

Sub Area D1

Sub Area D1 is located adjacent to Sub Areas C1, C2 and E1, and east of Britton Parkway Extension. The site is ±4.2 acres, as shown on Exhibit B.

A. Permitted Uses

1. The land will be dedicated to the City for use as a public park.

C. Unit Types

1. N/A

D. Development Standards

1. N/A

D1.01 Density, Height, Lot and/or Setback Commitments

1. N/A

D1.02 Access, Loading, Parking and/or Traffic Related Commitments

1. There shall be no vehicular access to this sub area, only pedestrian and bicycle access.
2. An 8-foot bike path or 5-foot walking path shall be provided along Clara Circle. The type of pedestrian pathway shall be determined by the City depending on how the City decides to develop the parkland.

D1.03 Architectural Standards

1. N/A

D1.04 Buffering, Landscaping, Open Spaces and/or Screening Commitments

1. Reasonable and good faith efforts will be made to preserve existing trees and tree rows occurring within this sub area. Standard tree preservation practices will be in place to preserve and protect trees during all phases of construction.
2. 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.

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

1. N/A

D1.06 Graphics and Signage Commitments

1. All signage and graphics shall conform to the Hilliard Graphics and Sign Code Chapter 1191.

D1.07 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.