

LIMITATION/CPD TEXT  
Z91-052D  
January 15, 2019

**Subarea 1 L-C-4 (Currently Z91-052C)**

1. Subarea 1 shall contain 21+/- gross acres of real property located on the west side of Hamilton Road between Morse Road and Broadview Road. Uses within Subarea 1 shall be characterized as retail in nature.

2. Permitted Uses/Development Standards:

A. Permitted uses and applicable development standards for this Subarea are contained in Chapter ~~3355~~ **3356** (C4) of the Columbus Zoning Code unless otherwise indicated within this limitation text.

The following uses are excluded from the subarea:

- a) adult bookstore
- b) adult only motion picture
- c) adult only entertainment
- d) book bindery
- e) bus or truck terminal
- f) ice house
- g) poultry killing
- h) stables
- i) tinsmith

3. Permitted Density:

A. The permitted maximum site density of this Subarea shall not exceed the ratio of 12,000 gross square feet of building per net acre of site.

4. Traffic and Circulation:

A. Morse Road shall contain a right-of-way of 100 feet.

B. Hamilton Road shall contain a right-of-way of 120 feet.

C. Broadview Road shall have a minimum right-of-way of 60 feet.

D. Full service intersections located on Morse or Hamilton shall be spaced at 650 feet apart taken centerline to centerline. Curb cuts shall align with full service intersections located on the east side of Hamilton.

E. All major vehicular entries to the retail centers may be a landscaped boulevard.

F. Right-in and right-out curb cuts are permitted, however, such curb cuts shall have a minimum spacing and separation of 200 feet taken centerline to centerline.

G. Curb cuts located on Broadview Road shall be spaced at a minimum of 200 feet apart taken centerline to centerline.

H. Any development having full access to Hamilton Road shall construct an additional lane on Hamilton Road if required by City of Columbus ~~Transportation~~ **Division of Traffic Management**. The additional

lane shall run the length of the frontage to facilitate turning traffic on to and off of Hamilton Road. Construction shall be done at time of development and to specifications of City of Columbus.

5. Parking and Loading:

A. Size, ration and type of parking and loading facilities shall be regulated by Columbus Zoning Code under Chapter ~~3342~~ **3312**.

B. The view of all loading docks shall be fully screened on all sides from any adjacent roadway, building or parking lot achieving 90% opacity to a minimum height of seven (7) feet from finished grade.

6. Height and Setback Requirements:

A. The setback off Hamilton Road and Morse Road shall be ~~40~~ **35** feet for parking, loading and maneuvering areas and 75 feet for building.

B. The setback off Broadview Road shall be ~~25~~ **15** feet for parking, loading and maneuvering and 50 feet for building.

C. Height district within the Subarea shall be 60 feet as measured per Columbus Zoning Code.

7. Landscaping/Environmental Treatment for Subarea 1:

A. Within the required ~~40~~ **35** foot green space corridor, fencing and landscaping shall be required for a minimum of 65% of the frontage along Hamilton Road and Morse Road within each parcel. Such fencing and landscaping shall be uniformly placed within the last 10 feet of the required ~~40~~ **35** foot green space corridor at a minimum distance of ~~30~~ **25** feet from right-of-way. The fencing shall consist of a 4-board fence and is 52 inches in height. It shall be constructed of 1 inch x 6 inches x 16 foot treated wood boards attached to 6 to 7 inch treated posts, with face boards, located 8 feet on center. The landscaping shall consist of deciduous shade trees (minimum 2 inch caliper upon installation), ornamental trees (minimum 1 caliper upon installation) and evergreen trees (height 4 feet to 6 feet upon installation). Evergreen and/or deciduous shrubs and mounding may be used. To insure the utilization of a variety of plant material, 3 evergreen trees, 3 ornamental trees and 2 shade trees and at least 5 shrubs shall be used for every 100 feet of frontage.

B. Street tree planting shall be required within the green space corridor. Such trees shall be those specified in the Columbus Street Tree Program guidelines from the City Forester and have a minimum caliper upon planting of 2 inches and a minimum spacing of 35 feet on center and located 1 foot from edge of right-of-way.

C. All parking areas adjacent to Hamilton Road and Morse Road shall have headlight screening parallel to the frontage with a minimum height of 30 inches measured from the elevation of the nearest section of the adjacent parking area. Headlight screening shall be in the form of an evergreen hedge, earth mounding, or walls.

D. All major entries shall be demarked by utilizing the fencing and landscape material noted in 7A.

E. Tree plantings shall be required within site parking areas. The number of trees required shall be determined by the following applicable ratios of total inches of tree caliper (minimum of 2 inch caliper per tree) to total site coverage by buildings and pavement.

1. 0 to 20,000 square feet:

6 inches of trunk size plus 1 inch additional for every 4,000 square feet of total site coverage by buildings and pavement.

2. 20,001 to 100,000 square feet:

10 inches of trunk size plus 1 inch additional for every 4,000 square feet of total site coverage by buildings and pavement over 20,001 square feet.

3. Over 100,000 square feet:

20 inches of trunk size plus 1 inch additional for every 6,500 square feet of total site coverage by buildings and pavement over 100,000 square feet.

F. At least 50% of required tree planting shall be integrated within parking or service areas. Existing trees of 3 inch caliper or greater may offset 2/3 of this requirement. Maximum possible green space shall be provided to minimize extensive unbroken hard surface areas.

G. Landscape islands are required within parking lots and shall be provided at a rate of 5 square feet of landscaped area per 100 square feet of vehicular use area in such a manner as to visually break up large expanses of pavement.

H. The landscaping required in items E, F and G may be used to offset the parking lot landscaping requirements contained in Chapter 3342 of the Columbus Zoning Code.

I. Minimum tree size shall be no less than 2 inch caliper for street and/or shade trees, 4 feet to 6 feet in height for evergreen trees and 1 inch caliper for ornamental trees.

J. If landscaping is used to screen service area containing dumpsters, 90% opacity is required for all non-servicing sides and must be protected from service vehicles. Screening shall be 1 foot above height of structure to be screened but not less than seven feet (7) above finish grade.

8. Lighting:

A. All external outdoor lighting fixtures to be used (except for building mounted fixtures) shall be form the same or similar manufacturer type or family to ensure aesthetic compatibility. All light poles and standards shall be in dark brown, bronze, black or dark green.

B. Parking lot lighting shall be no higher than 28 feet.

C. Building mounted lighting within service area shall be designed in such a way that no light spillage offsite occurs. Buildings may be illuminated by decorating light fixtures.

D. Landscaping at entries to parking lots and buildings shall be uplighted by ground mounted concealed fixtures or by decorative light fixtures.

9. Signage: All signage and graphics shall conform to Article 15 of the Columbus City Graphics Code as it applies to the appropriate zoning district. Any variance to the sign requirements shall be submitted to the Columbus Graphics Commission.

A. OVERALL DEVELOPMENT SIGN (IDENTIFICATION/LANDMARK):

The height of any ground sign for the overall development shall not exceed 30 feet in height. For the purposes of calculating height, a decorative finial feature on the sign shall not be included in the overall height of the sign. The sign for the overall development shall be in general conformance with the attached exhibit titled "Sign Exhibit".

B. RETAIL CENTER SIGN:

The height of ground supported signage shall not exceed 20 feet for all retail centers. A retail center shall be defined as a building that contains 2 or more stores dedicated to retail sales.

C. OUTPARCEL SIGN:

Outparcel ground supported signage shall be limited to a maximum height of 6 feet and a maximum area of 50 square feet and may be placed within the setback area at a minimum of fifteen (15) feet from street right-of-way.

D. INGRESS/EGRESS SIGN:

No more than one (1) directional entry and exit sign located at each entrance shall be ground type only and limited to 4 square feet in area per face and located at a minimum of five (5) feet from street right-of-way. In no case shall such signage interfere with maintaining safe clear sign distances at driveway entries and exits. Identification logo or name shall not be displayed on directional signage.

E. All other ground signs shall be behind the parking setback applicable to the abutting street.

F. No signs shall be painted directly on the surface of any building, wall or fence. No wall murals shall be allowed.

G. No roof signs shall be permitted nor should a sign extend higher than the building.

H. No flashing, traveling, animated or intermittently illuminated signs shall be used.

10. Architectural Requirements:

The following additional architectural requirements shall be applied to those uses located within 300 feet of the right-of-way line of Hamilton Road. However, the requirements do not apply to buildings in which at least 80% of their ground floor footprint lies outside designated zone.

A. A maximum of three building material types shall be utilized for the exterior of any building including roof material. No roofs of metal only, mansard roof can be metal but all other roofs shall be constructed of shingles of asphalt or wood shakes. Minor accenting of structures through the use of a fourth 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 structures. This will achieve overall architectural uniformity.

B. No materials, supplies, equipment or products shall be stored or permitted to remain on any portion of the parcel outside the permitted structure.

C. Mechanical equipment or other utility hardware on the roof of a building shall be screened from view by same materials utilized on building roof or exterior. Color shall also match building exterior or roof. Mechanical and all other equipment on the ground shall be fully screened from view by wall, fence or landscape material utilizing the same material or character of the building.

D. Building illumination shall be permitted provided such light source is concealed. No colored light shall be used to light the exterior of any building.

E. Blank facades on rear of buildings will not be permitted, therefore, articulating such facades with recesses, fenestrations, fences or pilasters is required. Such articulation shall be evenly spaced along the building elevation at a distance no greater than 20 foot-0 inches.

F. All buildings shall be finished utilizing the same materials on all sides of the exterior.

G. It is recommended that in addition to using building elements to articulate building mass, individual elevations must be articulated with fenestrations, pattern or structural expressions equally on all sides of the structure. Through the use of articulated building elements such as porticoes, dormers, recesses and other such elements, the overall building mass will appear to be reduced and will reflect a residential character.

**Subarea 2 CPD (Currently Z91-052B)**

**1. Subarea 2 shall contain 0.41 +/- gross acres of real property located on the west side of Hamilton Road and the north side of Morse Road surrounding the immediate northwest corner of Hamilton Road and More Road. Uses within Subarea 2 shall be characterized as retail in nature.**

~~1.~~ **2. Permitted Uses:**

A. Permitted uses and applicable development standards for Subarea 2 are contained in Chapter 3357 (C5), of the Columbus Zoning Code unless otherwise indicated within this limitation text. Additional permitted uses: convenience store and parking spaces and driveways for uses permitted in Subarea 1.

~~2.~~ **3. Traffic and Circulation:**

A. Hamilton Road shall contain a right-of-way of 120 feet.

B. Morse Road shall contain a right-of-way of 100 feet.

~~3.~~ **4. Parking and Loading:**

A. Size, ratio and type of parking and loading facilities shall be regulated by Columbus Zoning Code under Chapter ~~3342~~ **3312**.

~~4.~~ **5. Height and Setback Requirements:**

A. The setback off Hamilton Road and Morse Road shall be ~~40~~ **35** feet for parking, loading, and maneuvering areas and 75 feet for buildings.

B. The height district within Subarea 2 shall be 60 feet as measured per Columbus Zoning Code.

~~5.~~ **6. Landscaping/Environmental Treatment for Subarea 2:**

A. Within the required ~~40~~ **35** foot green space corridor along Hamilton Road and Morse Road, fencing and landscaping shall be required for a minimum of 65% of the frontage within Subarea 2, such fencing and landscaping shall be uniformly placed within the last 10 feet from right-of-way of the required ~~40~~ **35** foot green space corridor at a minimum distance of ~~30~~ **25** feet from right-of-way. The fencing shall consist of 4-board fence that is 52 inches in height. It shall be constructed of 1 inch x 6 inches x 16 foot treated wood boards attached to 6 to 7 inch treated posts, with face boards, located 8 foot on center. The landscaping shall consist of deciduous shade trees (minimum 2 inch caliper upon installation), ornamental trees (minimum 1 inch caliper upon installation), and evergreen trees (height 4 feet to 6 feet upon installation). Evergreen and/or deciduous shrubs and mounding may be used. To insure the utilization of a variety of plant material, 3 evergreen trees, 3 ornamental trees, 2 shade trees and at least 5 shrubs shall be used for every 100 feet of frontage.

B. Street tree planning shall be required within the green space corridor, such trees shall be those specified in the Columbus Street Program guidelines from the City Forester and have a minimum caliper upon planting of 2 inches and a minimum spacing of 35 feet on center and located 1 foot from edge of right-of-way.

C. All parking areas adjacent to Hamilton Road and Morse Road shall have headlight screening parallel to frontage with a minimum height of 30 inches measured from the elevation of the nearest section of adjacent parking area. Parking lot screening shall be in the form of evergreen hedge, earth mounding, or walls.

D. Major entries shall be demarked by utilizing the fencing and landscape material noted in ~~5-~~**6.A.**

E. Tree plantings shall be required within site parking and service areas. The number of trees required shall be determined by the following applicable ratios of total inches of tree caliper (minimum of 2 inches caliper per tree) to total site coverage by buildings and pavement.

1. 0 to 20,000 square feet:

6 inches of trunk size plus 1 inch additional for every 4,000 square feet of total site coverage by buildings and pavement.

2. 20,001 to 100,000 square feet:

10 inches of trunk size plus 1 inch additional for every 4,000 square feet of total site coverage by buildings and pavement over 20,001 square feet.

3. Over 100,000 square feet:

20 inches of trunk size plus 1 inch additional for every 6,500 square feet of total site coverage by buildings and pavement over 100,000 square feet.

F. Minimum tree size shall be 2 inch caliper for street trees and shade trees, 4 feet to 6 feet height for evergreen trees and 1 inch caliper for ornamental trees.

G. If landscaping is used to screen service area containing dumpsters, 90% opacity is required for all non-servicing sides and must be protected from service vehicles. Screening shall be 1 foot above height of structure to be screened but not less than seven feet (7) above finish grade.

~~6-~~ **7.** Lighting:

A. All external outdoor lighting fixtures to be used (except for building mounted fixtures) shall be from the same or similar manufacturer type or family to ensure aesthetic compatibility All light poles and standards shall be in dark brown, bronze, black, or dark green.

B. Parking lot lighting shall be no higher than 28 feet.

C. Building mounted lighting within service areas shall be designed in such a way that no light spillage offsite occurs. Buildings may be illuminated by decorative light fixtures.

D. Landscaping at entries to parking lots and buildings shall be uplighted by ground mounted concealed fixtures or by decorative light fixtures

~~7.~~ **8. Signage:**

A. All signage and graphics shall conform to Article 15 of the Columbus City Graphics Code as it applies to the appropriate zoning district. Any variance to the sign requirements other than those applies to the appropriate zoning district. Any variance to the sign requirements other than those sign requirements listed below shall be submitted to the Columbus Graphics Commission.

B. Ground supported signage shall be limited to a maximum height of 6 feet and a maximum area of 50 square feet and may be placed within the setback area at a minimum of fifteen (15) feet from street right-of-way.

C. All other signage shall be behind the required ~~40~~ **35** foot setback with the exception of one directional entry and exit sign located at each entrance which shall be ground type only and limited to 4 square feet in area per face and located at a minimum of five (5) feet from street right-of-way. In no case shall such signage interfere with maintaining safe clear sight distances at driveway entries and exits. Identification logo or name shall not be displayed on directional signage.

D. No signs shall be painted directly on the surface of any building, wall or fence. No wall murals shall be allowed.

E. No roof signs shall be permitted nor should a sign extend higher than the building.

F. No flashing, traveling, animated or intermittently illuminated signs shall be used.

~~8.~~ **9. Architectural Requirements:**

The following additional architectural requirements shall be applied to those uses located within 300 feet of the right-of-way line of Hamilton Road or Morse Road. However, the requirements do not apply to buildings in which at least 80% of their ground floor footprint lies outside designated zone.

A. A residential appearing roof shall be required and structures that appear to have fiat 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 the roof element shall not be less than 40% of the overall height of the building as measured from finish floor to top of roof. Once the roof element has reached the 40% level, then the roof may be flattened or depressed so long as the flattened or depressed portion of the roof is not visible from adjacent parking, service areas or roadways. ~~See Figure A-~~ 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. Roof requirements shall not apply to service station canopies.

B. A maximum of three building material types shall be utilized for the exterior of any building including roof material. Minor accenting of structures through the use of a fourth 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 structures. This will achieve overall architectural uniformity.

C. No materials, supplies, equipment or products shall be stored or permitted to remain on any portion of the parcel outside the permitted structure.

D. Mechanical equipment or other utility hardware on the roof of a building shall be screened from view by same materials utilized on building roof or exterior. Color shall also match building exterior or roof. Mechanical and all other equipment on the ground shall be fully screened from view by wall, fence or landscape material utilizing the same material or character of the building.

E. Building illumination shall be permitted provided such light source is concealed. No colored light shall be used to light the exterior of any building.

F. Blank facades on rear of buildings will not be permitted, therefore, articulating such facades with recesses, fenestrations, fences or pilasters is required. Such articulation shall be evenly spaced along the building elevation at a distance no greater than 20 foot-0 inches.

G. All buildings shall be finished utilizing the same materials on all sides of the exterior.

H. It is recommended that in addition to using building elements to articulate building mass, individual elevations must be articulated with fenestrations, pattern or structural expressions equally on all sides of the structure. Through the use of articulated building elements such as porticoes, dormers, recesses and other such elements, the overall building mass will appear to be reduced and will reflect a residential character.

**9. 10. Other Development Standards:**

A. Minimum lot width 30 feet; minimum lot area 15,000 square feet; minimum lot depth 120 feet.

B. Natural Environment: Farm field.

C. Existing Land Uses: Undeveloped.

D. Transportation and Circulation Traffic limitations are contained in this text.

E. Visual Form of the Environment

Landscaping, signage controls and architectural standards are all part of the overall development plan for this property.

F. View and Visibility

In the development of the proposed site and in the location of the six buildings and access points, consideration has been given to the visibility and safety of the motorist and pedestrian.

G. Proposed Development



Utilities shall be extended on to this site at the time of development.

#### H. Behavior Patterns

The Rocky Fork Zoning, that was recently passed by Columbus City Council, will establish new commercial, office and residential opportunities in the area. The proposed zoning is compatible with the uses and development standards which were part of the Rocky Fork zoning. The current behavior patterns will change in response to new development.

#### I. Emission

No adverse effect from emissions shall result from the proposed development.

J. As part of this zoning, the proposed right-of-way for the adjacent parcel to the east shall be deeded to the City and an annexation petition shall be filed on said parcel prior to this zoning case being heard by City Council. Upon annexation of the adjacent parcel, a new zoning application covering both parcels shall be filed with the City of Columbus.

K. No structure shall be placed on the subject property unless it is an integral part of the overall development occurring on the subject property and the adjacent parcel to the east.