) Plants: Artificial plants are prohibited. All plant materials shall be living plants meeting the requirements above.

2. Stormwater Management

- a. Where feasible, stormwater management within each sub area shall be provided by wet retention ponds aesthetically integrated into the surrounding development. All wet retention ponds shall be equipped with fountains.
- b. Storm water management must meet The City of Hilliard code requirements and be approved by the City Engineer
- c. Each sub area, when submitted for final development plan approval, will meet the City Storm Water Management Program (SWMP) subject to the review and approval by the City Engineer, or will provide for a regional SWMP subject to the City Engineer's approval.

H. Fences/Walls

1. All fencing must meet Hilliard Fence Code Chapter 1139, unless noted otherwise herein.

I. Utilities

1. All new utility lines including water service, electricity, telephone, gas, cable television, and their connections or feeder lines shall be placed underground as required by Chapter 941 of the City's Codified Ordinances.
2. All permanent utility connections shall be out of view or sufficiently screened if they can be seen from a public right of way.
3. All mechanical equipment and related structures shall be effectively screened from grade level view by a fence, vegetation, or wall of harmonious architectural material and character, subject to approval by City staff.
4. Mechanical equipment or other utility hardware on roof, ground, or buildings shall be screened from public view with materials harmonious with the building, subject to staff approval if not part of a final development plan.

J. Architecture

1. Please refer to Sub Areas A1 for Assisted Living Standards. Refer to A2 for Clubhouse Standards. Refer to A3 and A4 for Condominium Standards. Refer to Sub Areas B1, B2, C1, C2, C3, C4, C5, C6, C7 and C8 for Office Standards. Refer to A2, B2, C1 and

C3 for Retail/Commercial Standards. Refer to Sub Area E1 for Continuing Care Retirement Community Standards.

K. Miscellaneous

1. Hotel/motels are a conditional use in sub areas C1, C3 C4, C5, C7, and C8. No more than a total of three hotel/motels shall be located in the combined area of those sub areas, and at least one hotel shall be a full service hotel with full service conference facilities. Hotel/motels must be approved as a conditional use by the Planning and Zoning Commission. The conditional use of hotel/motel excludes the use of such premises for the exclusive overnight stay or boarding of animals.

2. All 90-degree parking spaces shall be a minimum of 9 feet wide by 18 feet in length. Drive aisles shall be a minimum of 24 feet wide.

3. The City of Hilliard will maintain all parklands dedicated to the City. An owners association or individual property owners will maintain all private open space, landscaping, irrigation, etc.

4. The Applicant shall be required to form a property/business owners association to specify maintenance responsibilities of all properties, including the care, maintenance, mowing, irrigation, planting, fertilizing of all grounds in the public rights of way. This owners' association shall be formed and such shall be recorded in the Franklin County Recorder's Office, prior to the issuance of a building permit. The Applicant shall work with the City to provide a water source for irrigating the public right of way.

5. Each Developer shall pay a park management fee of \$1,000 per acre that shall be paid by the Developer prior to issuance of a building permit by the City. Sub Area E1 is exempt from this requirement. The park management fee shall be used by the City to fund improvements required in the park to be dedicated to the City in D1 of this development text.