

**SUBAREA DEVELOPMENT STANDARDS
LIMITED NORTH OF MORSE
Z92-058A
FEBRUARY 3, 2015**

GENERAL:

- Stelzer Road Extension may be built in stages as development occurs along that road.
- The landscaping along the north property line in Subareas 6C and 6D shall be installed when the first development work occurs in any subarea.

Subarea 1 3.1 Acres (L-C-3)

Subarea 1 is located approximately 150 feet east of Sunbury-Road and along the western edge of the proposed retail center.

A. PERMITTED USES

The following uses shall be permitted within Subarea 1: Those uses listed in Chapter 3353 of the Columbus City Code referred to as the C2 district and those uses listed in Section 3355.01 of the Columbus City Code referred to as the C3 district.

1. Excepting therefrom:
 - a. armory
 - b. radio and television studio
 - c. telephone exchange
 - d. electric substation
 - e. apartments
 - f. auto park
 - g. newspaper printing
 - h. off-premise graphics/billboards

B. DEVELOPMENT STANDARDS

Except as otherwise noted above and herein, the applicable development standard of Chapter 3355 shall apply to Subarea 1.

1.01 Height Requirement:

1. Height district for buildings within Subarea 1 shall be 35'.

1.02 Parking and Loading:

1. Size, ratio and type of parking and loading facilities shall be regulated by Columbus City Code Chapter 3342.

1.03 Circulation:

1. All publicly dedicated streets shall have a minimum of 50' right-of-way.

1.04 Waste and Refuse:

1. All waste and refuse shall be containerized and fully screened from view by a solid wall or fence to a minimum height of six feet.

1.05 Storage of Equipment:

1. No materials, supplies, equipment or products shall be stored or permitted to remain on any portion of the parcel outside a permitted structure or opaque enclosure (excepting garden center).

1.06 Landscaping:

1. All vehicular use areas shall be screened from adjacent public right-of-ways with a 3-4' average height continuous planting, hedge, fence, wall or earth mound and one tree per 40' of boundary of vehicular area or a fraction thereof. Trees do not have to be equally spaced but may be grouped.
2. A landscaped buffer shall be installed along the northern boundary of Subarea 1 where abutting Joyce Avenue Church of God. The landscaped buffer shall contain an earth mound or planting or a combination thereof installed, repaired, replaced and maintained to a minimum height of 6' and to an opacity of not less than 75%. A 6' tall chain link fence shall be constructed along the entire northern property line of Subarea 1.
3. Any open vehicular use area including loading and unloading and storage areas containing more than 6,000 SF or 20 or more vehicular parking spaces shall provide interior landscaping in addition to previously required perimeter landscaping. Interior landscaping may be peninsular or island type. For each 100 SF or fraction thereof, of vehicular use area, a minimum total of 5 SF of landscaping area shall be provided.
4. A general tree planting program shall be provided at the following ratio of lot coverage:
 - a. 0 - 20,000 SF: 6' of trunk size plus 1" for every 4,000 SF of lot coverage
 - b. 20,001 - 100,000 SF: 10' of trunk size plus 1" for every 4,000 SF of lot coverage over 20,000 SF
 - c. over 100,000 SF: 20' of trunk size plus 1" for every 6,500 SF of coverage over 100,000 SF.
5. Existing trees of 3" caliper or greater which are contained on site may be used to offset two-thirds of these requirements as long as such trees are not located in service areas.
6. Unless otherwise noted, minimum size of all trees shall be 2 - 2 1/2" caliper for deciduous, shade or street trees, 6-8' high for evergreens and 1 1/2" caliper for ornamentals.
7. The landscape requirements in items 1 thru 6 may be used to offset parking lot landscaping requirements contained in Chapter 3342 of the Columbus City Code.
8. Screening shall be installed and maintained in a neat and orderly manner.
9. Screening shall be reasonably uniform in height and opacity along its entire length.

10. The percentage of opacity shall be determined by measurement of any square foot of vertical surface of the screening from a point perpendicular thereto: provided that the screening is not required within one foot of the ground. Such permissible open area shall not be included in the opacity determination.
11. Mounding shall have a slope of at least 3 to 1 width to height ratio.
12. Mounding shall drain in such a manner as not to cause more water flow onto an adjacent property as prior to installation of such mounding and that construction of such mounding does not create a drainage problem to the adjacent property.
13. The mound shall undulate and vary in height from 4—6' above the grade of the adjacent or residentially used premises.
14. The landscaped mound shall be regularly maintained and kept free of weeds and debris and all dead or dying plant material shall be regularly replaced with new materials at original installation size.

1.07 Signage and Graphics:

1. All signage and graphics shall conform to the Columbus Graphics Code, Article 15 as it applies to the C-3 Commercial classification. Any variance to the sign requirements other than those sign requirements listed below shall be submitted to the Columbus Graphics Commission.
2. All ground supported signs within Subarea 1 shall reflect a uniform design and shall be set in a white, black or bronze frame with white, black or bronze external signage supports.
3. All signage (if illuminated) shall be internally illuminated or silhouette lighted only.
4. Types of signage prohibited include signs with flashing lights, projecting signs, co-op signs, rotating signs and any trailer type signs.
5. Any directional signs shall be more than twenty-five (25) feet from the right-of-way so as not to impede vehicular traffic.
6. Outparcels' ground mounted signage shall be limited to a maximum height of 6' and a maximum area of 50 SF.
7. Individual store graphics within any commercial center shall reflect a uniform design with the exception of bona fide logo-type signage which is in conformity with the Columbus Graphics Code.

1.08 Lighting:

1. All external lighting in Subarea 1 shall be cutoff type fixtures (downlighting), and shall provide no light spillage to off-site parcels provided, however, that building and landscaping may be uplighted from a concealed source.

2. All types of parking, pedestrian and other exterior lighting shall be on poles and shall be from the same manufacturer type and style.
3. All light poles and standards shall be constructed of white, black or bronze metal and shall be consistent with the fixtures within the adjoining subareas.
4. Parking lot lighting shall be no higher than 28'.

1.09 Architectural Requirements:

The following additional architectural requirements shall be applied to those uses located within Subarea 1.

1. A residential appearing roof shall be required and structures that appear to have flat roofs shall specifically be prohibited. A residential appearing roof shall be defined as a roof structure with a minimum pitch of 6':12' and a maximum roof of 12':12'. The height of roof element shall not be less than 40% of the overall height of the building as measured from ceiling to floor from top of roof. Once the roof element has reached the 40% level, then the roof may be flattened or depressed so long as flattened or depressed portion of the roof is not visible from adjacent parking, service areas or roadways. The sloped roof noted above shall be finished with one of the following materials: dimensional asphalt shingles, wood shakes, slate, composite slate, tile, standing metal seam or copper.
2. A maximum of two building material types shall be utilized for the exterior of any building. Minor accenting of the buildings through the use of a third building material shall be permitted. At least 30% of each structure located on an outparcel developed in conjunction with or as part of a single identified shopping center shall be constructed of materials common to other such outparcel buildings. This will achieve overall architectural uniformity.
3. Mechanical equipment or other utility hardware on the roof of the building shall be screened from view by the same materials utilized on building roof or exterior. Colors shall also match building exterior or roof. Mechanical and other equipment on the ground shall be fully screened from view by wall, fence, or landscape. Wall or fence should utilize the same materials or character of the building.
4. Blank facades on rear of buildings will not be permitted, therefore, articulating such facades with recesses, fenestrations, fences or pilasters are required. Such articulation shall be evenly spaced along the building elevation at a distance of no greater than 20'-0'.
5. All buildings shall be finished utilizing the same materials on all sides of the exterior.
6. In addition to using building elements to articulate building mass, buildings shall be articulated with fenestrations, pattern or structural expressions equally on all sides of the building.
7. There shall be no exterior sound system either portable or permanent used on the owner's property which can be heard from adjacent properties to the north or south.

Subarea 2 61.0 Acres (L-C4)

Subarea 2 will be located along the Morse Road frontage and will be characterized by commercial related type uses.

A. PERMITTED USES

Community scale commercial development uses as governed by Chapter 3355 of the C3 and C4 district of the Columbus City Code.

1. Excepting therefrom:

- a. armory
- b. electric substation
- c. apartments
- d. auto park (not to exclude parking lots for permitted uses)
- e. cabaret, dance hall and night club (not to exclude a restaurant whether or not dancing is permitted and/or whether or not live entertainment or music is a regular feature)
- f. motor bus terminal
- g. off-premise graphics/billboards
- h. garage repair shop
- i. pool room
- j. assembly hall (not to exclude meeting rooms in conjunction with or located within permitted use)
- k. new or used car lot except in connection with a new automobile salesroom
- l. adult bookstore, adult motion picture theater or adults only entertainment establishment.
- m. poultry killing (not to exclude a poultry shop where killing is not performed on site)
- n. stable
- o. storage garage
- p. tinsmith

B. DEVELOPMENT STANDARDS

Except as otherwise noted above and herein, the applicable development standards of Chapter 3355, Community Scale Commercial Development shall apply to Subarea 2.

2.01 Yard and Setback Requirements:

- 1. Building setback from expanded Morse Road right-of-way shall be 1/2 the distance of the right-of-way (as defined in City Thoroughfare Plan) and parking setback from expanded Morse Road shall be 50'.
- 2. Building setback from Stelzer Road Extended shall be 50' and parking setback from Stelzer Road Extended shall be 30'.

2.02 Height Requirements:

- 1. The height district for Subarea 2 shall be 35'.

2.03 Parking and Loading:

1. Size ratio and type of parking and loading facilities shall be regulated by Columbus City Code, Chapter 3342.

2.04 Circulation:

1. Stelzer Road Extended shall have a minimum right-of-way of 80'.
2. All other publicly dedicated local access streets shall have a minimum of 50' right-of-way.
3. Curb cut spacing along Morse Road shall be restricted to 900' measured centerline to centerline for full service signalized intersections and 300' measured centerline to centerline for right-in, right-outs. Full service signalized curb cuts shall be aligned with curb cuts on the south side of Morse. Other access locations or traffic modifications may be allowed as approved by Columbus Division of Traffic.

2.05 Waste and Refuse:

1. All waste and refuse shall be containerized and fully screened from view by a solid wall or fence to a minimum height of six feet.

2.06 Storage and Equipment:

1. No materials, supplies, equipment or products shall be stored or permitted to remain on any portion of the parcel outside a permitted structure or opaque enclosure (excepting garden center).

2.07: Landscaping:

1. Special treatment shall occur along the Morse Road Corridor. Such treatment shall include special fencing and/or landscaping which will be required along the entire Morse Road frontage except for access points. This fencing and landscaping shall be placed within the 50' designated for parking setback along Morse Road.
2. A tree row shall be established along Morse Road and contain one tree spaced every 30' along the roadway. Trees shall be planted approximately 1' from road right-of-way.
3. Any vehicular use area along Morse Road shall be screened from adjacent public rights-of-way with a 3-4' average height continuous planting, hedge, or earth mound and one tree per 40' of boundary of vehicular area or fraction thereof. Trees shall be in addition to those required for the street tree program along Morse Road. Trees do not have to be equally spaced, but may be grouped.
4. All other vehicular use areas shall be screened from adjacent public rights-of-way with a 3-4' average height continuous planting, hedge, wall or earth mound and one tree per 40' of boundary of vehicular area or fraction thereof. Trees do not have to be equally spaced but may be grouped.
5. A tree row shall be established along Stelzer Road Extended and contain one tree spaced every 30' along roadway. Trees shall be planted approximately 1' from road right-of-way line.

6. Any open vehicular use area excluding loading, unloading and storage areas containing more than 6,000 SF of area or 20 or more vehicular parking spaces shall provide interior landscaping in addition to previously required perimeter landscaping. Interior landscaping may be peninsular or island type. For each 100 SF or fraction thereof, of vehicular use area, a minimum total of 5 SF of landscaped area shall be provided.
7. A general tree planting program shall be provided at the following ratio of lot coverage;
 - a. 0 - 20,000 SF: 6' of trunk size plus 1" for every 4,000 SF of lot coverage
 - b. 20,001 - 100,000 SF: 10 of trunk size plus 1" for every 4,000 SF of lot coverage over 20,000 SF
 - c. over 100,000 SF: 20" of trunk size plus 1" for every 6,500 SF of coverage over 100,000 SF.
8. At least 50% of required tree planting shall be integrated within parking or service areas. Existing trees of 3" caliper or greater may offset two-thirds of this requirement. Maximum possible green space shall be provided to minimize extensive unbroken hard surface areas.
9. The landscape requirements in Items 1 thru 8 may be used to offset the parking lot landscape requirements contained in Chapter 3342 of the Columbus City Code.
10. Unless otherwise noted, minimum tree size shall be no less than 3" caliper for street trees along Morse Road. Remaining trees shall have a minimum caliper of 2 1/2" for deciduous shade trees, 6'-8' height for evergreen trees and 1 1/2" caliper for ornamental trees.
11. A minimum 15' wide buffer strip shall be established along the north line of Subarea 2. A 6' wood fence shall be installed along the south edge of the buffer strip. A 3-5' mound shall be installed on the north side of the fence within the remaining buffer zone and the adjacent 35' buffer zone along Subarea 5B. The buffer zone shall be landscaped in conjunction with the adjacent 35' buffer with a combination of evergreen and deciduous plantings to be installed, repaired, replaced and maintained to a minimum height of 6' with a summer opacity of not less than 70% and a winter opacity of 50%.
12. Screening shall be installed and maintained in a neat and orderly manner.
13. Screening shall be reasonably uniform in height and opacity along its entire length.
14. A landscaped buffer shall be installed along the boundary of Subarea 2 and the Joyce Avenue Church of God property. The landscaped buffer shall contain an earth mound or planting or a combination thereof installed, repaired, replaced and maintained to a minimum height of 6' and to an opacity of not less than 75%. A 6" tall chain linked fence shall be constructed on the west side of the 50' buffer.
15. The percentage of opacity shall be determined by measurement of any square foot of vertical surface of the screening from a point perpendicular thereto: provided that the screening is not required within one foot of the ground. Such permissible open area shall not be included in the opacity determination.
16. Mounding shall have a slope of at least 3 to 1 width to height ratio.

17. Mounding shall drain in such a manner as not to cause more water flow onto an adjacent property as prior to installation of such mounding and that construction of such mounding does not create a drainage problem to the adjacent property.
18. The landscaped mound shall be regularly maintained and kept free of weeds and debris and all dead or dying plant material shall be regularly replaced with new materials at original installations size.

2.08 Signage and Graphics:

1. All signage and graphics shall conform to the Columbus Graphics Code, Article 15 as it applies to the C-4 Commercial classification. Any variance to the sign requirements other than those sign requirements listed below shall be submitted to the Columbus Graphics Commission.
2. Within Subarea 2 all ground supported signage within a development shall reflect a uniform design and shall be set in a white, black or bronze frame with white, black or bronze external signage supports.
3. All signage (if illuminated) shall be internally illuminated or silhouette lighted only.
4. Types of signage prohibited include signs with flashing lights, projecting signs, co-op signs, rotating signs and any trailer type signs.
5. Any directional signs shall be more than twenty-five (25) feet from the right-of-way so as not to impede vehicular traffic.
6. There shall be a maximum of two freestanding identification signs located along Morse Road frontage. This restriction shall not apply to any outparcels which may have their own freestanding signs.
7. Outparcels' ground supported signage shall be limited to a maximum height of 6' and maximum area of 50 SF sign face.
8. Individual store graphics within any commercial center shall reflect a uniform design with the exception of bona fide logo-type signage which is in conformity with the Columbus Graphics Code.

2.09 Lighting:

1. All external lighting in Subarea 2 shall be cutoff type fixtures (downlighting), and shall provide no light spillage to off-site parcels provided, however, that building and landscaping may be uplighted from concealed source.
2. All types of parking, pedestrian and other exterior lighting shall be from the same manufacturer type and style.
3. All light poles and standards shall be constructed of white, black or bronze metal and shall be consistent with the fixtures within the adjoining subareas.
4. ~~Parking lot lighting shall be no higher than 28'.~~

Subarea 3, 1.3 Acres CPD

A. PERMITTED USES

The following uses that shall be permitted within Subarea 3 are those listed in Section 3355.02 of the C4 district of the Columbus City Code, plus gas station, with or without convenience store, full service car wash, convenience store with or without gas pumps, one off premise graphic (reader board for movie theater) .

1. Excepting therefrom:
 - a. armory
 - b. electric substation
 - c. apartments
 - d. auto park (not to exclude parking lots for permitted uses) cabaret, dance hall and night club (not to exclude a restaurant whether or not dancing is permitted and/or whether or not live entertainment or music is a regular feature)
 - e. motor bus terminal
 - f. pool room
 - g. assembly hall (not to exclude meeting rooms in conjunction with or located within permitted use)
 - h. new or used car lot except in connection with a new automobile salesroom
 - i. adult bookstore, adult motion picture theater or adults only entertainment establishment
 - j. poultry killing (not to exclude a poultry shop where killing is not performed on site)
 - k. stable
 - l. storage garage
 - m. tinsmith
 - n. off-premise graphics/billboard except for the one permitted theater reader board

B. DEVELOPMENT STANDARDS

Except as otherwise noted above and herein, the applicable development standards of 3355. Community Scale Commercial Development shall apply to Subarea 3.

3.01 Yard and Setback Requirements:

1. Building setback from expanded Morse Road right-of-way shall be 1/2 the distance of the right-of-way (as defined in City Thoroughfare Plan) and parking setback from expanded Morse Road shall be 50'.
2. Building setback from Stelzer Road Extended shall be 30' for all pavement areas and 50' for buildings; parking setback from Stelzer Road Extended shall be 30'.
3. The setback for canopies on gas station/car wash shall be 50' from expanded Morse Road right-of-way.

3.02 Height Requirements:

1. The height district for Subarea 3 shall be 35'.

3.03 Parking and Loading:

1. Size ratio and type of parking and loading facilities shall be regulated by Columbus City Code, Chapter 3342.

3.04 Circulation:

1. Stelzer Road Extended shall have a minimum right-of-way of 80'.
2. All other publicly dedicated local access streets shall have a minimum of 50' right-of-way.
3. One full service curb cut shall be allowed from Stelzer Road Extended and one right-in and right-out on Morse Road. Minimum spacing for the curb cuts shall be 300 from the intersection of Morse and Stelzer measured centerline to centerline. Other access locations or traffic modifications may be allowed as approved by Columbus Division of Traffic.

3.05 Waste and Refuse:

1. All waste and refuse shall be containerized and fully screened from view by a solid wall or fence to a minimum height of six feet.

3.06 Storage and Equipment:

1. No materials, supplies, equipment or products shall be stored or permitted to remain on any portion of the parcel outside a permitted structure or opaque enclosure (excepting garden center).

3.07 Landscaping:

1. Special treatment shall occur along the Morse Road Corridor. Such treatment shall include special fencing and/or landscaping which will be required along the entire Morse Road frontage except for access points. This fencing and landscaping shall be placed within the 50' designated for parking setback along Morse Road.
2. A tree row shall be established along Morse Road and contain one tree spaced every 30' along roadway. Trees shall be planted approximately 1 from road right-of-way.
3. Any vehicular use area along Morse Road shall be screened from adjacent public rights-of-way with a 3-4' average height continuous planting, hedge, or earth mound and one tree per 40' of boundary of vehicular area or fraction thereof. Trees shall be in addition to those required for the street tree program along Morse Road. Trees do not have to be equally spaced, but may be grouped.
4. All other vehicular use areas shall be screened from adjacent public rights-of-way with a 3-4' average height continuous planting, hedge, wall or earth mound and one tree per 40' of boundary of vehicular area or fraction thereof. Trees do not have to be equally spaced but may be grouped.

5. A tree row shall be established along Stelzer Road Extended and contain one tree spaced every 30' along roadway. Trees shall be planted approximately 1' from road right-of-way line.
6. Any open vehicular use area excluding loading, unloading and storage areas, and gasoline service areas containing more than 6,000 SF of area or 20 or more vehicular parking spaces shall provide interior landscaping in addition to previously required perimeter landscaping. Interior landscaping may be peninsular or island type. For each 100 SF or fraction thereof, of vehicular use area, a minimum total of 5 SF of landscaped area shall be provided.
7. A general tree planting program shall be provided at the following ratio of lot coverage:
 - a. 0 - 20,000 SF: 6' of trunk size plus 1" for every 4,000 SF of lot coverage
 - b. 20,001 - 100,000 SF: 10' of trunk size plus 1" for every 4,000 SF of lot coverage over 20,000 SF
 - c. over 100,000 SF: 20' of trunk size plus 1" for every 6,500 SF of coverage over 100,000 SF.
8. At least 50% of required tree planting shall be integrated within parking or service areas. Existing trees of 3" caliper or greater may offset two-thirds of this requirement. Maximum possible green space shall be provided to minimize extensive unbroken hard surface areas.
9. The landscape requirements in Items 1 thru 8 may be used to offset the parking lot landscape requirements contained in Chapter 3342 of the Columbus City Code.
10. Unless otherwise noted, minimum tree size shall be no less than 3" caliper for street trees along Morse Road. Remaining trees shall have a minimum caliper of 2 1/2" for deciduous shade trees, 6' - 8' height for evergreen trees and 1 1/2" caliper for ornamental trees.

3.08 Signage and Graphics:

1. All signage and graphics shall conform to the Columbus Graphics Code, Article 15 as it applies to the C-4 classification. Any variance to the sign requirements other than those sign requirements listed below shall be submitted to the Columbus Graphics Commission.
2. Within Subarea 3 all ground supported signage within a development shall reflect a uniform design and shall be set in a white, black or bronze frame with white, black or bronze external signage supports.
3. All signage (if illuminated) shall be internally illuminated or silhouette lighted only.
4. Types of signage prohibited include signs with flashing lights, projecting signs, co-op signs, rotating signs and any trailer type signs.
5. Any directional signs shall be more than twenty-five (25) feet from the right-of-way so as not to impede vehicular traffic.

6. Freestanding signage shall be limited to one ground sign (not including directional signage) at a maximum height of 6' and maximum area of 50 SF sign face.
7. One off-premise movie theater reader board shall be allowed within Subarea 3. Size and location shall conform to Columbus Graphics Code, Article 15 as it applies to the C-4 classification.

3.09 Lighting:

1. All external lighting in Subarea 3 shall be cutoff type fixtures (downlighting), and shall provide no light spillage to off-site parcels provided, however, that building and landscaping may be uplighted from concealed source.
2. All types of parking, pedestrian and other exterior lighting shall be from the same manufacturer type and style.
3. All light poles and standards shall be constructed of white, black or bronze metal and shall be consistent with the fixtures within the adjoining subareas.
4. Parking lot lighting shall be no higher than 28'.

3.10 Natural Environment:

1. The site is a flat vacant, overgrown tract dominated by its proximity to Morse Road.

3.11 Existing Land Use:

1. To the north and west of the site is vacant, some of which is farmed this year in wheat. To the east is a vacant gas station. To the south across Morse Road is a gas station, carpet store, several single family homes zoned commercial and Sam's Club.

3.12 Visual Form of the Environment:

1. The development will be visually consistent as an outlot in front of the commercial center rezoned herein and consistent in quality with this larger development.

3.13 View and Visibility:

1. In the development of the subject property and in the location of the buildings consideration shall be given to the visibility and safety of the motorist and pedestrian.

3.14 Proposed Development Utilities:

1. This development shall comply with the current city requirements regarding storm water run-off and sanitary sewers.

3.15 Behavior Patterns:

1. The pattern proposed here is consistent with the surrounding development.

3.16 Emissions:

1. There would not appear to be any threat of any unusual emissions from this proposed development.

Subarea 4 18.9 Acres (L-C4)

Subarea 4 shall be located along the east side of Stelzer Road Extended just north of Subarea 3.

A. PERMITTED USES

The following uses that shall be permitted within Subarea 4 shall be those in Section 3355.02 (C-4) of the Columbus City Code.

1. Excepting therefrom:
 - a. armory
 - b. electric substation
 - c. telephone exchange
 - d. apartments
 - e. cabaret, dance hall and night club (not to exclude a restaurant whether or not dancing is permitted and/or whether or not live entertainment or music is a regular feature)
 - f. motor bus terminal
 - g. off-premise graphics/billboards
 - h. garage repair shop
 - i. pool room
 - j. assembly hall (not to exclude meeting rooms in conjunction with or located within permitted use)
 - k. new or used car lot except in conjunction with a new automobile salesroom
 - l. adult bookstore, adult motion picture theater or adults only entertainment establishment
 - m. poultry killing (not to exclude a poultry shop where killing is not performed on site)
 - n. stable
 - o. storage garage
 - p. tinsmith
 - q. fast food restaurant

B. DEVELOPMENT STANDARDS

Except as otherwise noted above and herein, the applicable development standards of Chapter 3355 shall apply to Subarea A.

4.01 Yard and Setback Requirements:

1. Building setback from Stelzer Road Extended shall be 50' for all buildings; parking setback from Stelzer Road Extended shall be 30'.
2. The setback for buildings from Subarea 6D shall be 500' for all uses except C2 uses.

4.02 Height Requirements:

1. The height district for Subarea 4 shall be 35'.
 2. Within the 500' building setback from the southern property line of Subarea 6D, the height shall be limited to a maximum of 35'.
- 4.03 Parking and Loading:
1. Size, ratio and type of parking and loading facilities shall be regulated by the Columbus City Code, Chapter 3342.
- 4.04 Circulation
1. Stelzer Road Extended shall have a minimum 80' right-of-way.
 2. Curb cut spacing along Stelzer Road Extended shall be restricted to 200' measured centerline to centerline and either aligned or offset by 100' with curb cuts on the west side of Stelzer Road Extended. Other access locations or traffic modifications may be allowed as approved by Columbus Division of Traffic.
- 4.05 Waste and Refuse:
1. All waste and refuse shall be containerized and fully screened from view by a solid wall or fence to a minimum height of six feet.
- 4.06 Storage and Equipment:
1. No materials, supplies, equipment or products shall be stored or permitted to remain on any portion of the parcel outside a permitted structure or opaque enclosure (excepting garden center).
- 4.07 Landscaping:
1. A tree row shall be established along Stelzer Road Extended and contain one tree spaced every 30' along roadway. Trees shall be planted approximately 1' from road right-of-way.
 2. Any vehicular use area shall be screened from adjacent public rights-of-way with a 3-4' average height continuous planting, hedge, or earth mound and one tree per 40' of boundary of vehicular area or fraction thereof. Trees do not have to be equally spaced but may be grouped. The tree requirement is in addition to the street tree requirement along Stelzer Road Extended.
 3. Any open vehicular use area excluding loading, unloading and storage areas containing more than 6,000 SF of area or 20 or more vehicular parking spaces shall provide interior landscaping in addition to previously required perimeter landscaping. Interior landscaping may be peninsular or island type. For each 100 SF or fraction thereof, of vehicular use area, a minimum total of 5 SF of landscaped area shall be provided.
 4. A general tree planting program shall be provided at the following ratio of lot coverage;
 - a. 0 - 20,000 SF: 6' of trunk size plus 1" for every 4,000 SF of lot coverage

- b. 20,001 - 100,000 SF: 10' of trunk size plus 1" for every 4,000 SF of lot coverage over 20,000 SF
 - c. over 100,000 SF: 20' of trunk size plus 1" for every 6,500 SF of coverage over 100,000 SF.
5. At least 50% of required tree planting shall be integrated within parking or service areas. Existing trees of 3" caliper or greater may offset two-thirds of this requirement. Maximum possible green space shall be provided to minimize extensive unbroken hard surface areas.
 6. The landscape requirements in Items 1 thru 8 may be used to offset the parking lot landscape requirements contained in Chapter 3342 of the Columbus City Code.
 7. Along the northernmost edge of Subarea 4 and the southern edge of the tree preserve in Subarea 6D a 6' high earth mound and a staggered row of evergreen trees spaced 12' on center shall be installed.

4.08 Signage and Graphics:

1. All signage and graphics shall conform to the Columbus Graphics Code, Article 15 as it applies to the C-4 Commercial classification. Any variance to the sign requirements other than those sign requirements listed below shall be submitted to the Columbus Graphics Commission.
2. All ground supported signage within Subarea 4 shall reflect a uniform design and shall be set in a white, black or bronze frame with white, black or bronze external signage supports.
3. All signage shall be internally illuminated or silhouette lighted only.
4. Types of signs prohibited include signs with flashing lights, projecting signs, co-op signs, rotating signs and trailer type signs.
5. Any directional signs shall be more than twenty-five (25) feet from the right-of-way so as not to impede vehicular traffic.
6. Subarea 4 shall have one freestanding identification graphic along Stelzer Road Extended. Such sign shall be oriented to and located at the major entrance point.
7. Individual store graphics within a commercial center shall reflect a uniform design with the exception of a bona fide logo-type sign which is in conformity with the Columbus Graphics Code.

4.09 Lighting:

1. All external lighting in Subarea 4 shall be cutoff type fixtures (downlighting), and shall provide no light spillage to off-site parcels provided, however, that building and landscaping may be uplighted from concealed source.
2. All types of parking, pedestrian and other exterior lighting shall be the same manufacturer's type and style.

3. All light poles and standards shall be constructed of white, black or bronze metal and shall be consistent with the fixtures within the adjoining subareas.
4. Parking lot lighting shall be no higher than 28'.

Subarea 5 28.0 Acres

Subarea 5 shall be located just north of the proposed commercial center and shall be located approximately 150' east of Sunbury Road. Land uses within Subarea 5 shall consist of multi-family type apartment uses only. This subarea shall be split into 5A, located north of Stelzer Road Extended, and 5B located south of Stelzer Road Extended.

A. PERMITTED USES

Subarea 5A (L-AR12)

The following uses shall be permitted within Subarea 5A, those residential uses listed in Section 3333.02, AR 12, of the Columbus City Code.

Recreational uses associated with multi-family such as clubhouse or pool shall not be permitted within Subarea 5A.

Subarea 5B (L-ARLD)

The following uses shall be permitted within Subarea 5B, those residential uses listed in Section 3333.02, ARLD District, of the Columbus City Code.

B. DENSITY

Subarea 5A shall be restricted to 100 dwelling units maximum and Subarea 5B shall be restricted to no more than 194 dwelling units maximum.

C. DEVELOPMENT STANDARDS

Except as otherwise noted above and herein, the applicable development standards of Chapter 3333, shall apply to Subarea 5A and Subarea 5B.

5.01 Yard and Setback Requirements:

1. Building setback along Stelzer Road Extended shall be 50'; parking setback from Stelzer Road Extended shall be 35'.
2. All other publicly dedicated interior streets shall have 25' parking setback and 50' building setback.
3. A 35' parking and building setback shall be established along the south border of Subarea 5B.

4. A 75' building setback shall be established between the border of Subarea 5A & Subarea 6C. This setback is in addition to the 75' setback in Subarea 6C.
- 5.02 Height Requirements:
1. Height district shall be 35' for Subareas 5A & B.
- 5.03 Parking and Loading:
1. Size, ratio and type of parking and loading facilities shall be regulated by Columbus City Code Chapter 3342.
- 5.04 Circulation:
1. Stelzer Road Extended shall have a minimum of 80' right-of-way.
 2. Curb cuts facing along Stelzer Road Extended shall be restricted to 200' measured centerline to centerline and either aligned or offset 100' with curb cuts on the other side of Stelzer Road Extended. Other access locations or traffic modifications may be allowed as approved by Columbus Division of Traffic.
- 5.05 Waste and Refuse:
1. All waste and refuse shall be containerized and fully screened from view by a solid wall or fence to a minimum height of six feet.
- 5.06 Landscaping:
1. A tree row shall be established along both sides of Stelzer Road Extended and contain one tree spaced every 30' along roadway. Trees shall be planted approximately 1' from road right-of-way.
 2. Any vehicular use areas along Stelzer Road Extended shall be screened from adjacent public rights-of-way with a 3-4' average height continuous planting, hedge, or earth mound and one tree per 40' of boundary of vehicular area or fraction thereof. This tree requirement is in addition to the required tree row along Stelzer Road Extended. Trees do not have to be equally spaced but may be grouped.
 3. A 35' buffer zone/setback shall be established along the south line of Subarea 5B. The buffer zone shall be landscaped in conjunction with the buffer zone located along the north edge of Subarea 2. Said buffer shall be landscaped with a 4-5' earth mound containing a mixture of evergreen and deciduous plant material. Planting shall be installed, repaired, replaced and maintained to a minimum height of 6' with a sunnier opacity of not less than 70% and a winter opacity of 50%.
- 5.07 Signage and Graphics:
1. All signage and graphics for Subareas 5A and 5B shall conform to the Columbus Graphics Code, Article 15 as it applies to the AR-12 classification. Any variance to the sign requirements other than those sign requirements listed below shall be submitted to the Columbus Graphics Commission.

2. All site signage shall be externally illuminated. Internal illumination will be prohibited. Signage light source shall be appropriately screened to prevent light spillage off site.
3. Site signage shall have a maximum height of 6' and a maximum area of 32 SF per sign face.

5.08 Lighting:

1. All external lighting in Subareas 5A and 5B shall be cutoff type fixtures (downlighting), and shall provide no light spillage to off-site parcels provided, however, that building and landscaping may be uplighted from a concealed source.
2. All types of parking, pedestrian and other exterior lighting shall be from the same manufacturer type and style.
3. All light poles and standards shall be constructed of white, black or bronze metal and shall be consistent with the fixtures within the adjoining subareas.
4. Parking lot lighting shall be no higher than 28'.

Subarea 6, Buffer Zone 13.2 Acres (L-R)

Subareas 6A and 6B shall be contained within a 150' wide strip located along Sunbury Road, Subarea 6C shall be contained within a 75' strip located along the northern property line of Subarea 5A and Subarea 6D shall be contained within a 200' strip located along the north edge of Subarea 4.

A. PERMITTED USES

1. The only permitted uses for Subareas 6A and 6B shall be open space/buffer zones under private ownership, utility lines, access points as specified in A6.02.
2. The only permitted uses for Subareas 6C and 6D shall be open space/buffer zones under private ownership.

6.01 Yard and Setback Requirements:

1. The minimum setback along Sunbury Road shall be 150' from the edge of the right-of-way.

6.02 Circulation

1. One ingress, egress, curb cut and access road shall be permitted through Subarea 6B, Other access locations or traffic modifications may be allowed as approved by Columbus Division of Traffic in Subareas 6A and 6B.

6.03 Storage and Equipment:

1. No materials, supplies, equipment or products shall be stored or permitted in Subarea 6A, 6B, 6C or 6D.

6.04 Landscaping:

1. Within Subarea 6A, the existing wooded ravine shall be maintained in a natural state except for the installation and extension of utility lines.
2. Along Subarea 6B, a landscaped mound shall be developed and established at a minimum height of 4-6'. Mounding shall not be of uniform height but shall vary to provide aesthetic interest.
3. Within Subarea 6B, no steeper slope than 3 to 1 shall be permitted. Steepness of mounding shall be varied to provide aesthetic interest.
4. Within Subarea 6B, landscape materials shall be a mixture of deciduous shade and ornamental trees and evergreen trees and evergreen shrubs. No less than 60% of the trees shall be evergreen trees of a mixed variety. Landscape materials shall be installed to provide a minimum of 50% winter opacity and 70% summer opacity taken between 1' above finished grade at property line and 8' in height. Minimum tree size shall be 2 1/2" - 3" on deciduous shade trees, 1 1/2 - 2" on ornamentals and 8-10' on evergreens. A minimum of five trees per 50 lineal feet or fraction thereof shall be provided. Trees may be grouped in aesthetically pleasing fashion.
5. Within Subarea 6C, existing tree row shall be maintained in an orderly fashion and augmented with a combination of evergreen and deciduous trees to fill voids along the northern property line. In particular, plant material shall be planted just south of the Strawfield Drive stub.
6. Within Subarea 6C, an evergreen buffer containing a staggered row of evergreen trees spaced 12' apart measured centerline to centerline shall be located on the south side of the existing tree row. Evergreen trees shall be of a mixed variety and have a minimum height upon planting of 8 - 10'. The evergreens shall be planted along a 6' high earth mound as indicated on the buffer plan (Exhibits B & C). In addition, a 6' high chain link fence painted black or green shall be placed on the south side of the mound between the border of Subarea 5A and Subarea 6C.
7. The buffer referenced in 5 and 6 shall be installed in accordance with buffer plan (Exhibits B & C).
8. Deciduous plant materials shall be planted as necessary to augment voids within the existing woods in Subarea 6D. Mounding and evergreen plantings required in Subarea 6C shall also be required on southern edge of Subarea 6D.
9. Screening shall be installed and maintained in a neat and orderly manner.
10. Screening shall be reasonably uniform in height and opacity along its entire length.
11. The percentage of opacity shall be determined by measurement of any square foot of vertical surface of the screening from a point perpendicular thereto: provided that the screening is not required within one foot of the ground. Such permissible open area shall not be included in the opacity determination.

12. Mounding shall drain in such a manner as not to cause more water flow onto an adjacent property as prior to installation of such mounding and that construction of such mounding does not create a drainage problem to the adjacent property.
13. The mound shall undulate and vary in height from 4-6' above the grade of the adjacent or residential use premises.
14. The landscaped mound shall be regularly maintained and kept free of weeds and debris and all dead or dying plant material shall be regularly replaced with new materials at original installation size.

Subarea 7 4.2 Acres (L-C4)

Subarea 7 will be located along the east side of Stelzer Road Extended at Morse Road.

A. PERMITTED USES

The only uses that shall be permitted within Subarea 7 shall be: "motor vehicles sales, service and related motor vehicles uses involving the sales, service, leasing maintenance and repair of said vehicles."

B. DEVELOPMENT STANDARDS

Except as otherwise noted above and herein, the applicable development standards of Chapter 3355, Community Scale Commercial Development shall apply to Subarea 7.

7.01 Yard and Setback Requirements:

1. Building setback from expanded Morse Road right-of-way shall be 1/2 the distance of the right-of-way (as defined by the Columbus Thoroughfare Plan) and parking setback from expanded Morse Road shall be 50'. The parking setback shall also apply to display areas.
2. Building setback from Stelzer Road Extended shall be 50'; parking setback from Stelzer Road Extended shall be 30'. The parking setback shall also apply to display areas.

7.02 Height Requirements:

1. Height district for Subarea 7 shall be 35'.

7.03 Parking and Loading:

1. Size ratio and type of parking and loading facilities shall be regulated by the Columbus City Code, Chapter 3342.

7.04 Circulation:

1. Stelzer Road Extended shall have an 80' right-of-way.
2. All other publicly dedicated local access streets shall have minimum of 50' right-of-way.
3. Other access locations or traffic modifications may be allowed as approved by Columbus Division of Traffic.

7.05 Waste and Refuse:

1. All waste and refuse shall be containerized and fully screened from view by a solid wall or fence to a minimum height of six feet.

7.06 Storage and Equipment:

1. No materials, supplies, equipment or products shall be stored or permitted to remain on any portion of the parcel outside a permitted structure or opaque enclosure (excepting vehicles or related products).

7.07 Landscaping:

1. Special treatment shall occur along the Morse Road Corridor. Such treatment shall include special fencing and/or landscaping except as to sales or display areas. This fencing and landscaping shall be placed within the 50' designated for parking setback along Morse Road.
2. A tree row shall be established along Morse Road and contain one tree spaced every 30' along roadway. Trees shall be planted approximately 1' from road right-of-way and shall have a minimum caliper of 3" on planting.
3. Any vehicular use area along Morse Road, except as to sales or display areas, shall be screened from adjacent public rights-of-way with a 3-4' average height continuous planting, hedge, or earth mound and one tree per 40' of boundary of vehicular area or fraction thereof. The tree requirement is in addition to the street tree requirement along Morse Road. Trees do not have to be equally spaced but may be grouped.
4. All other vehicular use areas, except sales or display areas, shall be screened from adjacent public rights-of-way with a 3-4' average height continuous planting, hedge, wall or earth mound and one tree per 40' of boundary of vehicular area or fraction thereof. Trees do not have to be equally spaced but may be grouped.
5. A tree row shall be established along Stelzer Road Extended and contain one tree spaced every 30' along roadway. Trees shall be planted approximately 1' from road right-of-way and shall have a minimum caliper upon planting of 3".
6. Any open vehicular use area excluding loading, unloading and storage areas containing more than 6,000 SF of area or 20 or more vehicular parking spaces shall provide interior landscaping in addition to previously required perimeter landscaping. Interior landscaping may be peninsular or island type. For each 100 SF or fraction thereof, of vehicular use area, a minimum total of 5 SF of landscaped area shall be provided.
7. A general tree planting program shall be provided at the following ratio of lot coverage:
 - a. 0 - 20,000 SF: 6' of trunk size plus 1" for every 4,000 SF of lot coverage
 - b. 20,001- 100,000 SF: 10' of trunk size plus 1" for every 4,000 SF of lot coverage over 20,000 SF
 - c. over 100,000 SF: 20' of trunk size plus 1" for every 6,500 SF of coverage over 100,000 SF.

8. At least 50% of required tree planting shall be integrated within parking or service areas. Existing trees of 3" caliper or greater may offset two-thirds of this requirement.
9. The landscape requirements in Items 1 thru 8 may be used to offset the parking lot landscape requirements contained in Chapter 3342 of the Columbus Zoning Code.
10. Unless otherwise noted, minimum size of all trees shall be 2 - 2 1/2" caliper for deciduous, shade or street trees, 6-8' high for evergreens, and 1-1 1/2" caliper for ornamentals.
11. The rear of all buildings or structures shall be screened with a planting, hedge, fence, wall or earth mound to provide a minimum of 50 percent winter opacity and 70 percent summer opacity between 1 foot above finished grade level and 6 feet in height.
12. Screening shall be installed and maintained in a neat and orderly manner.
13. Screening shall be reasonably uniform in height and opacity along its entire length.
14. The percentage of opacity shall be determined by measurement of any square foot of vertical surface of the screening from a point perpendicular thereto: provided that the screening is not required within one foot of the ground. Such permissible open area shall not be included in the opacity determination.
15. Mounding shall have a slope of at least 3 to 1 width to height ratio.
16. Mounding shall drain in such a manner as not to cause more water flow onto an adjacent property as prior to installation of such mounding and that construction of such mounding does not create a drainage problem to the adjacent property.
17. The landscaped mound shall be regularly maintained and kept free of weeds and debris and all dead or dying plant material shall be regularly replaced.

7.09 Signage and Graphics:

1. All signage and graphics shall conform to the Columbus Graphics Code, Article 15 as it applies to the C-4 Commercial classification. Any variance to the sign requirements other than those sign requirements listed below shall be submitted to the Columbus Graphics Commission.
2. All ground supported signage within a development shall reflect a uniform design and shall be set in a white, black or bronze frame with white, black or bronze external signage supports.
3. All signage (if illuminated) shall be internally illuminated or silhouette lighted only.
4. Types of signage prohibited include signs with flashing lights, projecting signs, co-op signs, rotating signs and any trailer type signs.
5. Any directional signs shall be more than twenty-five (25) feet from the right-of-way so as not to impede vehicular traffic.

6. One freestanding identification graphic shall be allowed, along each street oriented to and located at the major entrance points, except that one sign shall be permitted on the Morse Road side of the property whether or not a curb cut is permitted.
7. Outparcels' ground supported signage shall be limited to a ground sign at a maximum height of 6' and a maximum area of 50 SF sign face.

7.10 Lighting:

1. All external lighting in Subarea 7 shall be cutoff type fixtures (downlighting), and shall provide no light spillage to off-site parcels provided, however, that building and landscaping may be uplighted from concealed source.
2. All types of parking, pedestrian and other exterior lighting shall be from the same manufacturer type and style.
3. All light poles and standards shall be constructed of white, black or bronze metal and shall be consistent with the fixtures within the adjoining subareas.
4. Parking, lot lighting shall be no higher than 28'.