

CITY OF POWELL

PLANNING AND ZONING COMMISSION (P&Z) PRELIMINARY DEVELOPMENT PLAN APPLICATION



ALL ITEMS ON THIS APPLICATION MUST BE COMPLETED.

Application Fee: \$400.00 + \$60.00 per acre

Applicant: The Ohio State University

Address/City/State/Zip: c/o Aaron L. Underhill, Esq. Underhill & Hodge LLC, 8000 Walton Parkway, Suite 260, New Albany, Ohio 43054

Email Address: aaron@uhlfirm.com

Phone No: 614.335.9320 Cell Phone No: 614.783.1149 Fax No: 614.335.9329

Property Owner: Golf Village North LLC (see also attached list of other property owners)

Address/City/State/Zip: Attn: Tre' Giller, 470 Olde Worthington Road, Westerville, Ohio 43082

Email Address: tgiller@villagecommunities.com

Phone No: 614.918.6035 Cell Phone No: _____ Fax No: _____

Architect/Designer for Applicant: G2 Planning & Design (Designer); architect TBD

Address/City/State/Zip: Attn: Gary T. Schmidt, 720 East Broad Street, Suite 200, Columbus, Ohio 43215

Email Address: gschmidt@g2planning.com

Phone No: 614.657.9669 Cell Phone No: _____ Fax No: _____

Property Address: 3315 Royal Belfast Boulevard, Powell, Ohio 43065

Lot Number/Subdivision: Lot 5145, et al., Golf Village N. Existing Use: Vacant Proposed Use: Ambulatory Care Medical Facility

Reason for Administrative Review (attach necessary documents): _____

Review of Conceptual plans for ambulatory care medical facility.

Checklist:

- ☐ Preliminary Plan requirements set forth in Section 1143.11(c).
 - ☐ Provide any other information that maybe useful to the Planning and Zoning Commission or City Staff in the space below or attach additional pages.
 - ☐ **5 copies** of all drawings, text, any other items, and application.
 - ☐ **1 digital copy** (CD, USB, Email) of the complete application packet.
 - ☐ Attach the required fee - \$400.00 + \$60.00 per acre.
 - ☐ Post a public notice sign at least (10) days prior to a public hearing or public meeting, pursuant to ordinance 1107.035
- Public notice sign details found here.

RECEIVED
JUL 24 2018

BY:

(SEE OVER)

I agree to grant the City Staff, the Commission, Board or Council considering this application access to the property that is the subject of this application for the purposes of reviewing this application and posting public notice for this application.

Signature of Applicant: By: *Aaron L. Underhill* Date: July 24, 2018
Aaron L. Underhill,
Attorney for Applicant

Office Use
Received

Office Use
AMT _____
TYPE/DATE _____
RECEIPT # _____
PAYOR _____
Payment

City of Powell · 47 Hall Street · Powell, Ohio 43065 · (614) 885-5380 · (614) 885-5339 fax · www.cityofpowell.us

Preliminary Development Plan Application – OSU Ambulatory Care Facility

List of Additional Property Owners

GV 4971 LLC
Attn: Tre' Giller
470 Olde Worthington Road
Westerville, Ohio 43082

Delaware County Bank & Trust Company
110 Riverbend Avenue
Lewis Center Ohio 43035

R& KC Adventures LLC
8852 Patterson Road
Hilliard, Ohio 43026

APPLICANT:

The Ohio State University
c/o Aaron L. Underhill, Esq.
Underhill & Hodge LLC
8000 Walton Parkway, Suite 260
New Albany, Ohio 43054

PROPERTY OWNER:

First Commonwealth Bank, successor-
by-merger to Delaware County Bank &
Trust Company
110 Riverbend Avenue
Lewis Center, Ohio 43035

R&KC Adventures LLC
8852 Patterson Road
Hilliard, Ohio 43026

Golf Village North LLC
470 Olde Worthington Road
Westerville, Ohio 43082

Golf Village North LLC &
GV 4971 LLC
470 Olde Worthington Road
Westerville, Ohio 43082

ATTORNEY:

Aaron L. Underhill, Esq.
Underhill & Hodge LLC
8000 Walton Parkway, Suite 260
New Albany, Ohio 43054

SURROUNDING PROPERTY OWNERS:

Daniel McClurg
3313 Home Road
Powell, Ohio 43065

Kinsale Village Condominium Association
The Case Bowen Co.
6255 Corporate Center Drive
Dublin, Ohio 43016

Sean Brady
7067 Limerick Lane
Powell, Ohio 43065

Michael Allen
7072 Kinsale Lane
Powell, Ohio 43065

Dianne Herrmann
3193 Rossmore Circle
Powell, Ohio 43065

Board of Education of the
Olentangy Local School District
7840 Graphics Way Drive
Lewis Center, Ohio 43035

SMB International, Inc.
1401 Kinniards Place
Columbus, Ohio 43235

Sawhome Investments LLC
7451 Sawmill Parkway
Powell, Ohio 43065

The Kroger Co.
1014 Vine Street
Cincinnati, Ohio 45202

Randolph and Reva Schirtzinger
3208 Home Road
Powell, Ohio 43065

Zoning Description
Subarea A
29.56+/- Acres
North side of Home Road (C.R. 124)
East side of Sawmill Parkway

-1-

Situated in the State of Ohio, County of Delaware, Township of Liberty, Farm Lots 3, 24 and 25, Section 2, Township 3, Range 19, United States Military District and being 29.56+/- acres of land, said 29.56+/- acres being all of Lots 5140 through 5148, inclusive, as numbered and delineated upon the record plat for Golf Village North Commercial Revised of record in Plat Cabinet 4, Slides 12-12B, said Lots 5140 through 5148, inclusive, being in the name of Golf Village North LLC, and said 29.56+/- acres of land more particularly described as follows:

Beginning at the northeasterly corner of said Lot 5148, said corner also being the southwesterly corner of "Kinsale Village Condominiums Twenty-Second Amendment, Phase XXII, Part 1" of record in Official Record 1428, Page 20 and being in the westerly line of that 77.427 acre tract of land as conveyed to the Board of Education of the Olentangy Local School District of record in Official Record 616, Page 516;

Thence **S 03° 36' 21" W**, along an easterly line of said Lot 5148, **845.23+/- feet** to a southeasterly corner thereof;

Thence **N 85° 54' 24" W**, partially along a southerly line of said Lot 5148, **341.02+/- feet** to a southwesterly corner of said Lot 5148, said corner also being a northeasterly corner of said Lot 5147 and a northwesterly corner of Lot 117 as numbered upon the record plat for Flory Subdivision of record in Plat Book 5, Page 9, said Lot 117 being in the name of Randolph A. & Reva R. Schirtzinger of record in Deed Book 905, Page 26;

Thence **S 03° 33' 39" W**, along an easterly line of said Lot 5147, **442.86+/- feet** to a southeasterly corner thereof, also being a northeasterly corner of Lot 5136 of said Golf Village North Commercial Revised, said Lot 5136 ;

Thence with southerly and westerly lines of Lots 5147, 5146 and 5140 and with northerly and easterly lines of Lots 5136, 5137, 5138 and 5139, the following six (6) courses and distances:

S 76° 34' 19" W, 128.08+/- feet to a point of curvature;

with a curve to the right having a central angle of **16° 53' 51"** and a radius of **161.00 feet**, an arc length of **47.48+/- feet** and a chord bearing and distance of **S 85° 01' 46" W, 47.31+/- feet** to a point of tangency;

N 86° 31' 17" W, 215.19+/- feet to a point of curvature;

with a curve to the right having a central angle of **79° 50' 21"** and a radius of **111.00+/- feet**, an arc length of **154.67 feet** and a chord bearing and distance of **N 46° 36' 12" W, 142.46+/- feet** to a point of tangency;

N 06° 41' 06" W, 174.14+/- feet to a point;

S 83° 18' 54" W, 260.00+/- feet to a point at the southwesterly corner of said Lot 5140, the northwesterly corner of said Lot 5139 and in the easterly right-of-way line of Sawmill Parkway (C.R. 609) as dedicated in Plat Cabinet 3, Slide 767;

Thence with westerly and northerly lines of said Lots 5140 through 5145, inclusive, easterly right-of-way lines of said Sawmill Parkway and with southerly and easterly lines of Royal Belfast Boulevard as dedicated in Plat Cabinet 3, Slide 767, the following six (6) courses and distances:

N 06° 41' 06" W, 182.73+/- feet to a point of curvature;

Zoning Description
Subarea A
29.56+/- Acres
North side of Home Road (C.R. 124)
East side of Sawmill Parkway

-2-

with a curve to the right having a central angle of **10° 20' 56"** and a radius of **1357.39 feet**, an arc length of **245.17+/- feet** and a chord bearing and distance of **N 01° 30' 38" W, 244.84+/- feet** to a point of tangency;

N 03° 39' 47" E, 581.69+/- feet to a point of curvature in the southerly right-of-way line of said Royal Belfast Boulevard;

with a curve to the right having a central angle of **89° 59' 56"** and a radius of **50.00+/- feet**, an arc length of **78.54 feet** and a chord bearing and distance of **N 48° 39' 47" E, 70.71+/- feet** to a point of tangency;

S 86° 20' 13" E, 245.83+/- feet to a point at the southeasterly terminus of said Royal Belfast Boulevard;

N 03° 39' 47" E, 60.00+/- feet to a point at the northeasterly terminus of said Royal Belfast Boulevard, a northwesterly corner of said Lot 5145 and in the southerly line of Kinsale Village Condominiums Third Amendment, Phase IV of record in Official Record 865, Page 399;

Thence **S 86° 20' 13" E**, with the northerly lines of Lots 5145 and 5148, partially with the southerly line of said Third Amendment and with the southerly lines of Kinsale Village Condominiums Seventh Amendment, Phase VIII of record in Official Record 1113, Page 1572 and Kinsale Village Condominiums Twenty Second Amendment, Phase XXII, Part 1 of record in Official Record 1428, Page 20, **879.49+/- feet** to the **True Point of Beginning**, and containing **29.56+/- acres**, more or less.

Subject, however, to all legal highways, easements, and restrictions. The above description was prepared by Advanced Civil Design, Inc. on July 23, 2018 and is based on existing records from the Delaware County Auditor's and Recorder's Office. A drawing of the above description is attached hereto and made a part thereof.

This description is to be used for zoning purposes only and not to be used in the transfer of land.

All references used in this description can be found at the Recorder's Office, Delaware County, Ohio.

ADVANCED CIVIL DESIGN, INC.

Zoning Description
Subarea B
6.26+/- Acres
North side of Home Road (C.R. 124)
East side of Sawmill Parkway

-1-

Situated in the State of Ohio, County of Delaware, Township of Liberty, Farm Lot 3, Section 2, Township 3, Range 19, United States Military District and being 6.26+/- acres of land, said 6.26+/- acres being all of Lots 5136 through 5139, inclusive, as numbered and delineated upon the record plat for Golf Village North Commercial Revised of record in Plat Cabinet 4, Slides 12-12B, said Lots 5136 being in the name of Golf Village North LLC, said Lot 5137 being in the name of R&KC Adventures LLC of record in Official Record 1537, Page 620, said Lot 5138 being in the name of Delaware County Bank & Trust Company of record in Official Record 1494, Page 1877 and said Lot 5139 being in the name of Golf Village North LLC & GV 4971 LLC, said 6.26+/- acres of land more particularly described as follows:

Beginning at the northeasterly corner of said Lot 5136, said corner also being the southeasterly corner of Lot 5147 of said Golf Village North Commercial Revised and in the westerly line of Lot 115 of the Flory Subdivision of record in Plat Book 5, Page 9;

Thence **S 03° 33' 39" W**, along an easterly line of said Lot 5136 and the westerly line of said Flory Subdivision, **324.04+/- feet** to a southeasterly corner of said Lot 5136 and in the northerly right-of-way line of Home Road (C.R. 124) as dedicated in Plat Cabinet 3, Slide 767;

Thence with southerly and westerly lines of Lots 5136 through 5139, inclusive, with said northerly right-of-way line of said Home Road and with easterly right-of-way lines of Sawmill Parkway (C.R. 609) as dedicated in said Plat Cabinet 3, Slide 767, the following five (5) courses and distances:

N 86° 14' 51" W, 675.55+/- feet to a point of curvature;

with a curve to the right having a central angle of **89° 56' 32"** and a radius of **60.00 feet**, an arc length of **94.19+/- feet** and a chord bearing and distance of **N 41° 16' 28" W, 84.81+/- feet** to a point of tangency;

N 03° 41' 56" E, 42.95+/- feet to a point of curvature;

with a curve to the left having a central angle of **10° 23' 08"** and a radius of **1507.18 feet**, an arc length of **273.19+/- feet** and a chord bearing and distance of **N 01° 29' 35" W, 272.82+/- feet** to a point of tangency;

N 06° 41' 06" W, 120.48+/- feet to a point at the northwesterly corner of said Lot 5139, the southwesterly corner of said Lot 5140 and in the easterly right-of-way line of said Sawmill Parkway (C.R. 609);

Thence with northerly and westerly lines of said Lots 5136 through 5139, inclusive and with southerly and easterly lines of Lots 5140, 5146 and 5147, the following six (6) courses and distances:

N 83° 18' 54" E, 260.00+/- feet to a point;

S 06° 41' 06" E, 174.14+/- feet to a point of curvature;

with a curve to the left having a central angle of **79° 50' 21"** and a radius of **111.00 feet**, an arc length of **154.67+/- feet** and a chord bearing and distance of **S 46° 36' 12" E, 142.46+/- feet** to a point of tangency;

S 86° 31' 17" E, 215.19+/- feet to a point of curvature;

Zoning Description
Subarea B
6.26+/- Acres
North side of Home Road (C.R. 124)
East side of Sawmill Parkway
-2-

with a curve to the left having a central angle of **16° 53' 51"** and a radius of **161.00+/- feet**, an arc length of **47.48 feet** and a chord bearing and distance of **N 85° 01' 46" E, 47.31+/- feet** to a point of tangency;

N 76° 34' 19" E, 128.08+/- feet to the **True Point of Beginning**, and containing **6.26+/- acres**, more or less.

Subject, however, to all legal highways, easements, and restrictions. The above description was prepared by Advanced Civil Design, Inc. on July 23, 2018 and is based on existing records from the Delaware County Auditor's and Recorder's Office. A drawing of the above description is attached hereto and made a part thereof.




This description is to be used for zoning purposes only and not to be used in the transfer of land.

All references used in this description can be found at the Recorder's Office, Delaware County, Ohio.

ADVANCED CIVIL DESIGN, INC.

Map of Territory to be
Rezoned in the City of Powell
Township of Liberty, Delaware County, Ohio
Farm Lots 3, 24 & 25, Section 2,
Township 3, Range 19,
United States Military District

LEGEND

-  Area to be Rezoned
-  Existing Corp Line
-  Proposed Corp Line

GRAPHIC SCALE



1 inch = 200 feet

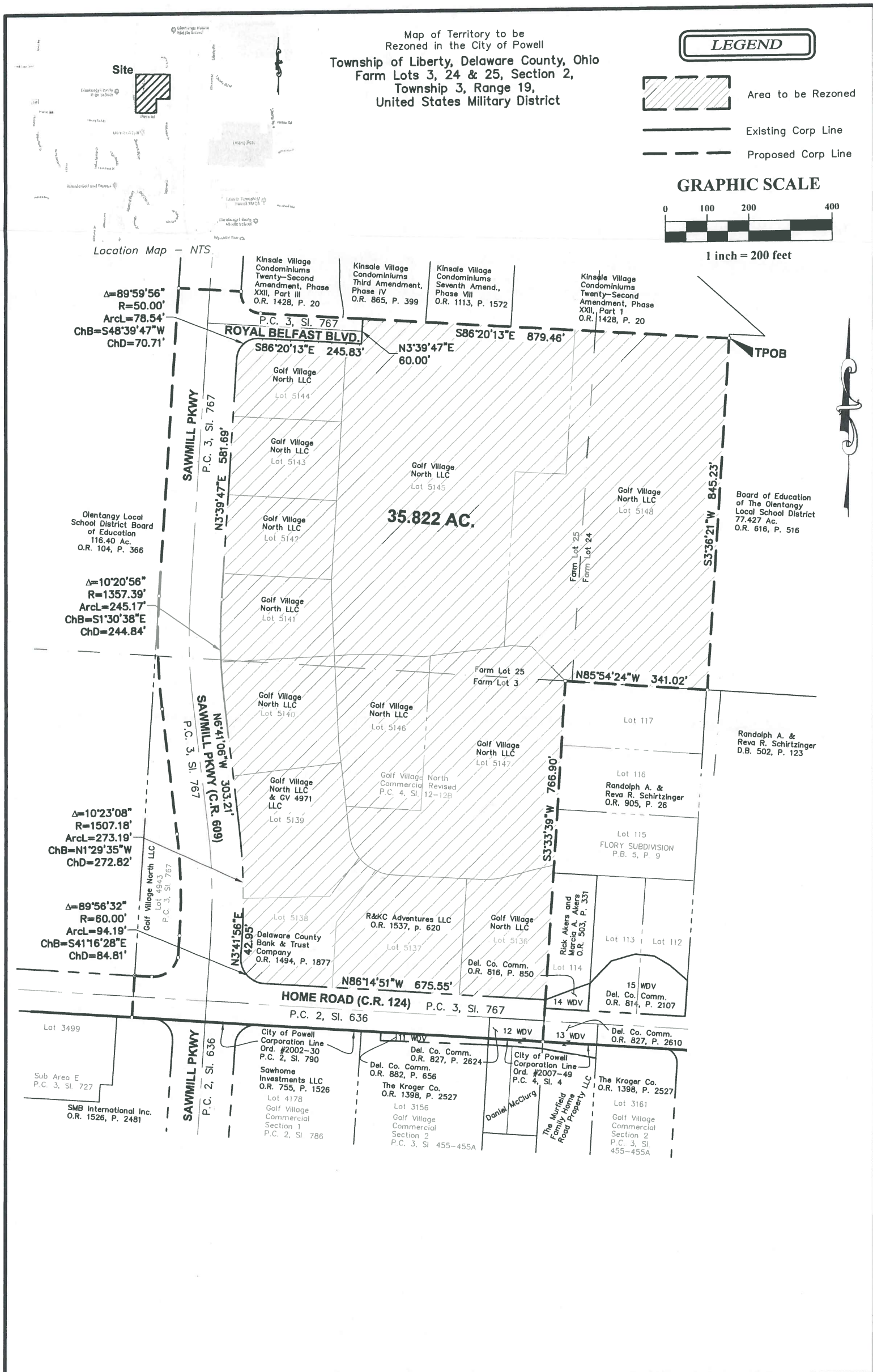


EXHIBIT P - TOWNSHIP ZONING TEXT

PLANNED COMMERCIAL AND OFFICE DEVELOPMENT STANDARDS

Planned Commercial and Office Development Data for Golf Village	Proposed for Development	<i>Maximum allowed/Minimum required by Zoning Code</i>
Development Summary		
Commercial/Retail/Office uses	±36.301 Acres	
Total Acres	±36.301 Acres	
Total square footage	326,709 S.F.	
Density	±9,000 SF/ac	
Max. Building Height	40' for main structures	40'
Min Building Separation	25'	25'
Side Yards	Varies-see Sub Area Development Standards	1/3 the sum of height and depth of structure
Rear Yards	Varies-see Sub Area Development Standards	1/3 the sum of height and depth of structure
Min. Parking-Commercial	1 space per 200 S.F.	5 +1 space per 400 S.F.
Min. Parking-Office	1 space per 250 S.F.	1 space per 400 S.F. plus 1 per employee
Min. Parking-Restaurant	1 space per 75 S.F.	1 per 4 seats plus 1 per employee

SECTION 14.06: Planned Commercial and Office District Procedures

A.) Application

B.) Development Plan

See Exhibit 'A' for Concept Plan. Exhibit 'B' depicts the potential internal roadway system and potential building configuration for this site. Final plans will be developed as the exact nature and users of this parcel are known. ***Note: the applicant has reviewed the effective PC standards, dated December 8, 2004, and is in agreement to apply these standards to this PC zoning to limit commercial buildings to a maximum of 65,000 square feet.***

1.) The proposed size and location of the Planned Commercial and Office District

The total Golf Village site is approximately 219.78 acres. The Planned Commercial and Office District is approximately 36.301 acres. A planned commercial and office area will be located at the Northeast intersection of Sawmill Parkway and Home Road.

2.) The general development character of the tract including the specific limitations or controls to be placed on commercial uses, operations, locations or types of tenants, numbered lots and sizes, approximate location of roads, entry features, retaining ponds and utility lines, and description of other development features including landscaping.

The general development character of the Golf Village shall emphasize community living, with most required services within close proximity to this development. Close attention shall be placed on pedestrian circulation, through the extension of an *asphalt* paved multi purpose trail, *at a minimum of 5 feet in width, (see detailed cross section, exhibit D-8)* located on the west side of the existing Golf Village Development, crossing Home Road and Sawmill Parkway at the intersection, and continuing north along the east side of Sawmill Parkway. *Pedestrian crosswalks and walk/do not walk lights at Sawmill and Home Road intersections will be installed. Additionally, stop signs at pedestrian crossings with other private and public roads will be installed along Sawmill Parkway (see Exhibit D-9 for stop sign detail).* The multi purpose trail will terminate at the furthest most point of the Sawmill Parkway Extension on this property just north

of Condominium Sub area B entry from Sawmill (Approximately 5000 linear feet). The developer will construct this multipurpose trail. *This trail may be constructed concurrently with Sawmill Parkway construction or shortly thereafter, within 4 months of Sawmill Parkway completion.* This trail system will allow all residents usage to all aspects of this development and the existing Golf Village Development. The developer will also install landscaping along the permanent green space adjacent Home Road and the western side of Sawmill Parkway up to the point it reaches the existing school site, as well as along the eastern side of Sawmill Parkway as indicated on the landscape plans, and along the Planned Commercial District along Home Road. This landscaping shall consist of green three rail fencing along the R.O.W., as well as tree groupings of shade trees along Sawmill Parkway, and ornamental tree groupings along Home Road. (See exhibit D).

Dedicated open space, or *Common Open space*, shall be provided in accordance with the concept plan. These spaces are intended for passive use by the residents of Golf Village and Liberty Township. *These spaces may be deeded to the school system, Township Trustees, or other non for profit entity which may alter the use from passive recreation to active recreation, or as an extension of their existing facilities.* The specific open spaces will be provided/developed concurrently with the development phase in which they are located. *The open space at the North West corner of Sawmill Parkway and Home Road shall be graded and seeded as lawn areas. The remaining two open spaces to the north of the site shall be graded and seeded as prairies with native prairie grasses.* The open spaces shall be maintained by the Homeowners Association or Associations, unless deeded to other entities such as the school system, Township Trustees, *or other non for profit entity, in which case maintenance responsibilities will be taken over by that entity.*

Permitted Uses

1114	Greenhouse, Nursery and Floriculture Production
311811	Retail Bakeries
442	Furniture and Home Furnishings Stores
443	Electronics and Appliance Stores
444	Building Material and Garden Equipment and Supplies Dealers
445	Food and Beverage Stores
446	Health and Personal Care Stores
447	Gasoline Stations (except 447109, Truck Stops)
448	Clothing and Clothing Accessories Stores
451	Sporting Goods, Hobby, Book, and Music Stores (except Adults only entertainment)
452	General Merchandise Stores
453	Miscellaneous Store Retailers, (except Adults Only Entertainment establishments, and 45393 Manufactured Home Dealers)
491	Postal Service
51	Information (except Adults Only Entertainment establishments)

52	Finance and Insurance
5312	Offices of Real Estate Agents and Brokers
5313	Activities related to real estate
53211	Passenger Car Rental and Leasing
5322	Consumer Goods Rental
53242	Office Machinery and Equipment Rental and Leasing
54	Professional, Scientific and Technical Services
55	Management of Companies and Enterprises
561	Administrative and Support Services
61	Educational Services
621	Ambulatory Health Care Services
622	Hospitals
623	Nursing and Residential Care Facilities
62412	Services for the elderly and persons with disabilities
6244	Chile day care
71111	Theater Companies and Dinner Theaters (except Adults Only entertainment)
71112	Dance Companies (except Adults Only Entertainment establishments)
71211	Museums
71394	Fitness and Recreational Centers
71395	Bowling Centers
7211	Hotels (except casino) and Motels
721191	Bed and Breakfast
722	Food Services and Drinking Places (except those establishments offering or featuring entertainment including totally nude, topless, bottomless, strippers, male or female impersonators, or similar adult entertainment or services)
811	Repair and Maintenance
812	Personal and Laundry Services (except Adults Only Entertainment establishments)
813	Religious, Grantmaking, Civil, Professional and Similar Organizations
92	Public Administration

Prohibited uses:

445310	beer, wine, and liquor stores
453991	tobacco stores
722410	Drinking Places (Alcoholic Beverages)

Specific limitations or controls to be placed on commercial and office uses may be found in the Development Standards portion of this text. Specific issues to be addressed include: screening, building setbacks, side and rear yards, building

heights, landscaping, signs, parking, lighting, freight loading areas, and construction and maintenance of improvements within the R.O.W.

3.) Architectural design and exterior construction material criteria for all structures and criteria for proposed signs.

The following architectural design and building construction requirements shall apply to the retail/commercial and office areas.

Buildings *shall* have architectural features, finishes, and patterns that provide visual interest, contribute to a pedestrian scale, and recognize local as well as community wide character.

- a.) Building facades *shall* incorporate a repeating pattern that includes color, texture, and material change.
- b.) Expression of architectural or structural bay through a change in plane is recommended. Recommended expressions include offsets, reveals, and recessed flat arches.

Facades *shall* be articulated to provide visual interest that will be consistent with the Golf Village's identity, character, and scale. The intent is to encourage development incorporating high quality materials and a pedestrian friendly scale so as to contribute to and identify an overall theme. The following standards should be applied to accomplish these goals.

- a.) No uninterrupted length of any front/visible facade *shall* exceed 40 horizontal feet.
- b.) No uninterrupted length of wall shall exceed 14 vertical feet.
- c.) Ground floor facades that face public streets or parking areas should have display windows, awnings, verandas, entry areas, or other such elements incorporated into their design.

Entryway design elements and variations should give orientation and aesthetically pleasing character and pedestrian scale to the building. Each principle building *shall* have a highly visible customer entrance featuring architectural elements, which may include the following.

- a.) Overhangs
- b.) Recesses and projections
- c.) Verandas
- d.) Arches
- e.) Landscaped areas with places for pedestrian seating
- f.) Architectural details such as tile work and moldings which are integrated into the building structure and design
- g.) Peaked roof form
- h.) Tower elements
- i.) Canopies or porticos
- j.) Night lighting (*as allowed by Liberty Township zoning code*)

Brick, stone veneer (including limestone and synthetic stone), architectural pre cast concrete, stucco and wood are acceptable siding materials for both office and commercial uses. Rear facades of commercial uses may incorporate architecturally unified standard concrete masonry units, or pre-engineered

building systems (*such as architectural pre cast concrete or tilt up pre cast concrete panels, either formed on site or elsewhere*) painted to match the rest of the building. All rear man doors, overhead doors and metal work shall be painted to match also. All dock padding shall be black.

Variation in rooflines *shall* be used to reduce the mass and add interest to large buildings (*20,000 s.f. and above*). Roof features should complement the character of adjoining buildings/developments where applicable. All roof top mechanical equipment must not be visible from any public roads.

Signage shall conform to section XXII of the Liberty Township zoning resolution.

Architecture and signage will be reviewed and approved by the developer or his designated representative for conformance to these standards.

See exhibit L for sample commercial/retail building elevations with same architectural standards in existing Golf Village as approved by developer.

Landscape requirements shall be as follows:

All street and shades trees shall have a minimum caliper of 2 ½”.

All evergreen trees shall have a minimum height between 5’ and 6’.

All ornamental trees shall have a minimum caliper of 1 ½” or 6’-8’ in height.

4.) The proposed provisions for water, sanitary sewer, industrial waste disposal and surface drainage with engineering feasibility studies or other evidence of reasonableness.

Water service for this development will be provided by Delco water.

Water service for this development will be provided by Delco water.

Developer will provide sanitary Sewer with Delaware County central sewer.

Currently there are 300 residential taps available to this site from Golf Village, without the extension of the Perry Taggart sewer. 228 of these taps will be allotted to the residential portion of this project. 72 taps will be allotted to the commercial portion of this project (Refer to exhibit I-6.3 from Floyd Brown and Associates in regards to commercial tap usage scenarios). *Refer to exhibit J.2 in regards to school sewer tap requirements and impact.* Upon the extension of the Perry Taggart Sewer, the remaining 44 residential units in Sub area A and Sub area B will be constructed, as well as any commercial/office uses not able to be served by the allotted Planned Commercial District tap allotment. In the event the commercial property is built out and does not require all the allotted taps, those remaining taps may be allotted to the residential portion of the project and allow additional residential units to be constructed until such time that the Perry Taggart sewer is extended to this site. If the Perry Taggart Sewer is never extended, and no other suitable means for sanitary sewer services are found feasible, the maximum development on the site will be capped by the 300 sewer tap allotment,

and no future development will occur. (Refer to exhibits I-6, I-6.1 and I-6.2 for sewer letters and correspondence with Delaware County Sanitary Engineer) Surface drainage, storm sewer, and detention will be handled on-site in the various sub areas as determined during final engineering. Refer to exhibit I-1 for engineering feasibility statement by Floyd Brown and Associates, Inc.

The applicant will provide the Township with reports/receipts of pre paid sewer taps, indicating that it is for Golf Village North. The Township then can check off each tap as individual building permits are sought, thereby providing the record the Township needs to track the number of taps.

5.) The proposed traffic patterns showing public and private streets and other transportation facilities, including their relationship to existing conditions, topographically and otherwise.

Refer to Exhibit 'A' for proposed traffic patterns.

The proposed roadway plan corresponds to the thoroughfare plan for this region. All consideration has been given to accommodating the future traffic needs for this region.

Proposed R.O.W.'s are as follows

All interior streets shall be private, with the exception of the shared commercial/condominium entry, which shall be public. The interior loop road (Access Road A) behind the proposed out lots and accessing Home Road shall be built to public standards.

Sawmill Parkway	150' R.O.W.
Home Road	100' R.O.W.
Interior shared entry	60' R.O.W.

Full service access points from Sawmill Parkway respond to the Township plan, and are aligned with the curb cuts of the high school. The minimum spacing proposed between these full service curb cuts shall be $\pm 1320'$ as shown on the plan. Proposed right in/right out curb cuts along Sawmill Parkway shall be a minimum of 600' from full service cuts, and shall be approved by the County Engineer. The parcels within the commercial area shall be accessed by an interior drive backing the indicated out parcels, and 2 connection points will be made with condominium Sub area A to the north that will allow for connectivity between the PC and PR districts, further creating a town center and mixed use development. A schematic roadway plan and potential building sitings are illustrated on Exhibit B. *Access Drive B is shown schematically, and serves as an access drive between rear parcels and the condominium sub area A. Final configuration and location of this access point is not known, and will not be known until final users for these parcels have been determined and submitted the appropriate plans for approval. Access drive C is*

also shown schematically, and serves as an east-west access from the public road stub to the secondary school access serving the sports fields located behind the planned commercial district. An easement for this access drive will be platted with the commercial area and be constructed by the commercial user developing the lot associated with this access drive. The access drive may be incorporated into parking areas if deemed most feasible. Final configuration and location of this access point is not known, and will not be known until final users for these parcels have been determined and submitted the appropriate plans for approval.

6.) The relationship of the proposed development to existing and probable uses of surrounding areas.

This proposed development encompasses land designated by the Comprehensive Plan of Liberty Township as Planning Unit *1 and 9*.

Planning Unit *1 and 9* contemplates septic systems and open, rural areas. It also contemplates the extension of Sawmill Parkway, providing buffers adjacent utility sub stations and power lines, and allowing higher densities along the railroad tracks.

The proposed development is a natural extension of the existing Golf Village Development, providing a transition from commercial and residential areas to the south of *Golf Village* to more rural areas to the north *by incorporating open space and increased setbacks from the parkway in the design per the comprehensive plan*. This transition is accomplished by matching uses already along Sawmill Parkway, i.e.: commercial/office, condominiums, etc. and transitioning those uses to a buffer area between condominium sub area B and the AEP substation, which will also serve as the buffer that the comprehensive plan contemplates adjacent the utility substation. It also provides the extension of Sawmill Parkway and public sewer services that are desired in the comprehensive plan.

7.) The proposed time schedule for development of the site, including streets, transportation facilities, buildings, utilities and other facilities.

The developer will construct Sawmill Parkway as shown on exhibit 'A'.

Engineering for the parkway will commence immediately upon zoning approval, and roadway construction will be started in 2005. Future phases will follow over a 5 year period. Retail and office areas will most likely be the last parcels to develop. *The first phase of the PC district will include the extension of the public roadway stub and utilities from Sawmill Parkway serving both the commercial development and sub area A condominiums. This stub will be constructed concurrently or shortly after the start of Sawmill Parkway extension, and will be complete by 2006. The second phase, at a minimum, shall include the construction of access road A behind the out parcels along Sawmill and Home Roads. The start of this phase cannot be determined at this time, but will take 6 to 8 months to complete when implemented.*

The existing structures on the site are not a part of the overall development plan and shall be removed prior to final platting.

- 8.) If the proposed timetable for development includes developing the land in phases, all phases to be developed after the first shall be fully described in textual form in a manner calculated to give township officials definitive guidelines of approval of future phases.**

It is anticipated that each Planned Commercial and Office sub areas shall be developed as needed adjuncts to residential development.

- 9.) The ability of the applicant to carry forth its plan by control of the land and the engineering feasibility of the plan.**

The developer has control of the land as can be evidenced by the property Owner's signature on the application. See exhibit I-1 for engineering feasibility letter by Floyd Brown and Associates.

- 10.) Specific statements of divergence from the development standards established in this article or in articles XXI or XXII of this resolution or existing county regulations or standards and the jurisdiction therefore. Unless a variation from those development standards is specifically approved, the same shall be complied with.**

Subdivision Sales Signs, Section 22.05 C

- a. Subdivision Sales Signs shall be allowed prior to platting. Two signs shall be allowed, one on Sawmill Parkway, one on Home Road (see exhibit D)

Side and Rear Yard Setbacks, Section 14.07 D and E.

- a. 25' building setback and 10' pavement setback from interior lot lines. In the case of shared access points, the side yard paving and building setback shall be a minimum of 10' from the access drive pavement edge. No structures shall be located in sight visibility triangles, as established by the Delaware County Engineer, at the intersections of shared access drives.
- b. 50' building setback, 35' *parking setback*, and 12' *access drive setback* from Planned Residential to the north and proposed open space to the east.

- c. 100' building and 35' for pavement adjacent existing FR-1 to the east.

Phasing, Section 14.06 B.8.

Due to the complexity of the plan, the developer can only predict the first phase of development (stated in 14.06 B.7). Other specific phases in the Planned Commercial District can not be determined at this time and would be purely speculative.

Parking Requirements, Section 21.02 E.

- a. Office uses (minimum required spaces)
1 space per 250 square feet of gross floor area
- b. Retail / Commercial uses (minimum required spaces)
1 space per 200 square feet of gross floor area
- c. Restaurant uses (minimum required spaces)
1 space per 75 square feet of gross floor area

Free standing signage, Section 2.05 G 1,2,and 4

a. The south side of the shared public access roadway from Sawmill Parkway shall include (1)-12' hgt. column with Retail Development Signage, double sided, at a maximum square footage of 24 square feet each side. The divergence requested asks that this column with signage be allowed to be placed no closer than 5' to the shared access drive R.O.W., requiring a divergence from the height, size, and setback requirements. All requirements as far as height, size, and setbacks are being followed in regards to the Sawmill Parkway and Home Road R.O.W. This divergence was previously granted for the residential entry feature signage at Golf Village

All other proposed plans and development standards conform to all existing county regulations and standards and to the Liberty Township Zoning Resolution.

The applicant agrees that any future divergence from the development standards and existing county regulations or standards and Liberty Township Zoning Regulations shall be specifically addressed by the appropriate governing authority.

General Development Standards

Planned Commercial and Office District

These standards shall apply to all subareas within the Planned Commercial and Office District.

1.) Maintenance of Common Areas

One maintenance agreement for all common areas shall be prepared outlining maintenance procedures and standards between all developers and owners.

2.) Maintenance

All buildings, structures, fences, paved areas, landscaped areas and other improvements shall at all times be kept in good condition and repair and with a clean and maintained appearance. Landscape areas shall be maintained in a healthy, living state, mowed, pruned, watered and otherwise maintained appropriately. There shall be provided and kept in good working order, trash compactors and/or depositories at approved locations which shall be emptied prior to becoming full. A pest and rodent control program shall be provided if necessary. Tenants will be required to deposit trash only in said compactors or depositories and said properties shall be kept free of litter under reasonable conditions. Parking and paved areas shall be power swept when necessary. All signage shall be kept in a continuously maintained condition. When and if vacancies shall occur, said space shall be maintained free of litter and dirt. Remaining and/or deteriorated signage shall be removed so as to appear ready for re-rental and re-occupancy provided that nothing herein shall be construed as interfering with the right to make reasonable repairs or alterations to said premises.

3.) Site Design and Parking

Parking areas shall provide safe, convenient, and efficient access. The following items *shall* be integrated into parking lot design.

- a.) Pedestrian traffic *shall* be handled appropriately through the site, including the minimization of conflict points between auto traffic and pedestrian traffic by adequate design and demarcation of pedestrian walkways from parking or driveway

areas. *This shall include signage and paint striping indicating primary pedestrian walk zones, and the utilization of pavement walkways at building fronts and primary entry ways.*

- b.) Adequate bike racks shall be painted to match signage and required in close proximity to the building entrance.
- c.) Adherence to the Americans with Disabilities Act and related, applicable laws.
- d.) Cart corrals shall be constructed of tubular steel or aluminum and painted to match signage.
- e.) Cross easement parking shall be encouraged and in some instances required.
- f.) All parking lot striping shall be white, not yellow.

Loading requirements shall be per Liberty Township zoning resolution.

4.) Waste and Refuse

All waste and refuse shall be containerized and fully screened from view by a solid wall or fence and made of materials that are compatible with building architecture.

5.) Storage and Equipment

No materials, supplies, and equipment or products shall be stored or permitted to remain on any portion of the parcel outside of permanent structure. Mechanical equipment or other utility hardware on roof, ground, or buildings shall be screened from public view with materials harmonious with the building. Ground mounted mechanical or utility features shall be fully screened from view by wall, fence, or landscape material utilizing the same material or character of materials included herein.

6.) Fencing

Theme fencing shall be allowed along Sawmill Parkway and Home Road

7.) Entry Feature Signage

Location- All full service intersections with private *or public* roadway entries from major public roads (Sawmill Parkway and Home Road)

Plans call for this type of entry feature in 2 entry locations.

Each entry to a development serviced by private *or public* drives or roadways shall incorporate the commercial entry feature and signage. (See exhibit D)

One side of the drive shall include (1)-12' hgt. column with Retail Development Signage, double sided, at a maximum square footage of 24 square feet each side, with such face of signage located *a minimum 26' back from the Sawmill Parkway or Home Road R.O.W.*, as well as 3 rail fencing, and a smaller column, and landscaping, as shown on the commercial entry feature signage, exhibit D. *The Sawmill entry shall include a residential entry feature signage type B treatment on the opposite side, including 2 columns, signage, 3 rail fence, and landscaping*

The above described signage shall be internally illuminated, and shall conform to Liberty Township Zoning Resolution Article 21.05

8. Commercial/Office Environmental Standards

1. Public Roadway Frontage Treatment

- a. Any Commercial Property that abuts a Public Roadway shall have landscape treatments consisting of a 3 rail wooden fence *outside public R.O.W.* and tree plantings as detailed in the Golf Village Landscape Documents, Exhibit D.

All full service commercial entries accessed from a public road shall conform to the typical commercial entry drive landscape plans as indicated in the Landscape Documents, *and also shall be subject to the Liberty Township Tree policy, and County engineer's approval of Sawmill Parkway R.O.W..* (Exhibit D)

All parking areas adjacent to a public roadway shall be screened with a 3' height (as measured from the parking lot grade) mound, evergreen hedge, wall, or combination of all three.

Honeylocust shall be planted at the rate of 1 tree per 50' of lot frontage (or fraction thereof) in the parking setback area. These trees do not need to be evenly spaced, and may be grouped together.

All public roadway frontages shall be irrigated from the roadway to the parking setback area in all commercial and office areas.

2. Internal Private Roadway Frontage Treatment

All parking areas adjacent to a private roadway shall be screened with a 3' height (as measured from the parking lot grade) mound, evergreen hedge, wall, or combination of all three.

Honeylocust shall be planted at the rate of 1 tree per 50' of lot frontage (or fraction thereof) in the parking setback area. These trees do not need to be evenly spaced, and may be grouped together.

All private roadway frontages shall be irrigated from the roadway to the parking setback area in all commercial and office areas.

3. Internal Parking Area Requirements

Internal Parking areas shall include internal landscape islands so as to break up large expanses of pavement. Interior islands shall be provided at the rate of 5 square feet per 100 square feet (5%) of vehicular pavement area including entry drives and service areas.

Landscape islands *shall* be distributed throughout the parking area, and shall not exceed 1,500 s.f. per individual island. If the landscape area does exceed 1,500 square feet, only 1,500 square feet will count as fulfilling the internal landscape island requirements.

All islands shall have a minimum dimension of 8' from back of curb to back of curb, and shall contain at least one shade tree or ornamental tree to count as internal landscape islands. The island shall be planted with grass, shrubs, perennials, or mulch.

Parking lot trees shall be planted at the minimum rate of 1 tree per 10 spaces, or fraction thereof, and shall conform to the approved size requirements of Golf Village, *which can be found in the general development standards portion of this text.*

All parking lot islands and landscape areas shall be irrigated in all commercial and office areas.

4. Dumpster/Trash Enclosure Requirements

All dumpsters shall be screened to a minimum height of 1 foot above the trash enclosure itself. The enclosure shall be masonry construction on three sides to match the material of the building, and shall have a gate on the forth side that shall remain closed when not in use.

5. Rear building facades facing public or private roadways.

Any rear building facade or dumpster enclosure that is visible from a public or private roadway shall be architecturally treated so as to resemble the buildings main elevation or screened sufficiently to prohibit views of a plain facade or loading area. The screening shall provide 75% minimum opacity during winter to

a minimum height of 8', and shall be planted to meet the 75% opacity requirement in three years or less.

See exhibit L for landscape plans in conformance to these standards approved for existing Golf Village by the developer.

DEVELOPMENT STANDARDS-Planned Commercial and Office

Planned Commercial and Office 14.07

This area is intended for a neighborhood scale mixed use office and commercial site. Approximately 326,709 square feet of development will occur on this ±36.301 acre site.

A.) Screening

- 1.) Any service or loading areas in this sub area shall be screened per Liberty Township Zoning Resolution, Section 14.07 A.

B.) Size and Circulation Requirements

- 1.) Total building square footage permitted per gross acre shall not exceed 9,000 square feet.
- 2.) One full service curb cut shall be permitted to this sub area from Sawmill Parkway. This full service curb cut shall be located approximately 1650' north of the Home Road intersection, and will align with the curb cut for the high school. A right in/right out curb cut shall be located generally centered between Home Road and the full service curb cut, but no closer than 600' to a full service curb cut on Sawmill Parkway, with the approval of the Delaware County Engineer.
- 3.) A full service curb cut shall be located along Home Road, no closer than 750' east of the Home Road /Sawmill Parkway intersection. *Additional Right in/ Right out curb cuts may be granted by the Delaware County Engineer.*
- 4.) 50' of dedicated R.O.W. shall be given along Home Road in response to the county engineer's roadway improvements.

C.) Setback requirements

1.) Perimeter Setbacks

a. Building and Pavement Setbacks adjacent public R.O.W.'s

Building setbacks for this area shall be 175' from Sawmill Parkway centerline and 130' from Home Road centerline, *60' from shared public access road centerline.*

Pavement setbacks for this area shall be 125' from Sawmill Parkway centerline and 75' from Home Road centerline, *20' from public access road R.O.W. (50' from Centerline)*

b. Building and Pavement Setbacks adjacent Planned Residential

Setbacks for this area shall be 50' for building and 35' *for parking, and 12' for pavement (expressly includes possible location of access drive from public curb cut to school ball fields behind the Planned Commercial District-no other vehicular pavement may be located in this 12' setback).*

c. Building and Pavement Setbacks adjacent existing FR-1 zoning

Setbacks for this area shall be 100' for building and 35' for pavement.

2.) Interior Yards

Side yard setbacks within this area shall be 25' for buildings and 10' for pavement from interior property line. In the case of shared access points, the side yard paving and building setback shall be a minimum of 10' from the access drive pavement edge. No structures shall be located in sight visibility triangles, as established by the Delaware County Engineer, at the intersections of shared access drives.

3.) Building Height Limits

No buildings shall exceed 40' in height measured from finished grade.

D.) Landscaping

- 1.) All yards, front, side and rear shall be landscaped and all organized open spaces shall be landscaped as described in the General Development Standards.
- 2.) A landscaped entry feature shall be allowed at the full service entry to this sub area off Sawmill Parkway. Similarly, one landscaped entry feature shall be allowed at the full service entry to this sub area from Home Road. These entry features shall be installed by the commercial / office developer of this sub area, see exhibit D *and general development standards portion of this text* for commercial area signage.

E.) Signage

- 1.) Signs shall be constructed and placed to conform to the Liberty Township zoning resolution, section XXII. See landscape exhibit D for proposed entry monument signage.
- 2.) Subdivision Sales Signs shall be allowed prior to platting. These signs shall have a maximum of three lettering sizes. One sign shall be allowed along Home Road, and one sign shall be allowed along Sawmill Parkway Extension. See exhibit D for signage and signage location.

F.) Parking

- 1.) Off-street parking shall be provided at the time of construction of the main structure or building with adequate provisions for ingress and egress according to the standards set forth in Article XXI of the Liberty Township Zoning Resolution.
- 2.) Parking shall be provided at the rate as outlined in the General Development Standards.

G.) Lighting

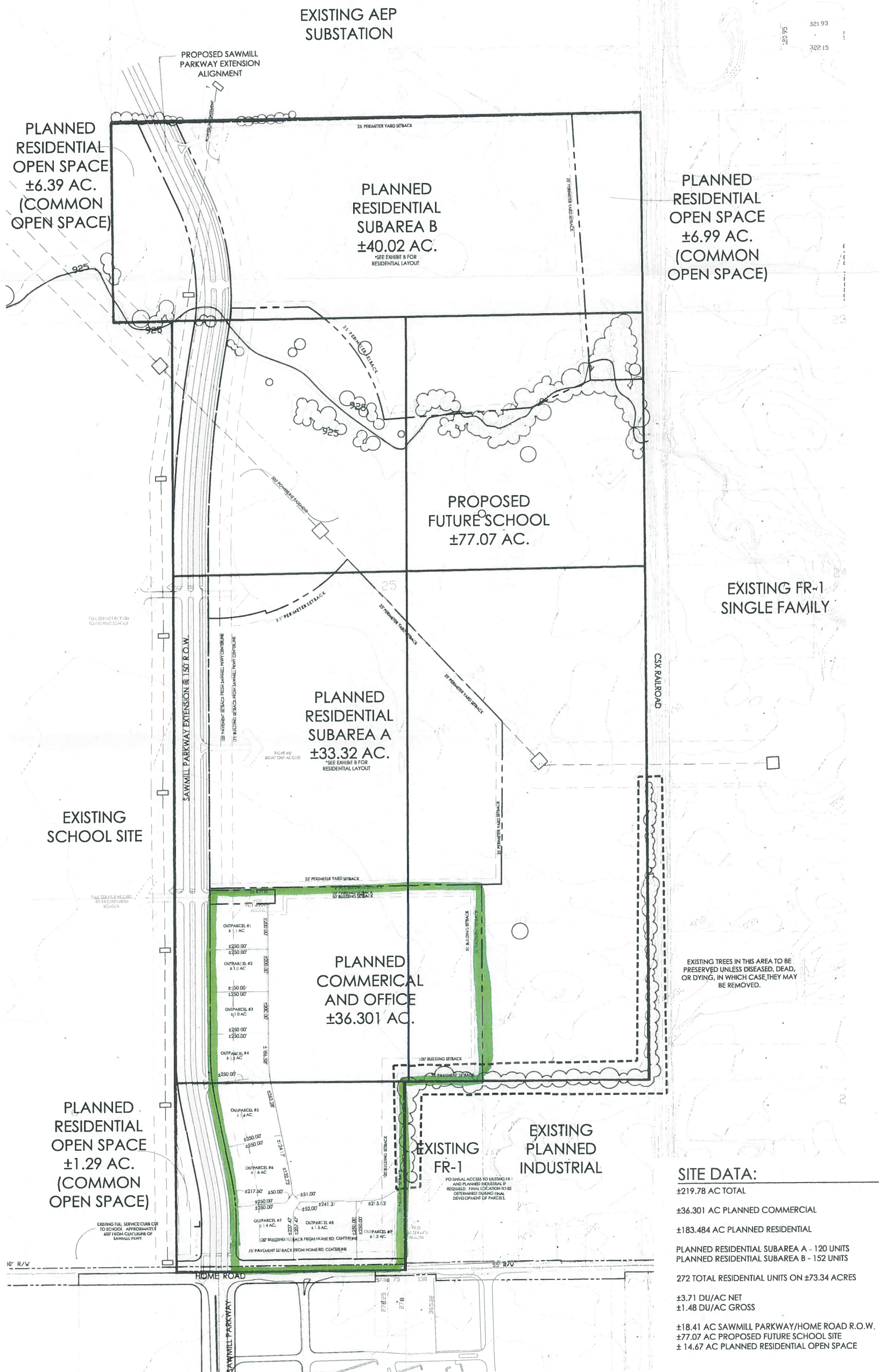
- 1.) All lighting shall conform to Section 21.05 of the Liberty Township Zoning Resolution.

H.) Freight Loading areas

- 1.) Freight loading areas will be constructed in accordance with the Liberty Township Zoning Resolution.

I.) Construction and Maintenance of Improvements within Right of Way

The construction and maintenance of all improvements behind the curb line or the edge of pavement including, but not limited to, drainage improvements, landscaping improvements, sidewalks and/or driveway approaches shall be the responsibility of the abutting owner.

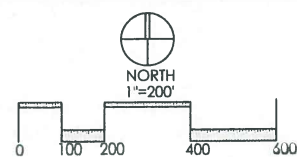


DEVELOPMENT PLAN -EXHIBIT I

GOLF VILLAGE NORTH

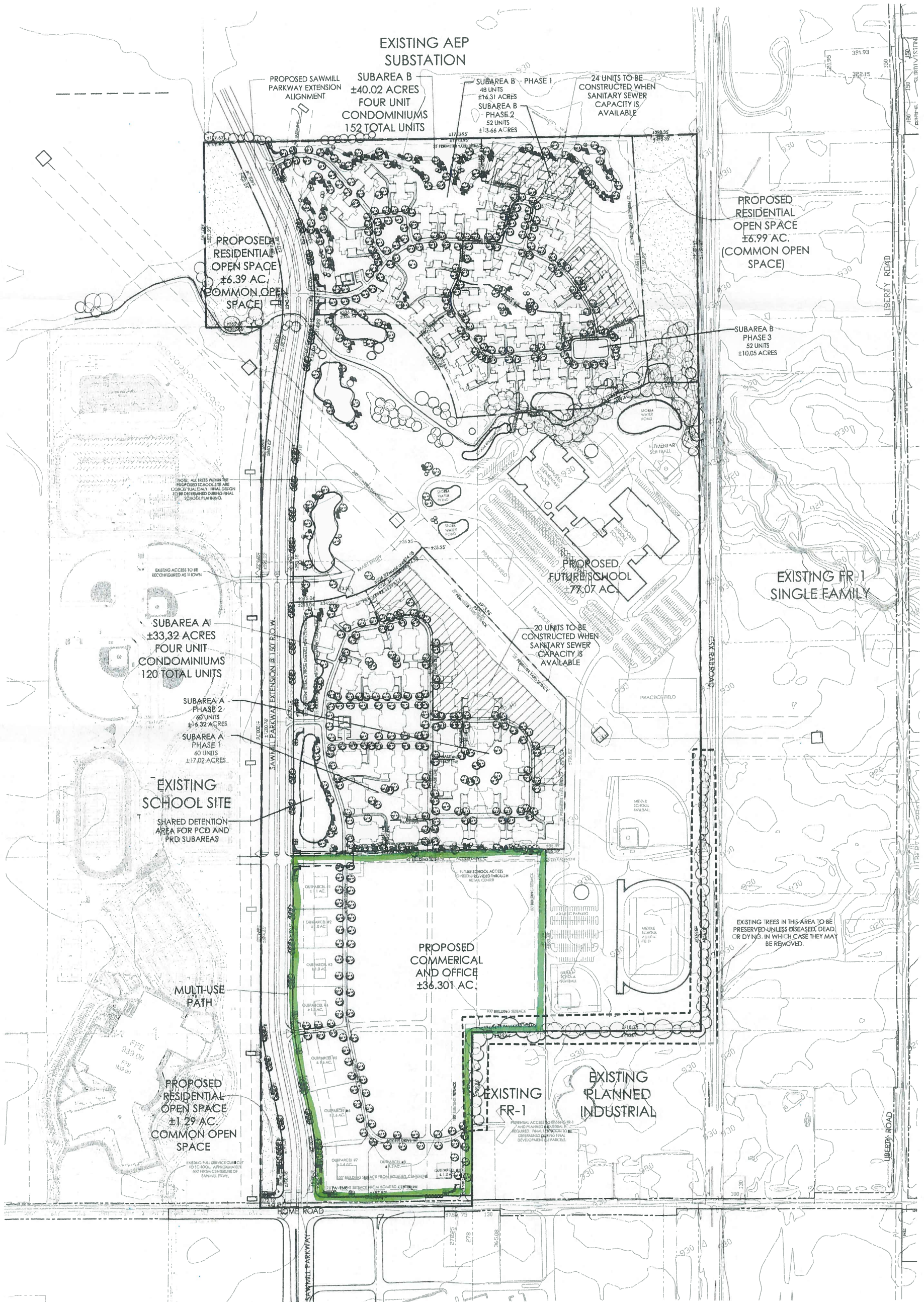
PREPARED FOR VILLAGE COMMUNITIES

10.25.04



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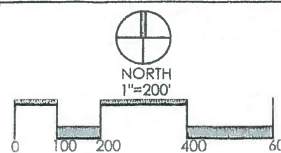
TOWNSHIP ZONING

CONCEPT & PHASING PLAN - EXHIBIT J

GOLF VILLAGE NORTH

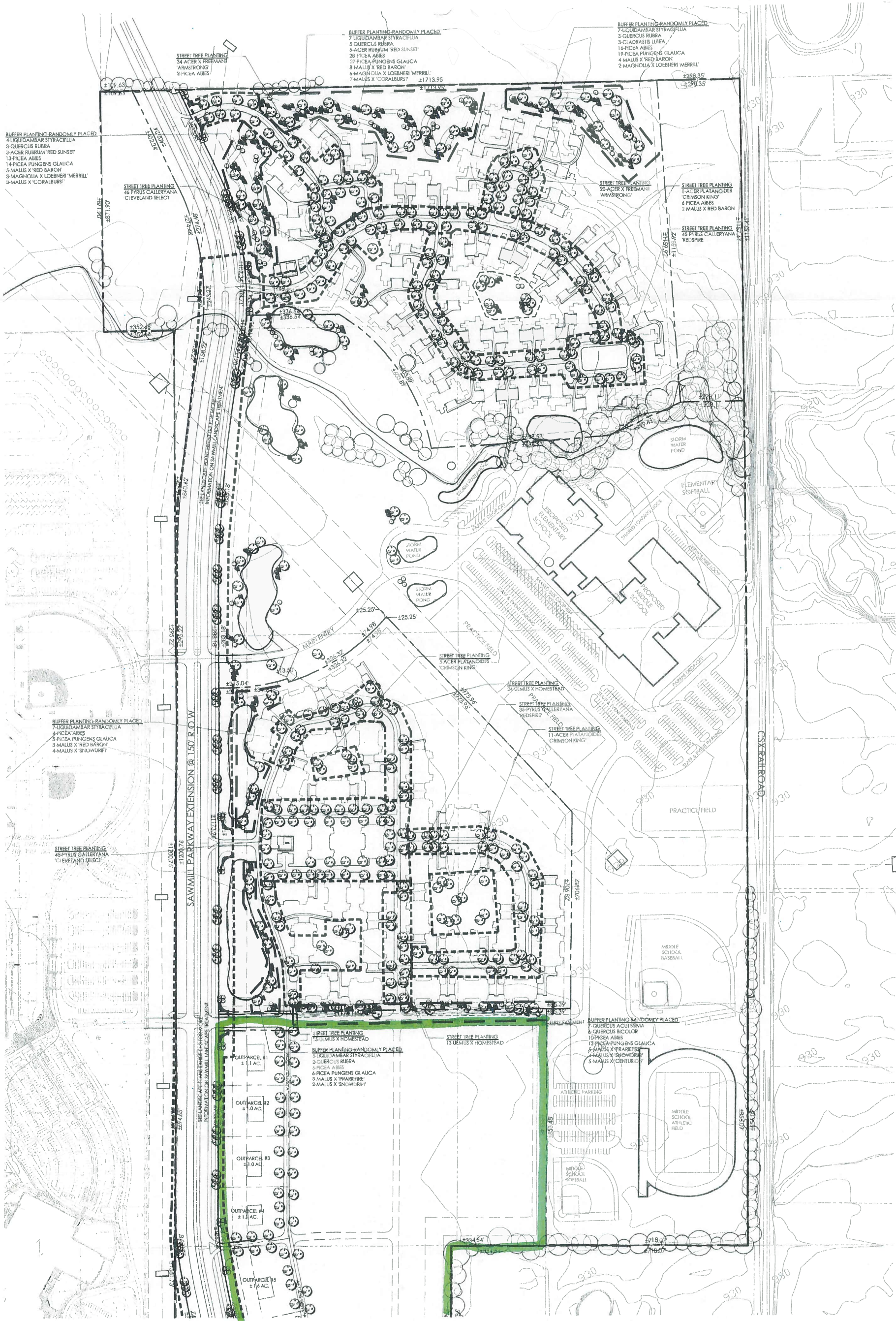
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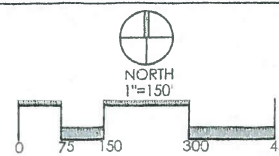
LANDSCAPE PLAN - EXHIBIT K

GOLF VILLAGE NORTH

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TOWNSHIP ZONING

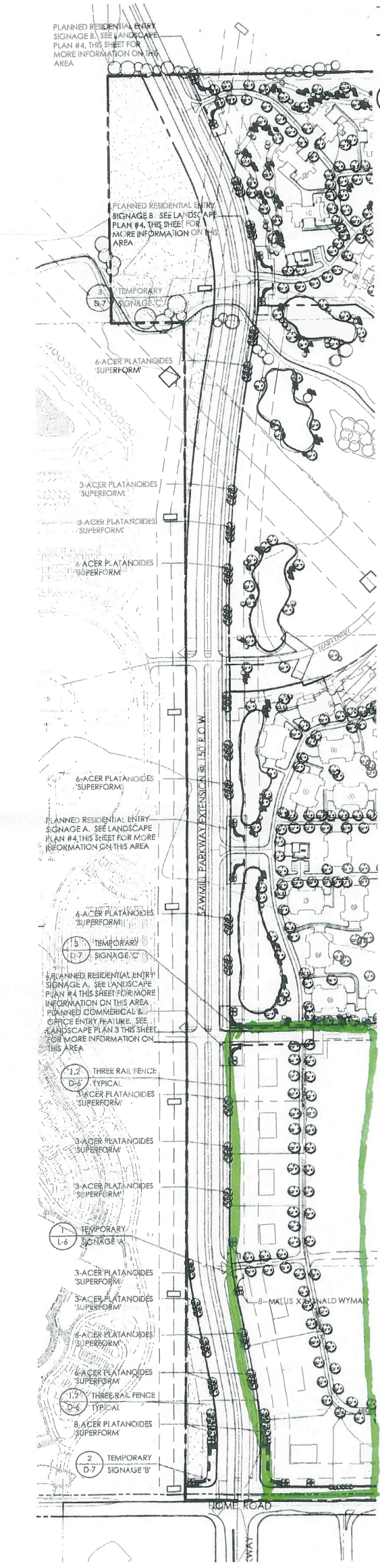


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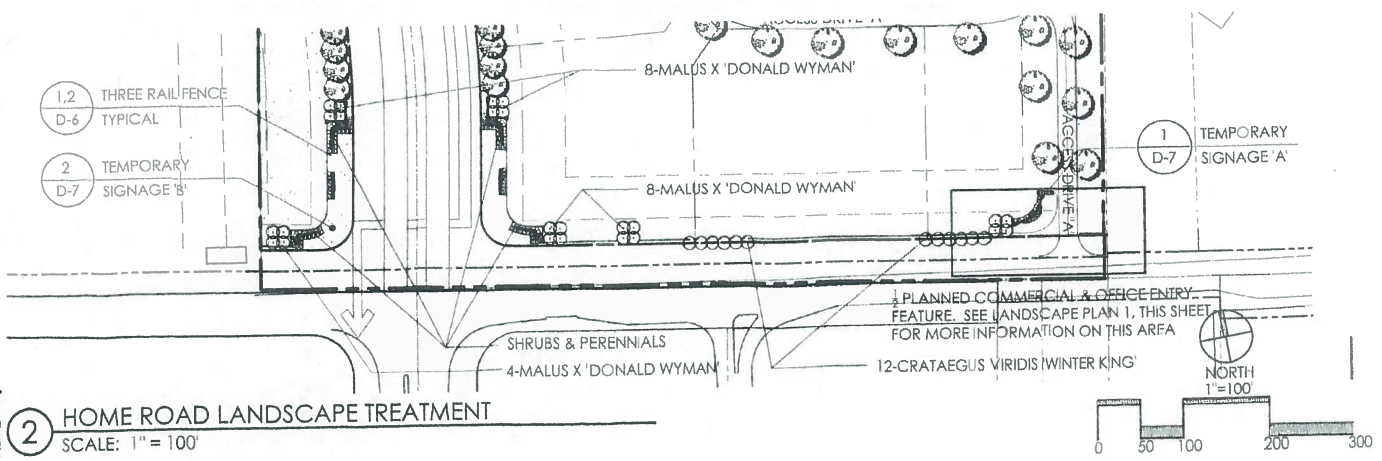
LAND PLANNING 9 LANDSCAPE ARCHITECTURE

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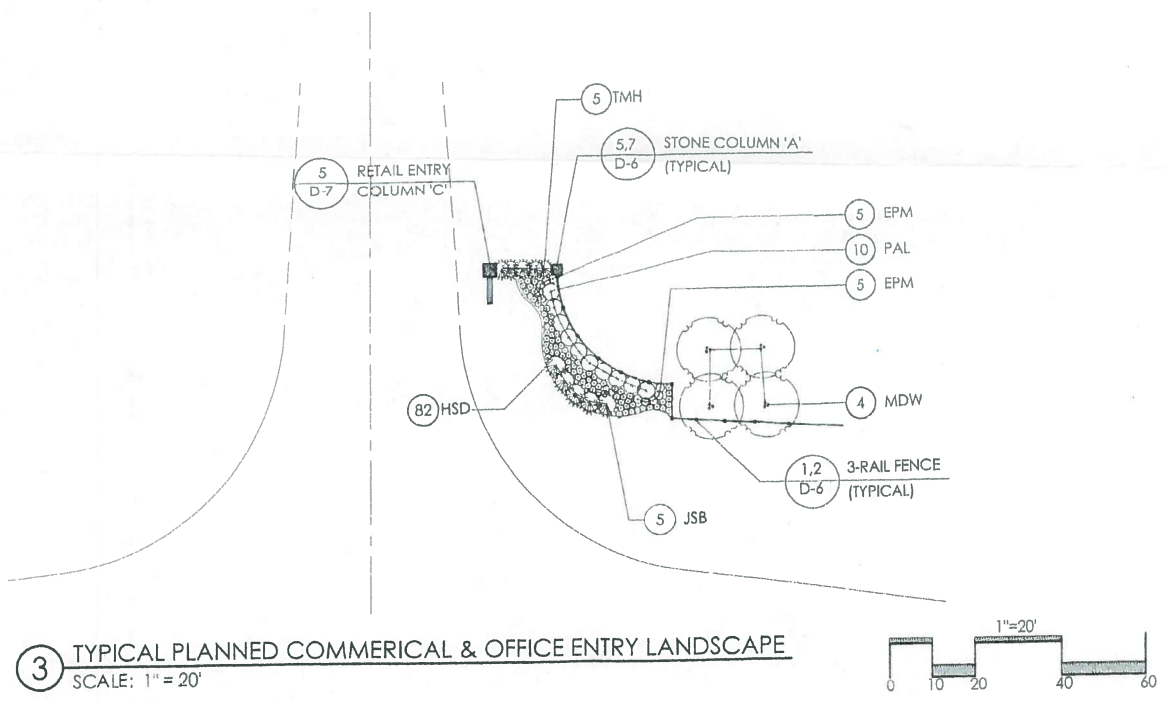
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1 SAWMILL RD. EXTENSION LANDSCAPE TREATMENT
SCALE: 1" = 200'



2 HOME ROAD LANDSCAPE TREATMENT
SCALE: 1" = 100'



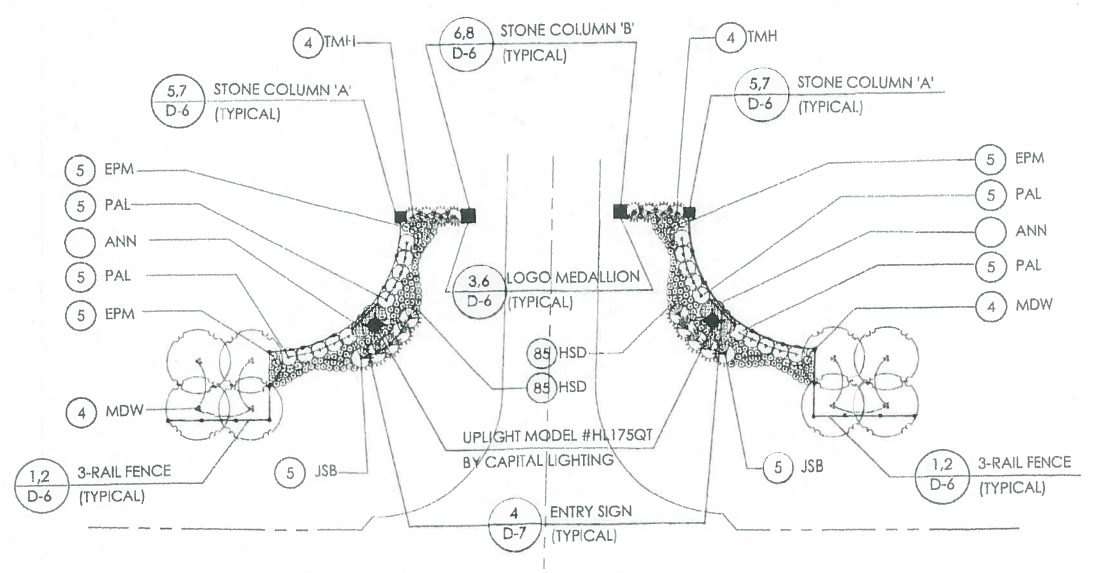
3 TYPICAL PLANNED COMMERCIAL & OFFICE ENTRY LANDSCAPE
SCALE: 1" = 20'

PLANT LIST (TYPICAL PLANNED COMMERCIAL & OFFICE ENTRY)

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
TREES						
4	MDW	MALUS 'DONALD WYMAN'	DONALD WYMAN CRABAPPLE	2" CAL.	B & B	MATCH FORM
SHRUBS						
5	JSB	JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER	24" SPR.	B & B	
5	TMH	TAXUS X MEDIA 'HICKSII'	HICK'S YEW	30" HGT.	B & B	
PERENNIALS/ORNAMENTAL GRASSES						
10	EPM	ECHINACEA PURPUREA	PURPLE CONEFLOWER	1 GAL.	CONT.	
82	HSD	HEMEROCALLIS 'STELLA D'ORO'	STELLA D'ORO DAYLILY	1 GAL.	CONT.	
10	PAL	PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	1 GAL.	CONT.	

*NOTE: ANNUALS TO BE PLANTED BY OWNER. NOT IN INITIAL LANDSCAPE COSTS.



4 TYPICAL PLANNED RESIDENTIAL ENTRY LANDSCAPE A
SCALE: 1" = 20'

PLANT LIST (TYPICAL PLANNED RESIDENTIAL ENTRY)

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
TREES						
8	MDW	MALUS 'DONALD WYMAN'	DONALD WYMAN CRABAPPLE	2" CAL.	B & B	MATCH FORM
SHRUBS						
10	JSB	JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER	24" SPR.	B & B	
8	TMH	TAXUS X MEDIA 'HICKSII'	HICK'S YEW	30" HGT.	B & B	
PERENNIALS/ORNAMENTAL GRASSES						
20	EPM	ECHINACEA PURPUREA	PURPLE CONEFLOWER	1 GAL.	CONT.	
170	HSD	HEMEROCALLIS 'STELLA D'ORO'	STELLA D'ORO DAYLILY	1 GAL.	CONT.	
20	PAL	PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	1 GAL.	CONT.	

*NOTE: ANNUALS TO BE PLANTED BY OWNER. NOT IN INITIAL LANDSCAPE COSTS.

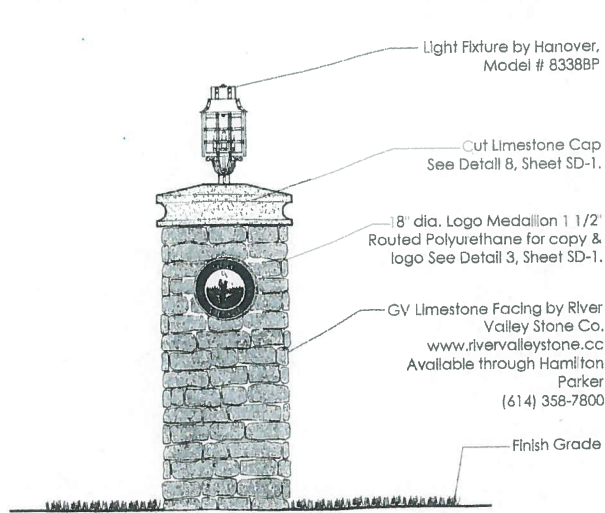
TOWNSHIP ZONING

LANDSCAPE PLANS - EXHIBIT L

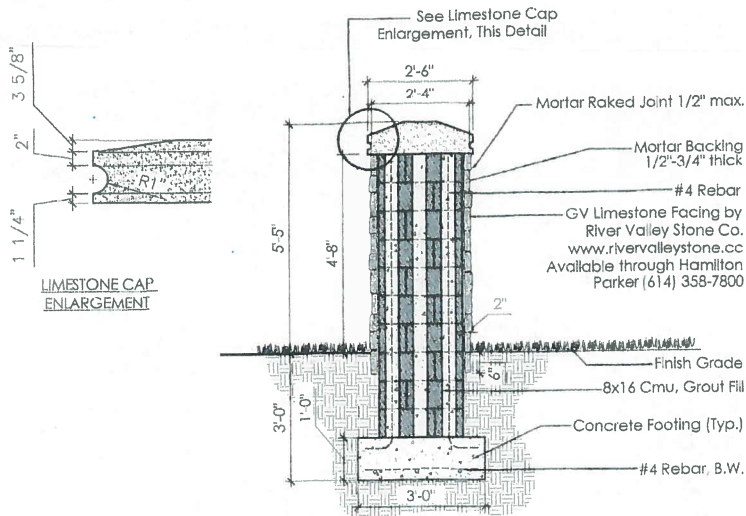
GOLF VILLAGE NORTH

PREPARED FOR VILLAGE COMMUNITIES
10.25.04

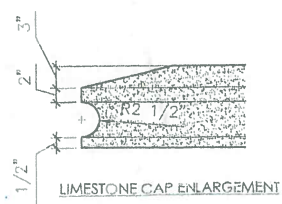
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LAND PLANNING g LANDSCAPE ARCHITECTURE
1384 Grandview Avenue Suite 200 Columbus, OH 43212
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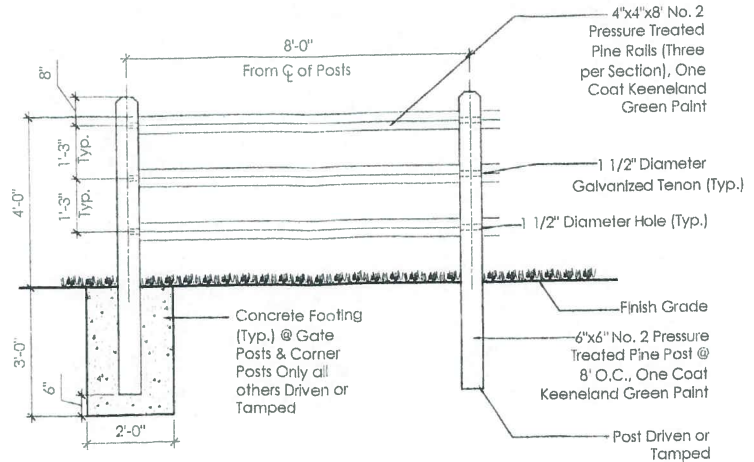
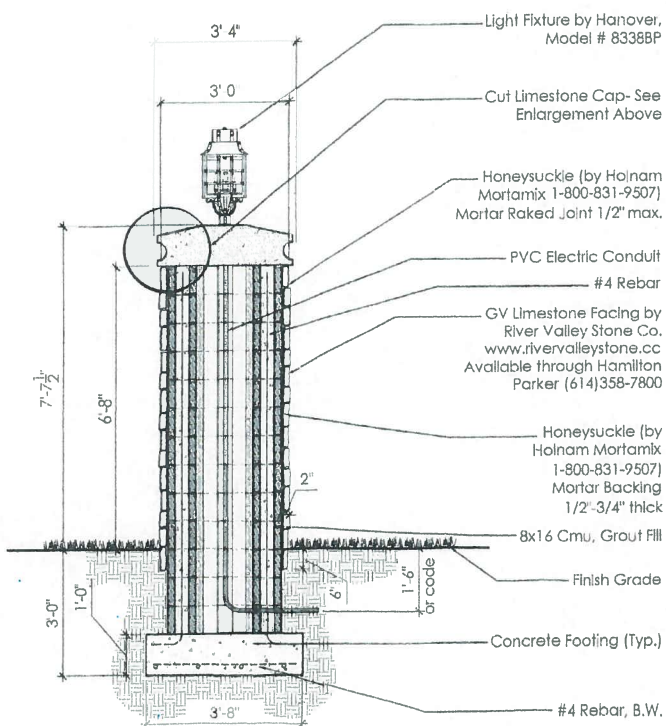
6 COLUMN 'B' ELEVATION
N.T.S.



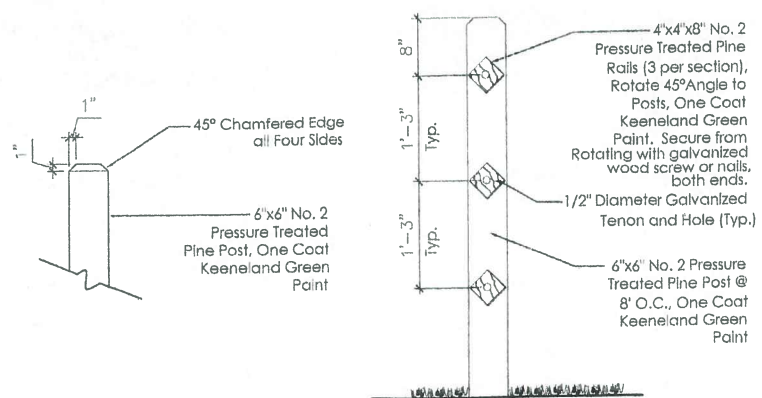
7 COLUMN 'A' DETAIL
N.T.S.



8 COLUMN 'B' DETAIL
N.T.S.



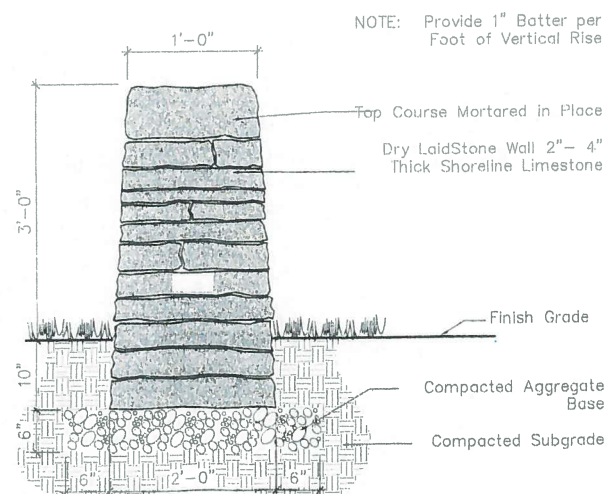
1 THREE RAIL FENCE
N.T.S.



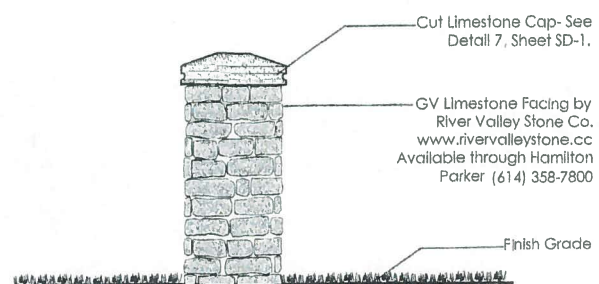
2 FENCE CAP DETAIL & FENCE SECTION
N.T.S.



3 LOGO MEDALLION
N.T.S.



4 FREESTANDING DRY LAID STONE WALL
N.T.S.



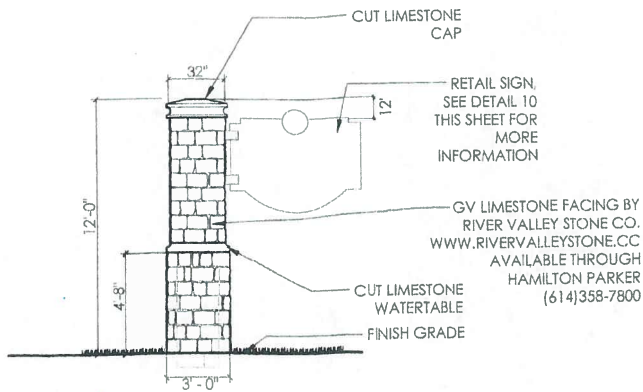
5 COLUMN 'A' ELEVATION
N.T.S.

LANDSCAPE PLANS - EXHIBIT M SITE DETAILS

GOLF VILLAGE NORTH
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10.25.04

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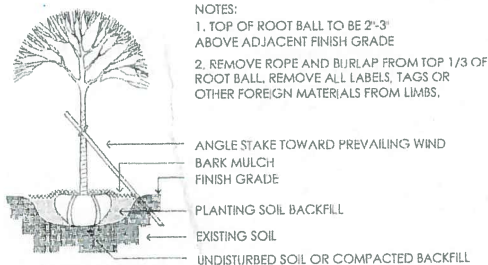
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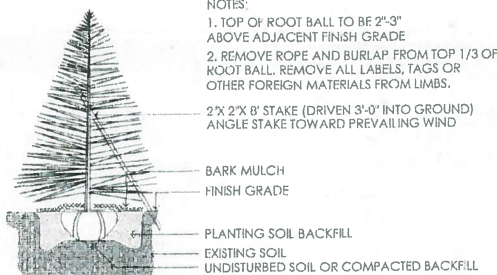
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1/4" = 1'



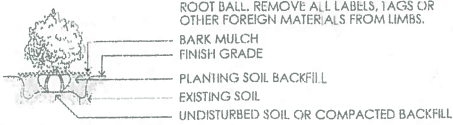
6 RETAIL SIGNAGE DETAIL
1/4" = 1'



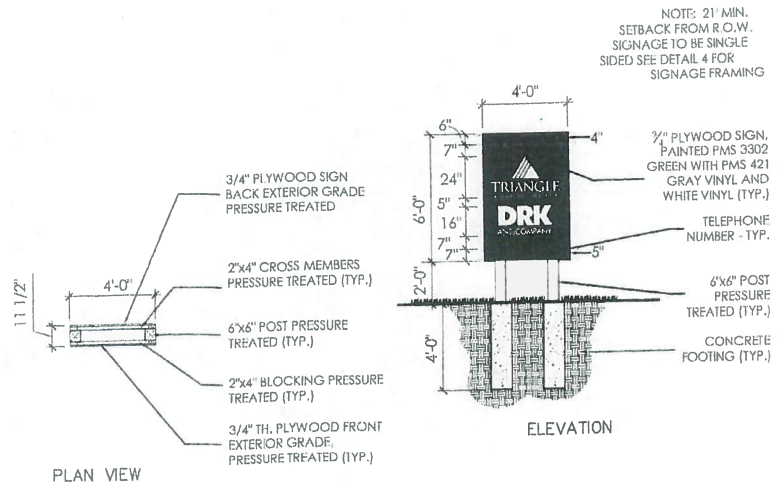
7 TREE PLANTING
NTS



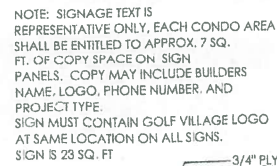
8 EVERGREEN TREE PLANTING
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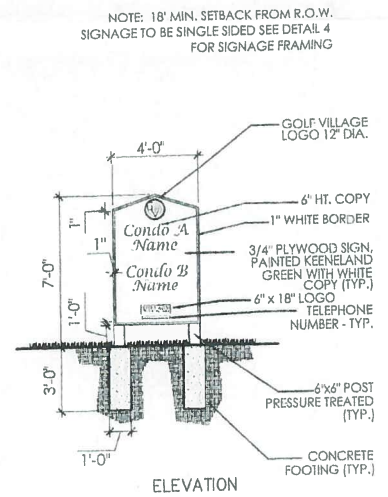
9 SHRUB PLANTING
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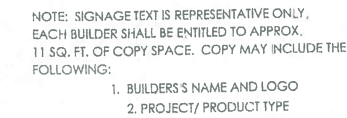
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SCALE: 1/4" = 1'



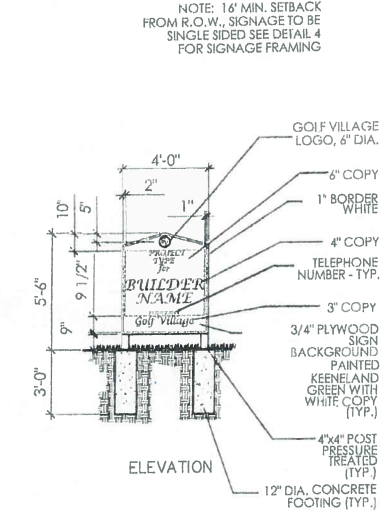
PLAN VIEW



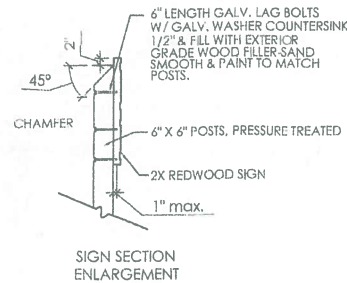
2 TEMPORARY SIGNAGE 'B'
1/4" = 1'



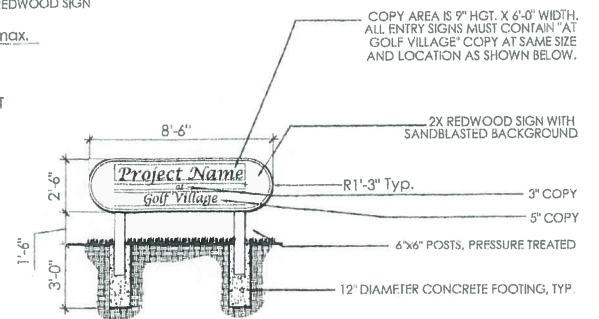
PLAN VIEW



3 TEMPORARY SIGNAGE 'C'
1/4" = 1'



4 ENTRY SIGN DETAIL
1/4" = 1'



LANDSCAPE PLANS - EXHIBIT N SITE DETAILS

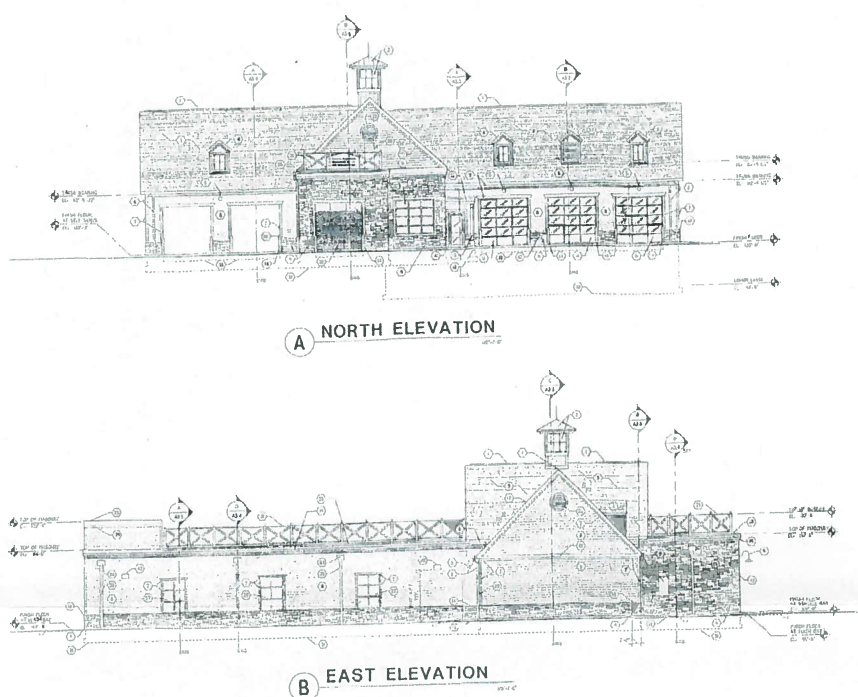
GOLF VILLAGE NORTH

PREPARED FOR VILLAGE COMMUNITIES

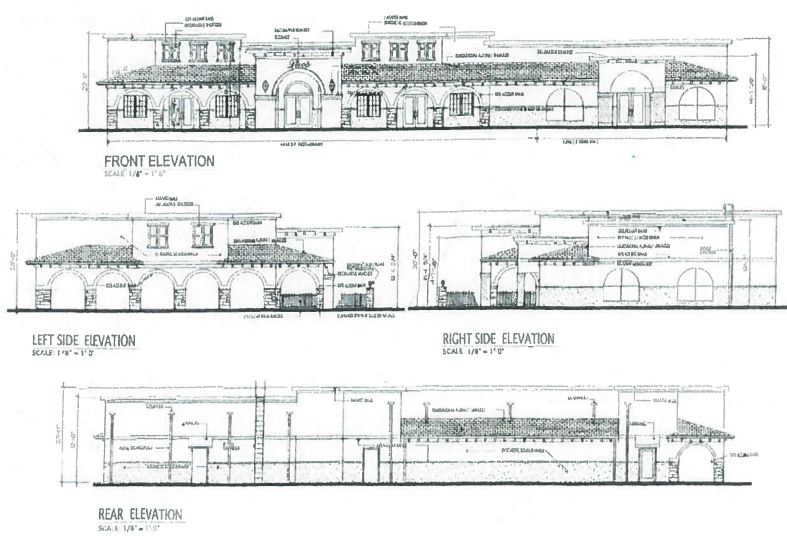
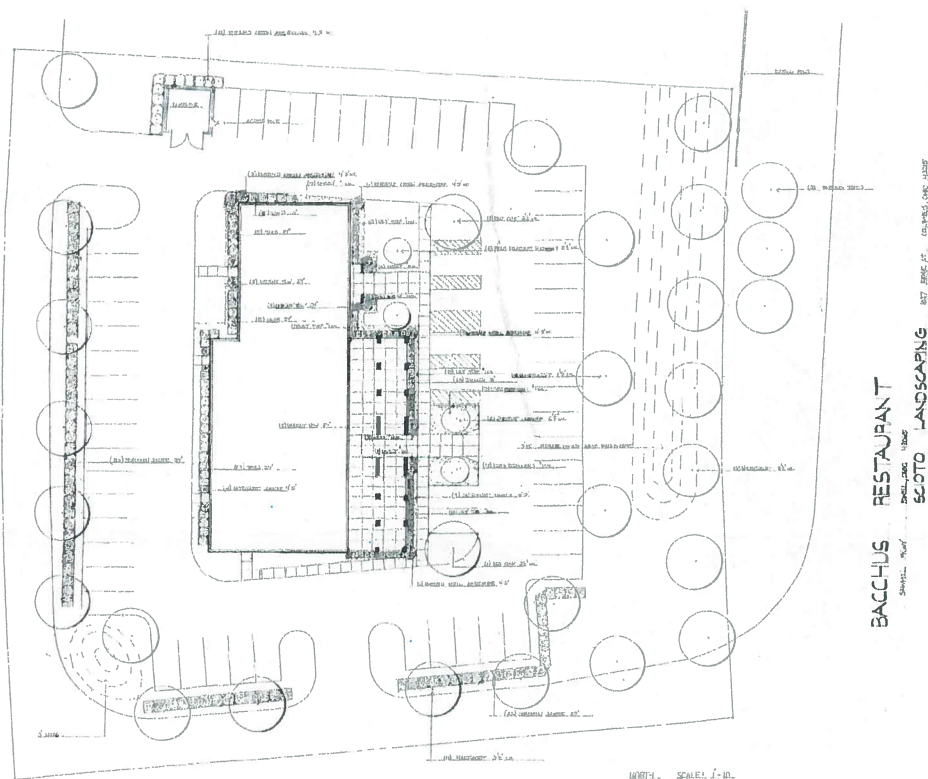
10.25.04

Faris Planning & Design

LAND PLANNING g LANDSCAPE ARCHITECTURE
1384 Grandview Avenue Suite 200 Columbus, OH 43212
p (614) 487-1944 f (614) 487-1975



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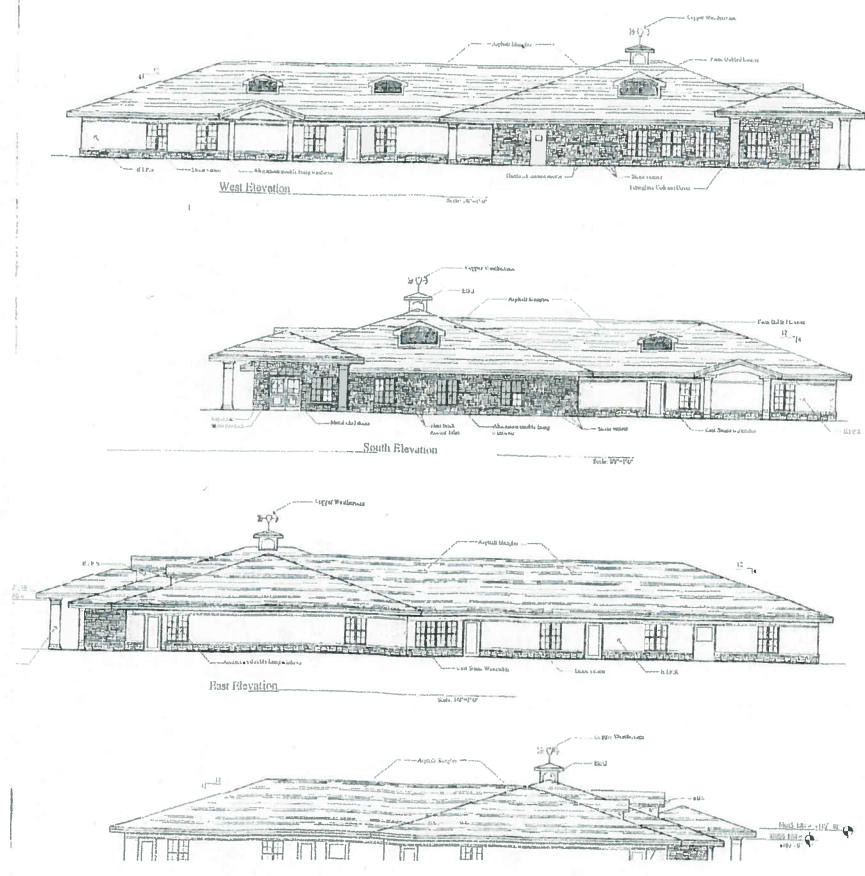
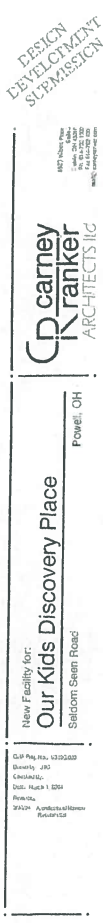
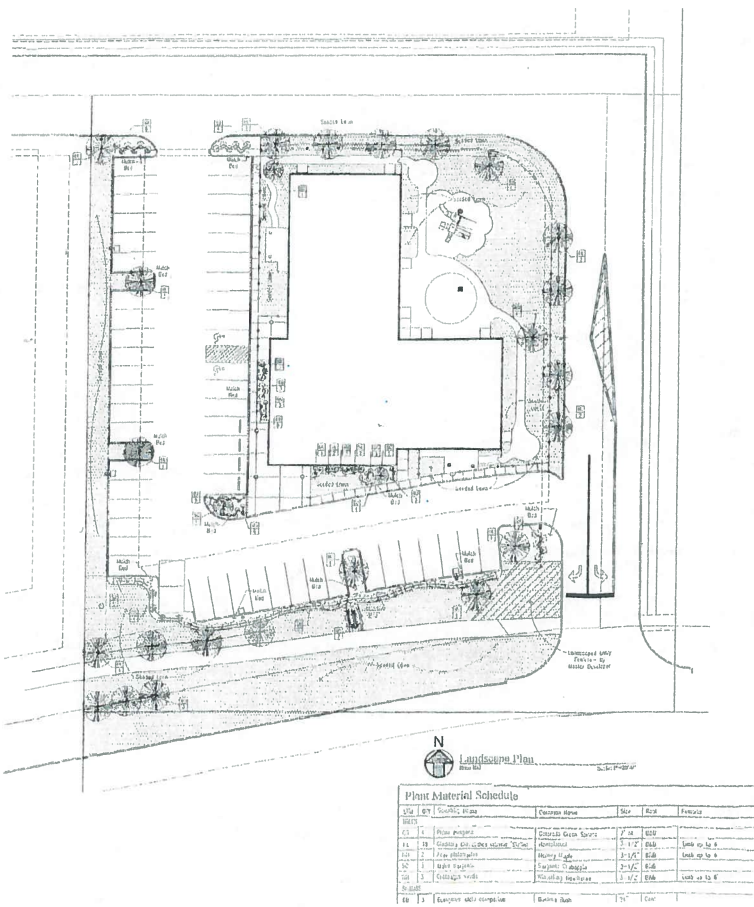
brian wiland
LIQUOR & WINE IMPORTERS
 2800 E. HIGHWAY 100, SUITE 100
 DENVER, CO 80202
 PHONE 743-7000 FAX 743-7006

酒 吧
Lué Restaurant
 10000 N. HIGHWAY 100, SUITE 100
 DENVER, CO 80202
 PHONE 743-7000 FAX 743-7006

ANY BUILDING FOR:
 1200 N. LUKE RESTAURANT
 CONTRACT DATE:
 PAY DATE:
 PERMIT LABEL:
 EXPIRATION DATE:
 REVISION NUMBER:

POKELI AND
 GOLF COURSE

SIX ET 143



DESIGN
I DEVELOPMENT
SUBMISSION

2002 Williamstown
Cable Co. Building
150 Main Street
Williamstown, MA 01267
www.cornearker.com

Cornearker
ARCHITECTS Ltd.

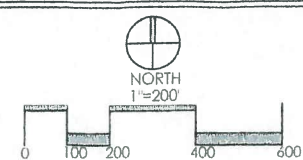
New Facility For:
Our Kids Discovery Place
Solomon Stein Road
Powell, Ohio

GBA Proj. #46, G2Lab-010
Division #1: #12
Contract #101
SIC: 74-0000-00, S401
Phone: 419

COMMERCIAL ARCHITECTURE & LANDSCAPE PLAN - EXHIBIT

GOLF VILLAGE NORTH

PREPARED FOR VILLAGE COMMUNITIES
10.25.04



Faris Planning & Design

LAND PLANNING	LANDSCAPE ARCHITECTURE
1384 Grandview Avenue P (614) 487-1964	Suite 200 Columbus, OH 43212 P (614) 487-1975

GOLF VILLAGE NORTH – REZONING & DEVELOPMENT PLAN;
SUBSEQUENT AMENDMENTS & VARIANCES

APPLICATION NUMBER	DATE REC'D BY TWP.	REQUESTS	DATE	T=Trustees Z/C= Zoning Commission BZA	ACTION
LTZ 04-02	05/17/2004	Rezone 183.484 ac. from FR-1 to PR for condos & school site	01/13/2005	T	APPROVED w/conditions (see BOT minutes) 1.486 du/ac on 73.34 ac: Subarea A=120 condos in 4-unit buildings on 33.32 ac.; Subarea B=152 condos in 4- unit buildings on 39.52 ac.; and 77.07 ac. Olentangy school site
LTZ 04-03	05/17/2004	Rezone 36.301 ac. from FR-1 to PC	01/13/2005	T	APPROVED w/conditions (see BOT minutes)
NOTE: the above record of the 2 rezoning applications reflects only the public hearing by the Board of Trustees (BOT) when the rezonings and development plans were approved. See zoning files for complete information (including the original submittals and subsequent revisions prior to the 01/13/2005 approval by the BOT).					
AR 05-04	02/28/2005	1) Temporary sales trailer & signs in PC area, to market condos in PR area. 2) Allow the sales trailer prior to construction of Sawmill Parkway. 3) Relocate temp. marketing sign from NW to NE corner of Home Rd./Sawmill Parkway	03/07/05 03/21/05	T T	Designated minor APPROVED W/CONDITIONS: 1. 150 watt HPS security lighting must be reduced to 100 w. either HPS or metal halide or incandescent; 2. Existing drive to existing farmstead ok to use until the new drive is constructed; 3. Temporary rd. to be removed 2 wks. after curb cuts are installed.
AR 05-10	07/06/2005	<u>Olentangy Schools'</u> request for site plan approval on 77+ acres & height divergence for 49'4".	07/11/2005	T	APPROVED; work w/Co. Engineer to avoid fencing around ponds adjacent to Sawmill Parkway.
BZA 06-01	01/05/2006	Sign variances for temporary sales trailer at Golf Village North, 3386 Home Rd.	02/07/2006	BZA	APPROVED AS AMENDED AT HEARING: 1) 1-sided 5' x 5' free standing, more colors & font sizes than allowed in the code; 2) 2'x2' free standing sign @ driveway entrance of Home Rd. 3) allow a 30"x56" Village Communities logo & "information center" to be added to the existing awning over the front door of the existing sales trailer. 4) remove signs that were previously approved 03/21/2005 thru Admin. Rev.: a) a directional lot sign from west side of the driveway (6 sq.ft.), and b) a directional sign on east side of driveway (6 sq.ft.) and c) a directional sign on the north side of Home Rd., east of Sawmill Pkwy. extension being 7'x4' which markets the condos.
AR 06-01	01/13/2006	<u>Subareas A & B</u> 1) Relocate (1) 4-unit bldg from subarea B to subarea A 2) Eliminate 2 nd entrance for subarea A onto "Access Drive C" 3) Increase signage for both condominium entries	01/17/2006 02/15/2006 04/17/2006	T Z/C T	Designated major APPROVED: 1) Relocation of one 4-unit bldg from subarea B to subarea A 2) Elimination of 2 nd access drive off the shared commercial & condo road subject to letter from Fire Dept. 3) Modification to entry medallion on the columns, to add an additional logo placard. APPROVED PER Z/C (1-3, above)
AR 06-03	02/25/2006	<u>Subareas A & B:</u> 1) Use of clubhouses in condo subareas A & B to use used for condo sales & marketing & signage 2) To allow model homes in both subareas A & B 3) To dedicate additional Sawmill Pkwy. R.O.W./reduce open space by .22 acre	03/06/2006 04/03/2006	T T	Designated minor. APPROVED: to be used for sales of condos located only in GV North
AR 06-08	08/02/2006	<u>Subareas A & B & school site:</u> 1) Extend construction date of condo subarea B to begin by Aug. 2011; 2) Permit temporary enclosure & security fencing for a sanitary sewer lift station on the school property; 3) Change condo streets from roller- compacted concrete base to asphalt;	08/07/2006 09/20/2006	T Z/C	Designated major. APPROVED W/CONDITIONS: 1) Start date of Subarea B condos will be within the next 5 yrs or no later than Aug. 2, 2011 with a completion date of Aug. 2, 2014, and all phasing as stated in the Original Dev. Plan for Subarea B to be

		4) Allow construction of condos w/only base of streets constructed rather than completed.	10/16/2006	T	<p>adhered to;</p> <p>2) A temp. enclosure 6'6" tall security/privacy fence for the lift station, to be removed following construction of the lift station;</p> <p>3) Alternative asphalt pavement section in lieu of roller-compacted concrete for Subareas A & B;</p> <p>4) Zoning permits can be obtained for condos in subareas A & B upon completion of 1st course of asphalt on streets; final drive/wear course & extruded curbs to be installed after construction of each phase is complete;</p> <p>5) Any & all radio antenna poles will be installed at a height no greater than that of the school buildings.</p> <p>APPROVED W/CONDITIONS.</p>
AR 06-10	11/17/2006	<p><u>Changes to Subarea A condos:</u></p> <p>1) Change from 2 phases to 4 phases;</p> <p>2) Change orientation of bldgs. 26 & 27;</p> <p>3) Add 3 ponds;</p> <p>4) Change orientation of clubhouse & pool;</p> <p>5) Change in parking area configuration for clubhouse;</p> <p>6) Approval of mailbox "gazebo";</p> <p>7) Approval of regulatory signage within the development;</p> <p>8) Approval of roller-compacted concrete OR asphalt street bases for private streets.</p>	<p>11/20/2006</p> <p>01/24/07</p> <p>02/20/2007</p>	<p>T</p> <p>Z/C</p> <p>T</p>	<p>Designated major</p> <p>APPROVED W/CONDITIONS:</p> <p>1) Mailbox gazebo to be at least 10' from edge of street pavement</p> <p>2) Approved 3 ponds as shown on the Plan provided that Olentangy LSD officials have already given their approval.</p> <p>APPROVED PER Z/C (see above)</p>
AR 07-01	01/02/07	<p><u>Changes to subarea B condos:</u></p> <p>1) From 148 attached condos to 129 sf detached condos, omit the +/- 7.5 ac. Open space, reduce overall density from 1.486 to 1.43 du/ac.;</p> <p>2) Modify landscaping to accommodate above changes;</p> <p>3) Modify building materials, building separation, & internal setbacks from private streets;</p> <p>4) Changes to the temporary subdivision sign;</p> <p>5) Allow model homes w/canvas awning/canopy over entries to model home offices;</p> <p>6) Changes to previously approved marketing/model home signs;</p> <p>7) Modify phasing, start dates, & completion dates;</p> <p>8) Approval of interior private street regulatory signage.</p>	<p>01/02/07</p> <p>02/07/07</p> <p>09/19/2007</p> <p>11/08/2007</p> <p>12/17/2007</p>	<p>T</p> <p>Z/C</p> <p>Z/C</p> <p>Z/C</p> <p>T</p>	<p>Designated major</p> <p>Applicant Tabled</p> <p>Applicant Tabled</p> <p>APPROVED WITH CONDITIONS:</p> <p>1) Reinforced: minimum building separation = 15'.</p> <p>2) Fence along east property line, adjacent to railroad tracks may be modified or replaced by the Condo Assoc. provided it is NOT chain link fence;</p> <p>3) Plan will be modified to prohibit anything other than entirely masonry chimneys;</p> <p>4) 2 other minor text corrections.</p> <p>APPROVED.....(per z/c...no minutes)</p>
AR 07-02	06/16/2007	<p>1) Relocate multi-use path from east to west side of Sawmill Parkway; allow a sidewalk on the east side from the southernmost PC curb cut to north end of the Parkway;</p> <p>2) Add stone columns, lights, dry-laid stone walls at NW & NE corners of Home Rd./Sawmill Parkway.</p> <p>3) Add a medallion sign to 1 column & allow it to be 10' from west side of Sawmill Pkwy. R.O.W.;</p> <p>4) Accept roller-compacted concrete OR asphalt-based private streets for condo Subareas A & B.</p>	<p>01/17/2007</p> <p>02/05/2007</p>	<p>T</p> <p>T</p>	<p>Designated minor</p> <p>APPROVED AS REQUESTED</p>
AR 07-06		Temporary marketing sign	<p>04/23/07</p> <p>05/09/2007</p>	<p>T</p> <p>T</p>	<p>Designated minor</p> <p>APPROVED W/CONDITIONS:</p> <p>1) the temporary sign can be in place no longer than 36 months,</p> <p>2) Applicant is to pay for two 18-month zoning permits.</p>
DP 07-02	01/16/2007	<u>Amend PC Development Plan</u> to allow stone columns, lights, & dry-laid stone walls at NE corner of Home Rd./Sawmill Parkway.	<p>07/17/2007</p> <p>02/07/2007</p> <p>03/19/2007</p>	<p>Z/C</p> <p>Z/C</p> <p>T</p>	<p>Designated major</p> <p>APPROVED AS REQUESTED</p> <p>APPROVED AS REQUESTED</p>
BZA 07-11	07/18/2007	<u>USE VARIANCE</u> to allow onsite topsoil pulverizing operation for approximately 6 months on PC acreage.	08/14/2007	BZA	DENIED.
AR 08-04	06/09/2008	<p><u>Amend Kinsale Village (Subarea A):</u></p> <p>1) Reduce the 10' setback for the constructed mailbox "gazebo", to 6' from edge of street pavement;</p>	<p>06/16/2008</p> <p>07/07/2008</p>	<p>T</p> <p>T</p>	<p>Designated minor</p> <p>APPROVED AS REQUESTED.</p>

		2) Modify fully-masonry chimney construction requirement for clubhouse, to allow it to remain as is constructed, as a direct-vent fireplace.			
DP 08-10	06/06/2008	Amend "Site X" for Kroger store and gas station/convenience store (lots 4977, 4978, 4979, 4980, part of 4984 & 4985 in Golf Village North) 1) Zoning permit will be issued within 6 months of approval of this application; 2) Construction will begin within 36 months of date permit is issued; 3) Construction will be complete within 18 months of date construction begins. Zoning Permit #126-09 issued 07/16/2009 for 64,998 s.f. Kroger Store at 3315 Royal Belfast Blvd.; construction to begin no later than 07/16/2012; permit expires 18 months after start of construction AND 54 months from date issued = no later than 01/16/2014; Zoning Permit #127-09 issued 07/16/2009 for 4244 s.f. Kroger fuel station at 3373 Royal Belfast Blvd. (116 s.f. bldg. + 4128 s.f. canopy over pumps); construction to begin no later than 07/16/2012; permit expires 18 months after start of construction AND 54 months from date issued, no later than 07/16/2013.	06/11/2008 07/16/2008 10/08/2008	Z/C Z/C Z/C	Designated major Applicant Tabled APPROVED AS REQUESTED
(No application is required to request extensions per zoning code)	04/04/2011	Extension of permits: 1) Extend the date for construction of the Kroger store and fuel station to begin, for 1 year (to begin no later than 07/15/2013); and 2) To extend the issued zoning permits be for 1 year, so that construction would be required to begin no later than 07/01/2013 and to be completed no later than 18 months after beginning construction and no later than 01/16/2015; 3) Waive any further fees for extension of these zoning permits. Zoning permits #126-09 and #127-09 were revised as extended one additional year, by Trustees, on 04/04/2011.	04/04/2011	T	APPROVED AS REQUESTED
AR 08-05	08/28/2008	Amend Subarea A (Kinsale Village): 1) Change Phase 2 completion date from Oct. 2008 to Oct. 2009; 2) Change Phase 3 completion date from Aug. 2009 to Aug. 2010; 3) Change Phase 4 completion date from July 2010 to July 2011; Subarea B (Heathers): 1) Change start date from 12/31/09 to 12/31/08; 2) Change completion date from 12/31/12 to 12/31/13.	09/02/2008 10/01/2008 11/17/2008	T Z/C T	Designated major APPROVED AS REQUESTED. APPROVED AS REQUESTED.
AR 09-02	02/27/2009	Amend Subarea A – Kinsale Village: 1) Relocate 1 model home & its signage' 2) Future flexibility w/o further Admin. Rev. applications or hearings) to be able to relocate one or both models w/signage within this condo development as models are sold.	02/27/2009 04/06/2009	T T	Designated minor APPROVED AS REQUESTED.
AR 09-06	07/15/2009	Amend Subarea A (Kinsale Village): Extend completion dates: 1) Phase 2 from Oct. 2009 to Oct. 2010; 2) Phase 3 from Aug. 2010 to Aug. 2011; 3) Phase 4 from July 2011 to July 2012; Amend Subarea B (Heathers) 1) Extend start date from Dec, 31, 2009 to Dec. 31, 2010; 2) Extend completion date from Dec. 31, 2013 to Dec. 31, 2014.	07/20/2009 08/17/2009	T T	Designated minor APPROVED AS REQUESTED.
AR 10-09	08/09/2010	Amend Subarea A (Kinsale Village) – extend completion dates: 1) Phase 2 from Oct. 2010 to Oct.	08/16/2010 08/16/2010	T T	Designated minor. Trustees questioned applicant whether one

		<p>20112012; 2) Phase 3 from Aug. 2011 to Aug. 20122013; 3) Phase 4 from July 2012 to July 20132014 <u>Amend Subarea B (Heathers) – extend dates:</u> 1) Move start date from Dec. 31, 2010 to Dec. 31, 20112012 2) Move completion date from Dec. 31, 2014 to Dec. 31. 20152016.</p>			year extensions would be enough, in view of current real estate market conditions & the economy; the applicant verbally amended the application at this meeting to ask for all dates to be extended two years instead of by only one year. THE TRUSTEES APPROVED AS AMENDED BY APPLICANT AT THIS MEETING.
AR 11-01	01/12/2011	<p><u>Amend Subarea A (Kinsale Village):</u> 1) Change from 31, 4-unit ranch style condo buildings (total 124 D.U.) to 8, 4-unit ranch style condo bldgs. & 18, 6-unit carriage-style (2-story) condo bldgs. (new total 140 D.U.); – reduce minimum 1450 sq. ft. / unit for carriage-style condos to 1400 sq. ft./unit unless 3-BR, then min. = 1750 sq. ft./unit. – increase open space from ~14 ac. to ~20 ac.; 8’ wide asphalt walking paths in O.S. - New total du subarea A + B = 269 for density of 1.466 du/ac. 2) Modify landscape plans; 3) Allow vinyl shakes w/in gables on carriage-style buildings; 4) Allow 6 units to be used as models for carriage style units (2-story), and allow illumination of models w/ground lights, and allow re-location of models within Subarea A carriage style bldgs as the initial ones are sold - no sales offices in these models; allow 1 sign per model to display model name; 5) Modify phase lines, start dates, and completion dates (see file): <u>Amend Subareas A (Kinsale Village) & B (Heathers):</u> 6) Reallocation of 20 condo units from Subarea A, which could not have been constructed until future sanitary sewer capacity is constructed, to Subarea B.</p>	<p>01/18/2011 01/18/2011</p>	<p>T T</p>	<p>Designated minor. Applicant verbally amended application at meeting, to eliminate use of exterior vinyl and to eliminate use of uplighting to illuminate models. TRUSTEES APPROVED AS AMENDED AT MEETING.</p>
AR 11-11	05/27/2011	<p><u>Amend Subarea A (Kinsale Village):</u> Allow ranch condos to have patios and 3’, 4’, or 6’ high vinyl privacy fences</p>	<p>06/06/2011 06/06/2011</p>	<p>T T</p>	<p>Designated minor Amended application to include landscape plan submitted by Todd Faris at the meeting, then APPROVED AS AMENDED AS AMENDED AT MEETING</p>
AR 11-21	11/02/2011	<p><u>Amend Subarea A (Kinsale Village):</u> For York ranch condos only: 1) Allow 200 square-foot patios and 2) 4’ high white vinyl privacy fencing</p>	<p>11/09/2011 11/09/2011</p>	<p>T T</p>	<p>Designated minor Approved as requested</p>
AR 12-07	03/27/2012	<p><u>Amend Subarea A (Kinsale Village):</u> 1) Flexibility to construct 3 alternative building types in newly-defined “Pod A” and “Pod B” with no net increase in units per phase or overall units in Subarea A; 2) Extend start & completion dates by 1 additional year for Phases 2 – 6; 3) If final unit count of Subarea A is less than 140, permit transfer of balance to Subarea B. Any modifications to Subarea B plans would be a separate submittal at a future date. 4) Allocate all 52 units as future development (can’t be built until expansion of sanitary sewer capacity) to Subarea B</p>	<p>04/17/2012 04/17/2012</p>	<p>T T</p>	<p>Designated minor Approved as requested.</p>
AR 12-19	08/14/2012	<p><u>Amend Subarea B (The Heathers):</u> 1) Increase from 129 SF detached condos to 360 multi-family including 112 two-story carriage flats, 56 two-story townhouse units, & 192 2-story apartment units, which increases overall GNV density from 1.38 du/c to 2.73 du/ac; 2) Landscape plan; 3) Allow bldg. separation to be reduced from 25’ to 15’ but without</p>	<p>08/20/2012 08/30/2012 09/19/2010</p>	<p>T RPC z/c</p>	<p>Designated MAJOR Recommended approval w/conditions for 1st phase, & more work is needed on 2nd phase Applicant Tabled APPLICANT WITHDREW THIS APPLICATION 05/28/2013 – SEE NEW AR 13-17 filed 05/29/2013</p>

		adjacent walls being masonry; 4) Signs: marketing, model, and directional, and allow ground lighting to illuminate models; 5) Modification of phasing lines and start and completion dates; 6) 3 alternate methods of construction of vehicular pavements.			
AR 13-17	05/28/2013	Amend Subarea B (The Heathers): 1) Change the previously-approved 129 condos to 129 single-family lots 2) Landscape plans 3) Signage plans 4) Associated plan changes and divergences	06/03/2013 06/03/2013	T T	Designated MINOR APPROVED

POWELL MEDICAL CAMPUS ZONING DISTRICT
PLANNED COMMERCIAL (PC) DEVELOPMENT TEXT

July 24, 2018

I. SUMMARY:

A. Introduction: The property that is the subject of this application consists of 35.822+/- acres located to the northeast of and adjacent to the intersection of Sawmill Parkway and Home Road. This text provides for the development of two subareas, specifically “Subarea A” (consisting of 29.56+/- acres) and “Subarea B” (consisting of 6.26+/- acres) as detailed on the accompanying subarea map.

The Ohio State University and its Wexner Medical Center (hereinafter, the “Med Center”) is undertaking an initiative to expand the reach of its medical services beyond its main campus. It is evaluating and pursuing select opportunities in suburban locations around Central Ohio where it can bring comprehensive services and facilities closer to patients, and the real property that is the subject of this text has been identified by the Med Center as an ideal location. The City of Powell presently has no major facilities that offer the kinds of services that are anticipated to be provided here, and the project that will be facilitated by this application will fill this void.

The initial phase of the project is anticipated to include an ambulatory care facility, medical office space, and related uses. The term “ambulatory care facility” is expansive and is not simply defined, but can generally be described as being a facility where outpatient medical procedures, testing, and treatment are provided in addition to traditional physician consultations. The first phase is anticipated to include approximately 200,000 square feet of space from which these uses will operate. One or more future phases could expand the first phase by up to another 225,000 square feet and would include additional medical and related facilities. The first phase of development alone is estimated to include 500 jobs with substantial average salaries, and future expansion would significantly add to this total.

B. Existing Zoning Rights: Prior to annexation to the City, the subject site was zoned in Liberty Township in the Planned Commercial District. That zoning contemplated a development that was more retail in nature than office-based, although both of these use types were permitted. Existing conditions on the site demonstrate this intent. An internal private service drive runs through the property. A building has been constructed on an outparcel at the corner of Sawmill Parkway and Home Road and a bank operates from that structure. A second outparcel to the east of the bank has been sold for development of a pet care facility. Three other outparcels remain undeveloped.

The Med Center is in contract to purchase Subarea A. Its purchase of the property from the current owner is contingent upon the satisfaction of numerous due diligence

contingencies during the pendency and following the approval of the preliminary development plan and final development plan for this site. This means that the current owner needs to preserve its rights to develop the site in accordance with the zoning rights that applied to it in the township to cover the unlikely scenario where the Med Center's purchase of Subarea A does not occur. Therefore, this text contemplates two sets of alternative zoning regulatory schemes for Subarea A. The first set is contained in Section III below and is intended to facilitate the Med Center's proposed development. It will apply to Subarea A to the exclusion of the second set automatically on the first date when the Med Center and/or its affiliates obtain ownership of Subarea A. The second set of zoning standards for Subarea A will apply only in the event that the Med Center and/or its affiliates do not take ownership of Subarea A.

Subarea B contains zoning and development standards for the outparcels on the site which are virtually identical to those which applied to them while they were in the township's jurisdiction. Due to the fact that two of the outparcels have been sold and one has been developed, it is critical that these standards remain unchanged. It is also important for the continued efficient development of the remaining undeveloped outparcels. The outparcels will conveniently serve the employees and visitors of the ambulatory care facility.

II. DEVELOPMENT STANDARDS: Unless otherwise specified in this written text, the development standards of the Codified Ordinances of the City of Powell (the "City Code") shall apply to this zoning district. Development standards are provided in this text regarding proposed density, site layouts, traffic, circulation, landscaping, architectural standards, and other pertinent matters. To the extent that a provision of this text conflicts with the requirements of City Code, the provision in this text shall govern. Where this text is silent on any particular zoning or development standard, then the applicable provisions of City Code shall apply.

III. SUBAREA A – SCENARIO 1:

A. Applicability – Medical-Related Uses: The provisions, standards, and requirements of this Section III shall apply to the development and operation of uses by the Med Center and/or its affiliated entities or institutions. Upon the acquisition of Subarea A by the Med Center and/or its affiliated entities or institutions, the provisions, standards, and requirements of this Section III shall immediately and automatically apply to Subarea A for all purposes moving forward to the exclusion of the provisions, standards, and requirements of Section IV below, and Section IV shall be of no further legal force and effect. Section IV shall apply to Subarea A only if the Med Center and/or its affiliates does not take ownership of the property contained therein.

B. Permitted Uses: Permitted uses in Subarea A shall include all of the following:

1. Ambulatory care uses. The term "ambulatory care uses" is intended to encompass a wide range of medical care and medical services and includes (but is not limited to) physician services, wellness services, treatment programs,

outpatient procedures and surgeries, clinics, counseling centers, medical laboratories, rehabilitation services, diagnostic services, and related or similar services and/or uses.

2. Office uses including, but not necessarily limited to, medical offices, administrative offices, professional offices, and office research centers.

3. Skilled nursing and rehabilitation facilities

4. Hospitals and clinics

5. Parking garages and parking structures. As part of the review and approval of a final development plan or amended final development plan application that includes a proposed parking garage or other parking structure, an increase in the number of parking spaces that are permitted to be operated in this subarea may be approved regardless of the parking requirements otherwise contained in this text, and a request for such an increase shall be approved if the applicant demonstrates the need or demand for such parking to serve permitted uses in Subarea A.

6. The following accessory uses shall be permitted within a building whose primary use or primary combination of uses includes one or more of the uses described in Section III.B.1 through 4 above, providing that these accessory uses are mainly intended to serve employees, patients, and visitors of the primary use(s). One or more uses of a building shall be deemed to be “primary” if, alone or in combination, they occupy at least 70% of the total square footage of the building.

- (a) Cafeterias, cafes, restaurants, and food courts;
- (b) Fitness centers, health clubs, and physical therapy facilities;
- (c) Gift shops and flower shops;
- (d) Sundry or convenience stores and other commercial uses which are customarily found in a hospital or medical treatment facility to support the primary use;
- (e) Conference facilities with no hotel or residential components;
- (f) Pharmacies;
- (g) Day care; and
- (h) Hospice care
- (i) Other uses which are customary along with, supportive of, and/or complimentary to a permitted use

C. Density: A maximum of 450,000 square feet of building area shall be permitted in Subarea A.

D. Lot Coverage: The maximum total permitted coverage of Subarea A with buildings, pavement, and other impervious structures or surfaces shall be 75%.

E. Setbacks:

1. Sawmill Parkway: The minimum required setback for pavement and buildings shall be 100 feet from the the right-of-way for Sawmill Parkway as it exists on the date that this text becomes legally effective. No parking structures shall be permitted to be constructed between Sawmill Parkway and any front plane of the primary building in this subarea which runs generally parallel to Sawmill Parkway.
2. Royal Belfast Boulevard: The minimum required setbacks from Royal Belfast Boulevard, as measured from the centerline of the right-of-way for public portion of that street, shall be 35 feet for pavement, buildings, and service areas.
3. Northern Perimeter Boundary: A landscape buffer zone that is a minimum of 50 feet in width as measured from the northern boundary line of this subarea shall be provided in the location shown in the accompanying Site Plan. A private drive that extends from the current terminus of Royal Belfast Drive on the west to the school site on the east shall be permitted to be installed no closer than 10 feet from the northern boundary line of this subarea where the landscape buffer zone is not present. The minimum required setback from the northern boundary line of this subarea shall be 25 feet for service areas, 50 feet for pavement, and (except as provided in the immediately preceding subsection) 100 feet for buildings.
4. Eastern Perimeter Boundary: The minimum required setback for pavement shall be 25 feet and the minimum required setback for buildings shall be 100 feet from the eastern boundary line of this subarea.
5. Southern Perimeter Boundary: The minimum required setback for pavement and buildings shall be 25 feet from each southern boundary line of this subarea except as provided in the next paragraph.
6. Private Drive: The minimum required setback from any existing or future private drive within this subarea shall be 10 feet for pavement and buildings, provided, however, that there shall be no minimum setback requirements for pavement or buildings as they relate to (a) patient service drives and drop-off areas (b) service areas and screening walls. Sidewalks may encroach into the required minimum setback for private drives.
7. Internal Parcel Lines: There shall be a zero setback requirement from all parcel lines which are located internally within Subarea A, subject to the immediately preceding subsection 6 above.
8. Elimination of Setbacks: In the event that a parcel located within this subarea and an adjacent parcel located outside of this subarea (a) come under common ownership or control, (b) are zoned to allow compatible uses, and (c) are

combined into a single parcel, then any minimum pavement, building, and parking structure setbacks set forth in this text which apply to a perimeter boundary of this subarea shall no longer apply with respect to these parcels.

9. Minimum Building Separation: There shall be no minimum required distance between buildings.

10. Stormwater Management: Stormwater management infrastructure, including but not limited to ponds and basins, may be located within required minimum setback areas.

F. Architectural Standards:

1. Building Height: The maximum building height for the occupiable above-grade portion of each structure shall not exceed 100 feet. Mechanical equipment which is screened in accordance with the requirements of this text shall be permitted to be installed on the roofs of buildings to a height necessary to accommodate the equipment and screening.

2. Building Design:

(a) Design Process and Review: The ambulatory care facility is a new initiative for the Med Center and therefore it has no existing template design for this type of structure. The services and operations within the facility will drive the building's footprint, and causes the need for an "inside-out" design process. The Med Center will continue to program the services and operation of the facility throughout the City's review of the preliminary development plan and final development plan for Subarea A. This may result in the Med Center requesting approval of a partially-designed building at the time of the initial final development plan application, with the expectation and requirement that the final architectural design for the building will return for a secondary review by the City's Planning Commission as part of an amended final development plan application. To this end, at the time that the initial final development plan application for Subarea A is approved by the City, the City's approval may be conditioned upon a requirement that the final architecture for the building must be presented for further review and approval by the Planning Commission before the Med Center may apply for a building permit from the City to construct the facility.

In addition, it is anticipated that the buildings which are approved as part of the preliminary development plan application will be constructed in two or more phases. The applicant may elect and shall be permitted to file a final development plan application which pertains to only the initial phase of construction and development. To the extent that such final development plan illustrates the locations and sizes of later

phases of development for purposes of context, then the developer and/or the City may stipulate this point and in such a circumstance the approval of the first phase shall not be deemed to be approval of any later phase. In this circumstance later phases of the building shall be required to be reviewed and approved as part of a separate final development plan application when the applicant is prepared to move ahead with such phases.

(b) Design Intent: The Med Center has a proven track record of designing high-quality buildings with attractive aesthetic designs and which are efficient in terms of minimizing their environmental impacts and serving patients. The design of the ambulatory care facility and buildings with other permitted uses will achieve these same goals. Buildings shall be designed so as to meet or exceed the City's standards in terms of quality of materials and design and shall recognize this facility as a focal point in the community.

Medical buildings are necessarily large and typically include long walls that together form spaces for offices, exam rooms, laboratories, and other related uses. The goal for the development of the buildings in Subarea A is to balance the practical needs of these buildings with the desire to provide exterior designs that are attractive. Architecture by its nature is a subjective medium, meaning that the adoption of strict objective standards in all instances may not provide the best means for achieving appropriate design. In recognition of this fact, the standards set forth herein provide requirements for designing buildings in an effort to set expectations for the quality of architecture that will be expected for these structures. On the other hand, these standards are meant to allow for some flexibility to encourage innovative design provided that the spirit and intent of these provisions are met.

3. Design Requirements:

(a) Level of Façade Finish: Buildings shall be required to employ a comparable use of materials on all elevations. With the exception of required loading areas All elevations of a building shall receive similar treatment in terms of style, materials, and design so that no elevation is of a lesser visual character than any other.

(b) Quality: Architectural design for all portions of a building or structure that are visible from a public right-of-way or adjacent property shall meet the community standard in terms of quality while taking into account the unique nature of the use(s) that will be found therein.

(c) Long Façade Requirements: Uninterrupted blank wall facades shall be prohibited to the extent that they are visible from a public right-

of-way or adjacent property. Design variations on long exterior walls shall be employed in order to create visual interest. Examples of such design variations include, but are not limited to, the use of offsets, recesses and/or projections, banding, windows, and/or reveals; scoring of building facades; color changes; texture or material changes; and variety in building height.

(d) Use of Design Elements: The use of one or more architectural or design elements may be used to soften the aesthetics of the building, such as but not limited to canopies, porticos, overhangs, arches, outdoor patios, community spaces, or similar devices.

(e) Use of Landscaping: Landscaping shall be utilized where appropriate to enhance the aesthetics of the building and to lessen its visual impact when viewed from public rights-of-way.

(f) Primary Building Entrances: Primary entrances to buildings shall be made sufficiently prominent that they can be easily identified from a distance.

(g) Screening of Building Elements: Elements such as meter boxes, utility conduits, roof and wall projections such as vent and exhaust pipes, and trash containers and dumpsters shall be designed, located, or screened so as to minimize their visibility and visual impact from off-site.

(h) Roofs: All roof types shall be permitted (including, without limitation, flat roofs), provided that each roof design shall be compatible with the style and design of the building.

4. Materials:

(a) Exterior wall finishes: Permitted primary building materials shall include brick, brick veneer, stone, stone veneer, manufactured stone, cast stone, architectural precast concrete, metal, wood (including synthetic wood products), and/or glass (except that reflective or mirrored glass shall be prohibited).

(b) Prohibited Materials: Prefabricated metal buildings and untreated masonry block structures are prohibited.

(c) Service and Loading Areas: There shall be no limitations on the locations of service areas and loading docks in this subarea, provided, however, that any service or loading areas that are visible from a public street right-of-way must be screened by building elements or high-quality masonry walls which are compatible with the architecture of the building

which they serve.

(d) Screening of Roof-Mounted Equipment: Screening of all roof-mounted equipment from public rights-of-way, adjacent properties and the residential neighborhood located to the north of this subarea shall be required using materials that are consistent and harmonious with the building's façade and character. Such screening shall be provided in order to screen the equipment from off-site view and to buffer sound generated by such equipment. Ground-mounted equipment shall be screened from off-site view by landscaping or fencing.

H. Access, Parking, Site Circulation, and Traffic Commitments:

1. No Additional Right-of-Way: No additional right-of-way for public streets shall be required to be dedicated to the City in conjunction with development of Subarea A.

2. Traffic Study and Street Improvements: A traffic study has been submitted by the applicant for review by the City Engineer. The developer of this subarea shall be responsible for installing all required improvements to the public street system which are impacted by its development of Subarea A, as determined by the final approved traffic study.

3. Internal Circulation: Internal routes of circulation within the site are shown on accompanying plans and shall be privately owned and maintained. Patient drop-off and pick-up areas shall not be located between any building and Sawmill Parkway.

4. Parking:

(a) Locations: No parking shall be permitted between the front of a building and Sawmill Parkway. All parking shall be located to the side or rear of a building. There shall be no limitation on the locations of loading areas for buildings, provided that the screening requirements of this text are met.

(b) Number of Spaces:

(i) Hospitals: Parking for hospitals shall be provided at the minimum rate of 3.5 spaces per 1,000 square feet of building area.

(ii) Other Medical Uses: Parking for permitted medical uses other than hospitals (including, without limitation, ambulatory care uses and medical offices) shall be provided at the minimum rate of 4.3 spaces per 1,000 square feet of building area.

(iii) Other Uses: Parking for permitted uses other than those which are described in the immediately preceding subsections (i) and (ii) shall be provided in accordance with City Code.

5. Bicycle Parking: Bicycle parking shall be provided at the rate of 1 space per 10,000 square feet of the building which it serves.

I. Buffering, Landscaping, Open Space, and Screening: A landscaping plan shall be approved as part of the City's review of a final development plan application for each portion of this subarea that is proposed for development. Should the architecture for the primary building in this subarea require a later review by the Planning Commission as part of an amended final development plan application as contemplated in Section III.G.2(a) above, then the applicant may propose revisions to a previously-approved landscape plan at the same time if necessary or desirable to alter the approved plans so that landscaping is appropriate for the final design of a building. Such plans shall adhere to the following guidelines and requirements:

1. Landscaping Along Sawmill Parkway: Within the required minimum pavement setback along Sawmill Parkway, a minimum of five (5) deciduous trees shall be installed for every 100 feet of frontage along the public right-of-way in addition to existing street trees. Existing trees may be maintained within this area and credited toward the minimum tree planting requirement. Such trees shall be planted in random locations (i.e., not in rows). No more than 30% of such trees shall be of a single species. The required landscape plan also shall provide required specifications for planting around and near the foundation of the building(s).

Notwithstanding the foregoing and if proposed by the developer, the City's Development Director shall be permitted to approve deviations from the planting requirements that are detailed in the immediately preceding paragraph. Such deviations shall be permitted to provide variations in the landscape treatment when it is desirable to create or preserve viewsheds into any portion of Subarea A where architectural features within the site add visual character or aesthetic appeal when viewed from the street, and/or to protect the health of vegetation or the safety of people or property.

2. Along Northern Boundary: Subarea A abuts property to the north which contains existing residential development. Along all portions of the northern boundary line of Subarea A which are not adjacent to Royal Belfast Boulevard, a 6-foot high earthen mound with a number of plantings and with spacing which are detailed on the attached "Buffering Plan" shall be required to be installed during the first phase of development within Subarea A.

3. Tree Survey: A tree survey shall not be required to be submitted to the City for any proposed development in this subarea.

5. Minimum On-Site Tree Sizes: Unless otherwise set forth in this zoning text, minimum tree size at installation shall be no less than two and one half (2 ½) inches in caliper for shade trees, six (6) feet in height for evergreen trees, two (2) inches in caliper for ornamental trees, and eighteen (18) to twenty-six (26) inches in height for shrubs. Caliper shall be measured six (6) inches above grade.

J. Lighting:

1. Fixture Types: All parking lot and private driveway lighting shall be cut-off type fixtures and down cast. Parking lot lighting shall be operated from a controlled source.

2. Consistency: All parking lot lighting shall be of the same light source type and style.

3. Parking Lot Light Poles: All parking lot light poles shall be dark in color and constructed of metal. Light poles shall not exceed 28 feet in height.

4. No Light Spillage: No light spillage from Subarea A onto adjacent private properties located outside of this Zoning District shall be permitted. At the time of final development plan review, the applicant shall submit a lighting plan to detail locations and intensity of lighting within Subarea A and to confirm that there will be zero spillage of light onto adjacent properties. Should it be determined that the architecture for the building(s) to be constructed in Subarea A will be required to be presented for review and approval of an amended final development plan application as contemplated in Section III.G.2.(a) above, then the applicant may elect, in the lighting plan submitted with the initial application, to decline to provide details of building-mounted or pedestrian walkway lighting at that time and instead to present plans for such lighting for review and approval as part of the amended final development plan. In addition, to the extent that lighting is approved as part of the initial final development plan, the applicant may propose revisions to a previously-approved lighting plan at the same time as part of the amended final development plan for the building(s) if necessary or desirable to alter the approved plans so that lighting is appropriate for the final design of the building.

5. All other lighting on the site shall be in accordance with City Code.

K. Signage: Signage needs for the types of facilities that are to be developed in this subarea are unique and require flexibility in standards, not in an effort to deviate from the community standard but instead to properly and adequately identify uses, users and tenants, and to promote efficient wayfinding. In addition, they will be larger than is typical due to the size of the building(s). Character images of anticipated types of wall signage accompany this text for the limited purpose of setting expectations for these signs ahead of specific signage that will be provided once building design is complete. A

Comprehensive Sign Plan shall be required to be reviewed and approved in accordance with City Code Section 1151.11.

1. Wall, Blade, and Projecting Signs: The number of permitted wall signs and the amount of permitted sign area for individual tenant wall signage shall be determined by the calculations described below:

(a) Minor Occupants: Occupants or tenants occupying up to 5,000 square feet of space within a building shall be permitted to locate one sign on each facade of the building in which it is located, provided that such signs for any individual tenant shall not be located on more than three facades of the building. Each sign shall have a maximum permitted sign area of 30 square feet.

(b) Medium-Size Occupants: Occupants or tenants occupying between 5,001 square feet and 25,000 square feet of space within a building shall be permitted to locate one sign on each facade of the building in which it is located, provided that such signs for any individual tenant shall not be located on more than three facades of the building. Each sign shall have a maximum permitted sign area of 40 square feet.

(c) Large Occupants: Occupants or tenants occupying more than 25,000 square feet of space within a building shall be permitted to locate one sign on each facade of the building in which it is located, provided that such signs for any individual tenant shall not be located on more than three facades of the building. Each sign shall have a maximum permitted sign area of 300 square feet.

The permitted graphic areas above may be divided among wall signs, blade signs, and/or projecting signs. Each tenant may have multiple signs per building elevation so long as such signs together do not exceed the maximum graphic area permitted for that tenant and no more than one wall sign shall be permitted on that elevation. Building signage for a tenant occupying 25,000 square feet of space or less shall only be permitted to install signage on a building façade that is adjacent to space that the tenant occupies (this limitation shall not apply to tenants occupying more than 25,000 square feet of space). Notwithstanding any other requirement in this text, all signs may wrap around corners of buildings for medical office, ambulatory care facilities, and other medical-related uses. Building signs intended to provide for pedestrian wayfinding shall be permitted in addition to other permitted wall signage.

2. Illumination: Permitted wall signs may be internally or externally illuminated.

3. Ground Signs:

(a) Monument Signs: One monument sign identifying (individually or jointly) medical office, ambulatory care, and similar or related uses may be located (i) to the north or south (and in the general vicinity) of the main entry drive into Subarea A from Sawmill Parkway, (ii) to the east or west (and in the general vicinity) of the entry drive into Subareas A and B from Home Road, and (iii) to the south (and in the general vicinity) of Royal Belfast Boulevard. Each monument sign shall be located at a minimum distance from the right-of-way so as not to interfere with lines of vision for drivers entering or exiting from this access drive. The maximum height for monument signs shall be 8 feet and the maximum area of the sign (excluding the sign base) shall be 60 square feet. Other permitted specifications for the monument signs shall be approved as part of a final development plan.

(b) Wayfinding and Directional: Wayfinding and directional ground signage shall be permitted within Subarea A. Each such sign shall be painted and mounted on a painted wood pole, shall not exceed 6 feet in height, and shall not exceed 6 square feet in area.

(c) Illumination: Ground signs may be illuminated provided the lighting does not project off-site or into the public right-of-way.

(d) Bases: Ground sign bases shall utilize masonry materials that are consistent with or complimentary to the primary building(s) in this subarea.

L. Utilities: All new utility lines within this subarea shall be installed underground.

IV. SUBAREA A – SCENARIO 2:

A. Applicability: The provisions, standards, and requirements of this Section IV shall apply to the development and operation of uses within Subarea A if the Med Center and/or its affiliated entities or institutions do not obtain ownership of Subarea A, in which event the provisions, standards, and requirements of this Section IV shall apply to Subarea A to the exclusion of the provisions, standards, and requirements of Section III above, and Section III shall be of no further legal force and effect. Should development commence within Subarea A by the Med Center and/or its affiliated entities or institutions, then the provisions, standards, and requirements of this Section IV shall no longer apply to Subarea A and the provisions, standards, and requirements of Section III shall apply to Subarea A instead.

B. Confirmation and Adoption of Existing Zoning Rights: Prior to being annexed to Powell, Subarea A had zoning rights which were approved for “Golf Village North” by Liberty Township in its Board of Trustees’ Resolution Number LTZ 04-03, as amended

from time-to-time as described in the accompanying document titled “Golf Village North – Rezoning & Development Plan; Subsequent Amendments and Variances (the “Township Zoning”). The annexation of Subarea A is being undertaken solely for the purpose of accommodating the development of Subarea A by the Med Center; without the potential for the Med Center’s development, the current property owner would not have pursued an annexation of the property to Powell. Therefore, in order to ensure that the zoning and development standards which applied to Subarea A in Liberty Township will remain effective in the event that the Med Center does not purchase the property within Subarea A, the Township Zoning will continue to apply to Subarea A in limited circumstances (i.e., until such time as specified in Section IV.A above) following its annexation to Powell, but will be administered by the City.

Accompanying this zoning text and incorporated herein by reference are the exhibits referenced in Section IV.C below, which represent the approved zoning regulations and plans under the Township Zoning for Subarea A and Subarea B. More specifically, the regulations, standards, and plans which apply to the real property which is identified in those exhibits as “Proposed Commercial and Office ±36.301 acres” shall apply to Subarea A and Subarea B (noting that the differences in total acreages in this zoning district versus the acreage under the Township Zoning are due to additional right-of-way dedication). All other real property identified in the Township Zoning shall remain within the jurisdiction of Liberty Township. When applicable, these documents shall be used to regulate permitted uses and required development standards in this subarea. The records of Liberty Township, as they exist on July 24, 2018 and as they relate to the Township Zoning, may be requested by the City and/or the developer when necessary to provide further information on and clarification of the requirements of the Township Zoning. The Liberty Township Zoning Resolution as it exists on July 24, 2018 shall be used to determine and administer substantive (but not procedural) zoning regulations that are not addressed directly by the zoning text and plans which were approved as part of the Township Zoning. Approval and review of development occurring in Subarea A when applying the Township Zoning shall follow the required procedures of the City Code.

C. Township Zoning Exhibits: The following documents constitute the Township Zoning and are incorporated herein by reference:

1. Development Plan – Exhibit H
2. Concept and Phasing Plan – Exhibit I
3. Landscape Plan – Exhibit J
4. Landscape Plans – Exhibit K
5. Landscape Plans – Exhibit L
6. Landscape Plans – Exhibit M
7. Commercial Architecture & Landscape Plan – Exhibit N
8. Township Zoning Text – Exhibit O

V. SUBAREA B:

A. Applicability: The provisions, standards, and requirements of this Section V shall apply to the development and operation of uses within Subarea B (as depicted on the accompanying subarea plan), except as otherwise provided herein. Development which occurs on any portion of real property within Subarea B while under the ownership of any person or entity other than the Med Center and/or its affiliated entities or institutions shall result in the provisions, standards, and requirements of this Section V being applied to said real property. Should the Med Center and/or its affiliated entities or institutions obtain ownership of all or any portion of Subarea B in the future, then the provisions, standards, and requirements of Section III of this text shall apply to the real property within Subarea B that has been acquired by the Med Center and/or its affiliated entities or institutions, and this Section V shall be of no further legal force and effect strictly as it relates to that real property.

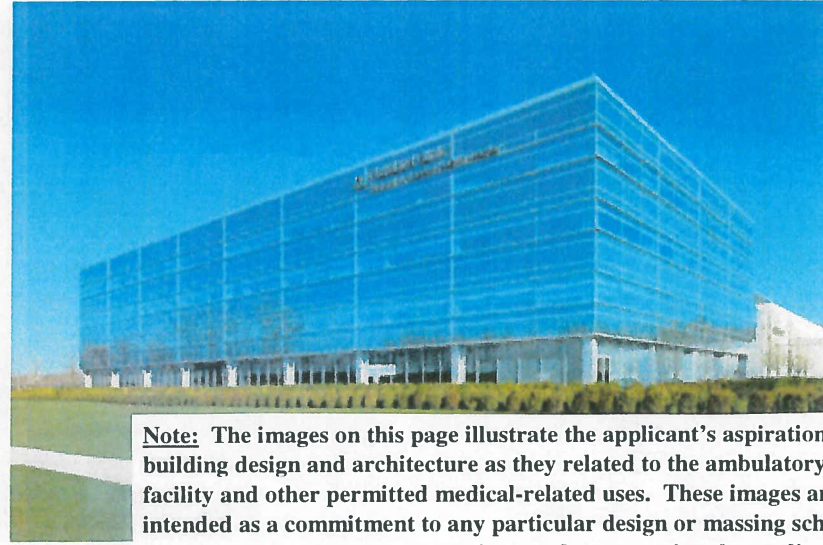
B. Confirmation and Adoption of Existing Zoning Rights: Prior to being annexed to Powell, Subarea B had zoning rights which were approved for “Golf Village North” by Liberty Township in its Board of Trustees’ Resolution Number LTZ 04-03, as amended from time-to-time as described in the accompanying document titled “Golf Village North – Rezoning & Development Plan; Subsequent Amendments and Variances (the “Township Zoning”). The annexation of Subarea B is being undertaken solely for the purpose of accommodating the development of Subarea A by the Med Center; without the potential for the Med Center’s development, the current property owner would not have pursued an annexation of the property to Powell. Therefore, in order to ensure that the zoning and development standards which applied to Subarea B in Liberty Township can remain effective in the event that the Med Center does not purchase the property within Subarea B, the Township Zoning will continue to apply to Subarea B (i.e, until such time as specified in Section V.A above) following its annexation to Powell, but will be administered by the City.

Accompanying this zoning text and incorporated herein by reference are the exhibits referenced in Section IV.C above, which represent the approved zoning regulations and plans under the Township Zoning for Subarea A and Subarea B. More specifically, the regulations, standards, and plans which apply to the real property which is identified in those exhibits as “Proposed Commercial and Office ±36.301 acres” shall apply to Subarea A and Subarea B (noting that the differences in total acreages in this zoning district versus the acreage under the Township Zoning are due to additional right-of-way dedication). All other real property identified in the Township Zoning shall remain within the jurisdiction of Liberty Township. When applicable, these documents shall be used to regulate permitted uses and required development standards in this subarea. The records of Liberty Township, as they exist on July 24, 2018 and as they relate to the Township Zoning, may be requested by the City and/or the developer when necessary to provide further information on and clarification of the requirements of the Township Zoning. The Liberty Township Zoning Resolution as it exists on July 24, 2018 shall be used to determine and administer substantive (but not procedural) zoning regulations that are not addressed directly by the zoning text and plans which were

approved as part of the Township Zoning. Approval and review of development occurring in Subarea B when applying the Township Zoning shall follow the required procedures of the City Code.

C. Bank Parcel: At the time of the submittal of this text, a bank is presently operating on an outparcel within Subarea B in the location that is identified in the accompanying subarea plan as the "Bank Parcel". It is the intent of this text that the existing use and conditions on the Bank Parcel shall be deemed to be legally conforming to the Township Zoning, which will apply to the Bank Parcel immediately upon the approval of this text.

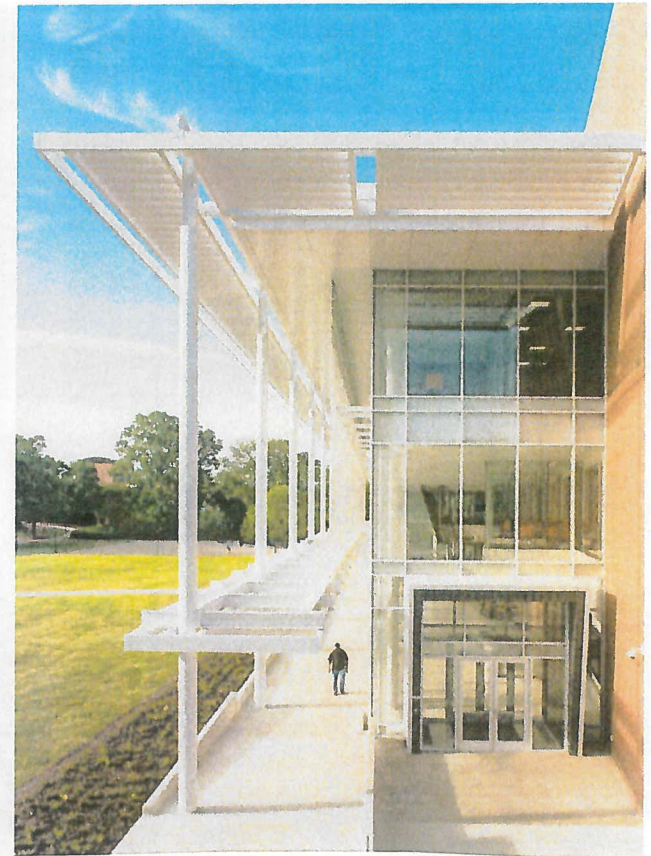
Powell Medical Campus Zoning District 7.24.18



Note: The images on this page illustrate the applicant's aspirations for building design and architecture as they related to the ambulatory care facility and other permitted medical-related uses. These images are not intended as a commitment to any particular design or massing scheme, but instead are meant to convey images demonstrating the quality of the building(s) to be constructed to accommodate these uses. The process of designing these building(s) is complex and ongoing. Additional information relating to building designs for this particular project will be provided along with a final development plan application at a level of completion as contemplated in the zoning text that will apply to this property.



Southern Delaware County Ambulatory Care Facility



Note: The images on this page illustrate the applicant's aspirations for building design and architecture as they related to the ambulatory care facility and other permitted medical-related uses. These images are not intended as a commitment to any particular design or massing scheme, but instead are meant to convey images demonstrating the quality of the building(s) to be constructed to accommodate these uses. The process of designing these building(s) is complex and ongoing. Additional information relating to building designs for this particular project will be provided along with a final development plan application at a level of completion as contemplated in the zoning text that will apply to this property.

Site Furnishings - Lighting

Street Lighting

Campus standard for street lighting is the black Ohio State standard acorn-type fixture on a fluted ornamental pole. The pole height varies depending on the street types. When acorn-type fixtures cannot achieve the appropriate light levels due to the spatial constraints, such as a high traffic, wide cross section of roadways, the black Gardco gullwing lighting fixtures should be used.

Crosswalk Lighting

Campus standard for crosswalk lighting is the gray Gardco gullwing fixture. The pole height should match the street lighting.

Pedestrian Lighting

Campus standard for pedestrian walk lighting is the black Ohio State standard acorn-type fixture on a 14-foot tall fluted ornamental pole. When acorn-type fixtures cannot achieve the appropriate light levels due to the spatial constraints, the black Gardco gullwing lighting fixtures should be used.

Open Space Lighting

Campus standard for open spaces is the black Ohio State standard acorn-type fixture on a 14-foot tall fluted ornamental pole. When acorn-type fixtures cannot achieve the appropriate light levels due to the spatial constraints, the black Gardco gullwing lighting fixtures should be used. The black Bega conical lighting could be used in discrete areas such as courtyards.

Surface Lots/Service And Maintenance Lighting

Campus standard for Surface lots/service and maintenance lighting is the black Gardco gullwing fixture on a 20-foot tall pole.



Acorn-type fixture on fluted ornamental pole



Gardco gullwing light fixture



Bega cut-off fixture (model #8959MH)

Benches

Campus standard is a black steel ribbon-style bench. Furnishing should not be anchored unless directed by the university.



Black Ribbon Style Metal Bench



1 SIGNALIZED INTERSECTION IN NW CORNER



2 EXISTING KINSALE POND ALONG SAWMILL PKWY.



3 NORTHERN GATEWAY/ENTRANCE



4 KINSALE VILLAGE CONDOMINIUMS - PHASE I



5 KINSALE VILLAGE CONDOMINIUMS - PHASE II



6 VIEW WEST TOWARDS HIGH SCHOOL



7 VIEW EAST TOWARDS ATHLETIC FIELDS



8 VIEW TO EXISTING BANK



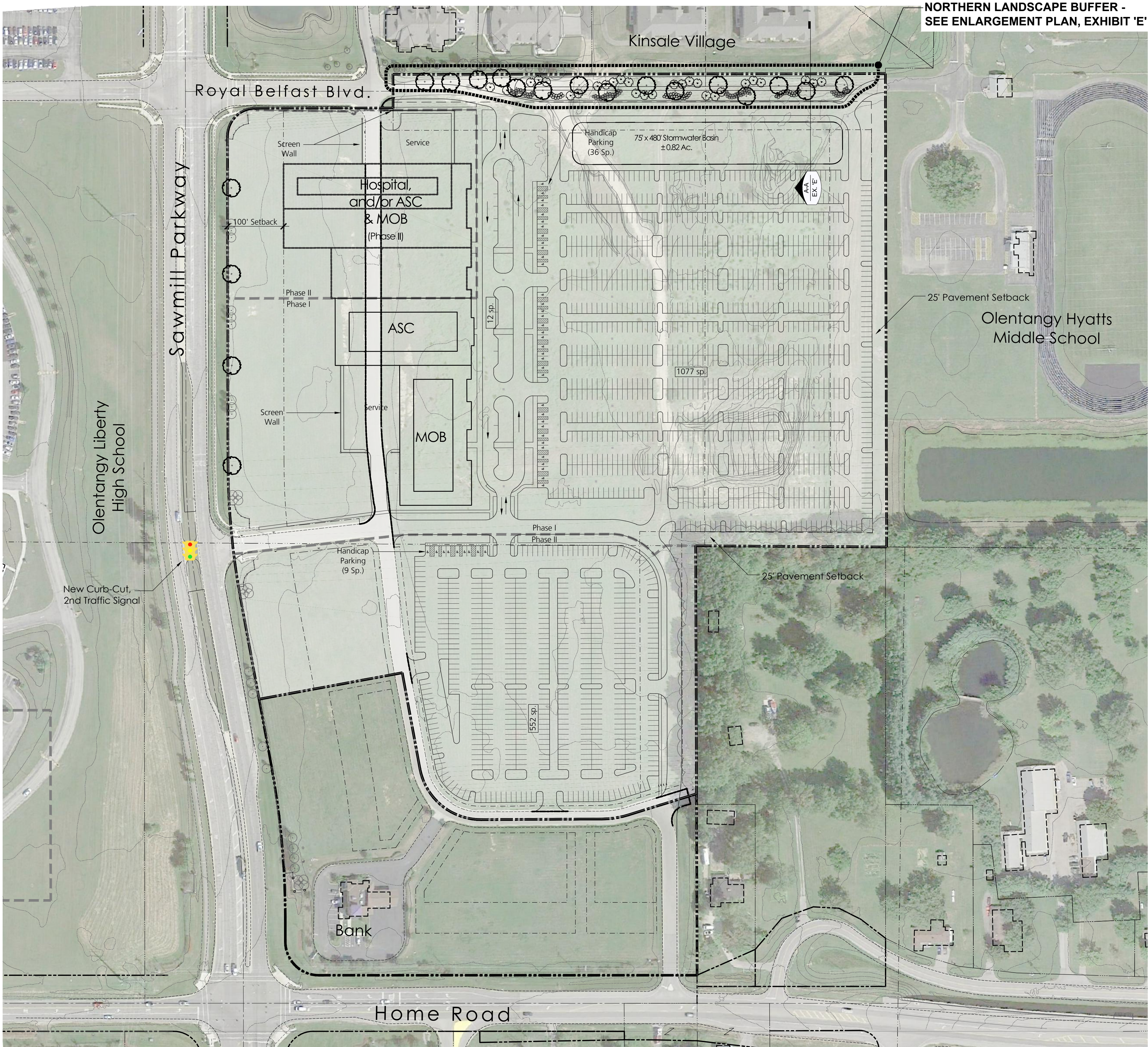
9 EXISTING FRONTAGE ROAD



10 (FUTURE) PROPOSED SIGNALIZED ENTRANCE

Exhibit 'A' - Existing Conditions Plan Southern Delaware Co Ambulatory Care Facility

City of Powell, Ohio July 24, 2018



Vicinity Map

Site Data:

Stats	MOB	ASC, UC, Imaging	Hospital	Totals	Comment
Program					
Total Area	150,000	58,000	216,000	424,000	
Contact Surface on Ground	30,000	29,000	72,000	131,000	
Dimension	250 x 120	243 x 120	90 x 250		ASC Exp
			150 x 335		Hosp Podium
			80 x 300		Bed Floors
Parking					
Required by Program	645	249	756	1,650	
Total No. of Spaces Indicated				1,641	
Powell Zoning	750*	580**	235***	1565	
Lot Coverage				59.9%	

* 1 space per 200 SF
** 1 space per 100 SF
*** 1.5 spaces per bed + .5 space per employee

Site Furnishings:
Lighting

Street Lighting
Campus standard for street lighting is the black Ohio State standard acorn-type fixture on an fluted ornamental pole. The pole height varies depending on the street types. When acorn-type fixtures cannot achieve the appropriate light levels due to the spatial constraints, such as a high traffic, wide cross section of roadways, the black Gardco guilwing lighting fixtures should be used.

Crosswalk Lighting
Campus standard for crosswalk lighting is the gray Gardco guilwing fixture. The pole height should match the street lighting.

Pedestrian Lighting
Campus standard for pedestrian walk lighting is the black Ohio State standard acorn-type fixture on a 14-foot tall fluted ornamental pole. When acorn-type fixtures cannot achieve the appropriate light levels due to the spatial constraints, the black Gardco guilwing lighting fixtures should be used.

Open Space Lighting
Campus standard for open spaces is the black Ohio State standard acorn-type fixture on a 14-foot tall fluted ornamental pole. When acorn-type fixtures cannot achieve the appropriate light levels due to the spatial constraints, the black Gardco guilwing lighting fixtures should be used. The black Bega conical lighting could be used in discrete areas such as courtyards.

Surface Lots/Service And Maintenance Lighting
Campus standard for Surface lots/service and maintenance lighting is the black Gardco guilwing fixture on a 20-foot tall pole.

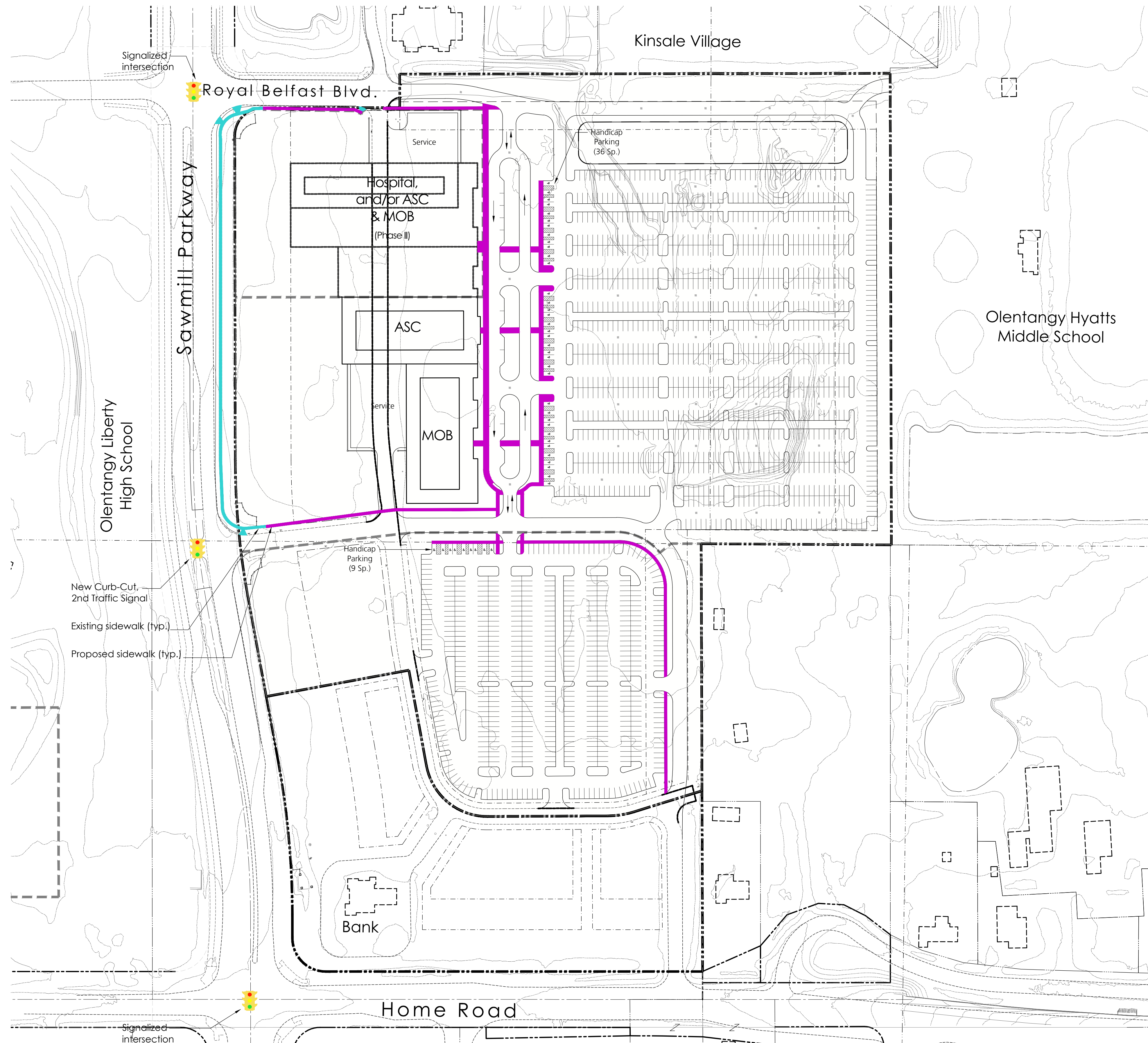


Benches
Campus standard is a black steel ribbon-style bench. Furnishing should not be anchored unless directed by the university.

1 TYPICAL LIGHT FIXTURES AND SITE FURNISHINGS

Exhibit 'B'-Preliminary Development Plan
Southern Delaware Co Ambulatory Care Facility

City of Powell, Ohio July 24, 2018



KEY:

- Proposed Sidewalk
- Existing Sidewalk

Exhibit 'C'-Pedestrian Circulation Plan Southern Delaware Co Ambulatory Care Facility

City of Powell, Ohio July 24, 2018

The Ohio State University





LANDSCAPE REQUIREMENTS

MINIMUM REQUIRED TREES - 1145.30

1145.30 COVERAGE TREE	(a) MINIMUM TREES THE FOLLOWING MINIMUMS ARE REQUIRED, BASED UPON TOTAL GROUND COVERAGE OF STRUCTURES, RELATED PARKING, LOADING, AND TRASH STORAGE AREAS: (3) B. OVER 19,501 SQUARE FEET: A TOTAL TRUNK DIAMETER BEGINNING AT 28", PLUS 1" OF TRUNK DIAMETER FOR EVERY 2,000 SQUARE FEET OVER 19,500 SQUARE FEET OR FRACTION THEREOF	REQUIRED A TOTAL OF 395" FOR +/-748,447 S.F. OF GROUND COVERAGE	PROVIDED A TOTAL OF 526.5" (+131.5" ABOVE REQ'D) IN TRUNK DIAMETER ACHIEVED WITH 122 TREES @2.5" CAL. , 11 @1.5" CAL. , AND 205" SURPLUS TRUNK DIAMETER FROM PARKING LOT TREES
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PARKING AREA LANDSCAPING - 1145.31

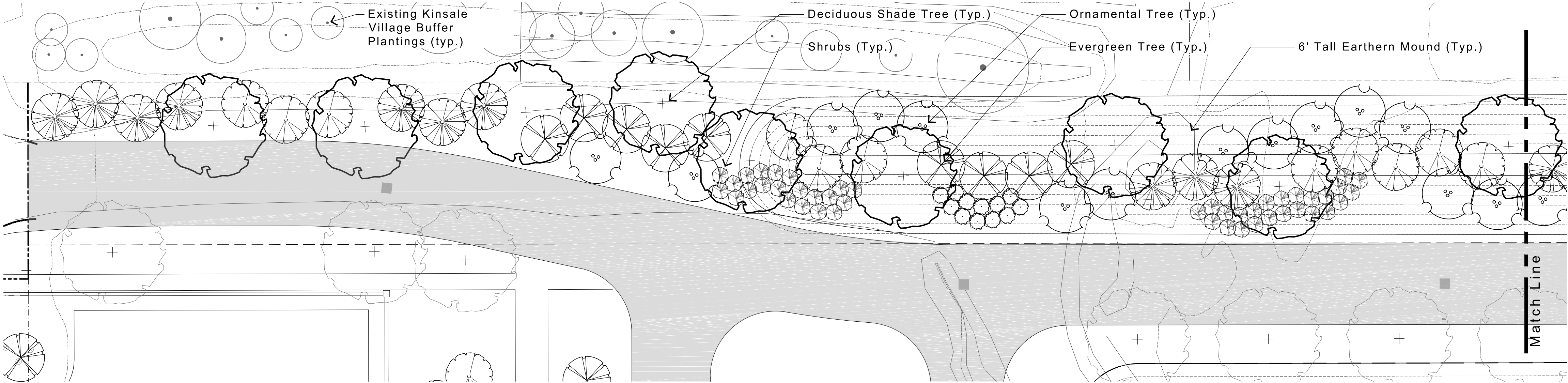
1143.31 PARKING LOT TREE	PARKING LOT PLANTING BAYS/TREES IN ALL PARKING AREAS IN WHICH MORE THAN TEN PARKING SPACES ARE REQUIRED, THERE SHALL BE ONE PARKING BAY (SPACE) LEFT UNPAVED, BUT CONCRETE CURBED, FILLED WITH SODDED GRASS, AND CONTAINING NO LESS THAN ONE DECIDUOUS TREE OF ONE AND ONE-HALF INCH TRUNK DIAMETER OR MORE, MEASURED 24 INCHES FROM THE GROUND, FOR EVERY EIGHT PARKING SPACES, OR PORTION THEREOF, PROVIDED.	REQUIRED 205 TREES @ 1 1/2" CAL. FOR 1,641 PARKING SPACES	PROVIDED 205 TREES @ 2 1/2" CAL. FOR 1,641 PARKING SPACES (+205" ABOVE REQ. D. ADDITIONAL TRUNK DIAMETER APPLIED TO 1145.30 REQUIREMENTS)
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SCREENING - 1145.33

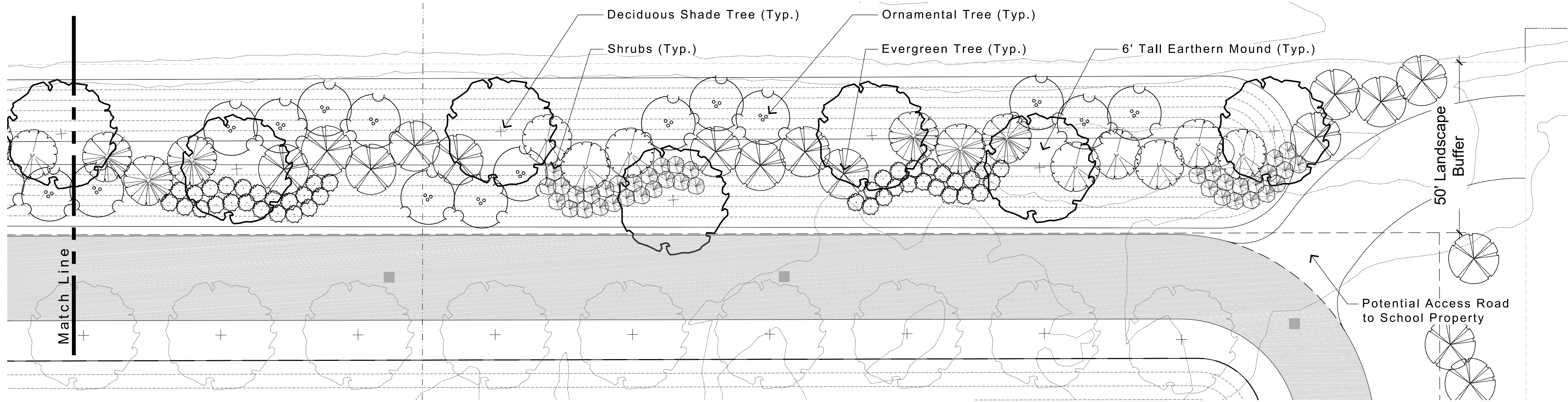
SCREENING OR BUFFERING (a) FOR ANY PERMITTED OR CONDITIONALLY PERMITTED NON-RESIDENTIAL USES WHICH ABUT ANY RESIDENTIAL DISTRICT, OR CURRENT RESIDENCE, IN ADDITION TO SETBACK AND YARD REQUIREMENTS PROVIDED ELSEWHERE IN THE ORDINANCE. (1) SCREENING SHALL BE PROVIDED FOR ONE OR MORE OF THE FOLLOWING PURPOSES: A. A VISUAL BARRIER TO PARTIALLY OR COMPLETELY OBSTRUCT THE VIEW OF STRUCTURES OR ACTIVITIES. B. AN ACOUSTIC SCREEN TO AID IN ABSORBING OR DEFLECTING NOISE. C. A PHYSICAL BARRIER TO CONTAIN DEBRIS AND LITTER	REQUIRED VISUAL SCREENING WALLS, FENCES, PLANTINGS, MOUNDS OR A COMBINATION OF THESE ELEMENTS SHALL BE A MINIMUM OF FIVE AND ONE-HALF FEET HIGH IN ORDER TO ACCOMPLISH THE DESIRED SCREENING EFFECT. PLANTINGS SHALL BE A MINIMUM OF FOUR FEET IN HEIGHT AT THE TIME OF PLANTING.	PROVIDED 6' HT. EARTHEN MOUND + A DENSE VEGETATIVE PLANTING (REFER TO EXHIBIT 'E' FOR MORE INFORMATION)
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STREET TREES

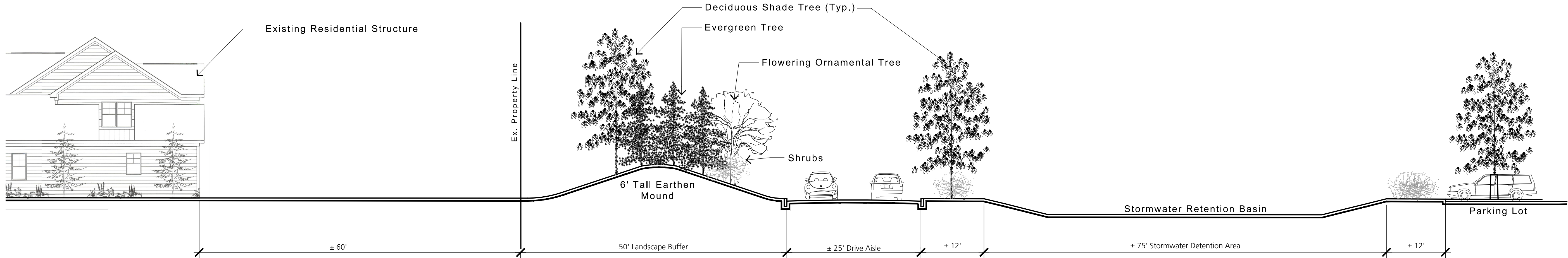
STREET TREE TREE	STREET TREE REQUIREMENTS 1 TREE/45 L.F.	REQUIRED 24 TREES	PROVIDED 20 EXISTING TREES, AND 4 PROPOSED NEW TREES FOR +/- 1,058 L.F. OF SAWMILL PARKWAY FRONTAGE
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Northern Landscape Buffer



Northern Landscape Buffer



Section A-A Through Northern Landscape Buffer and Stormwater Detention Basin

Exhibit 'E'-Northern Landscape Buffer
Southern Delaware Co Ambulatory Care Facility

City of Powell, Ohio July 24, 2018

PLANT LIST (Contractor is responsible for all plant quantities shown on plan)

CODE	BOT. NAME/COMMON NAME	SIZE	COND.	NOTES / SPACING
DECIDUOUS SHADE TREES				
QU IM	Quercus imbricaria Shingle Oak	2.5"	B&B	
AE GL	Aesculus glabra Ohio Buckeye	2.5"	B&B	
CE OC	Celtis occidentalis Common Hackberry	2.5"	B&B	
AC CO	Acer saccharum 'Commemoration' Commemoration Sugar Maple	2.5"	B&B	
DECIDUOUS ORNAMENTAL TREES				
CE CA	Cercis canadensis Eastern Redbud	1.5"	B&B	Tree Form
AM GR	Amelanchier x Grandiflora 'Autumn Brilliance' Autumn Brilliance Serviceberry	1.5"	B&B	
VI PR	Viburnum prunifolium Blackhaw Viburnum	48"	B&B	
EVERGREEN TREES				
PI GL	Picea glauca White Spruce	7' Hgt.	B&B	
PI DE	Picea glauca 'Densata' Black Hills Spruce	7' Hgt.	B&B	
PI ST	Pinus strobus White Pine	7' Hgt.	B&B	
Shrubs				
CA VE	Calycanthus 'Venus' Venus Sweetshrub	24" Hgt.	Cont.	
CO SE	Cornus sericea Red Osier Dogwood	36" Hgt.	Cont.	
JU VA	Juniperus virginiana 'Grey Owl' Grey Owl Juniper	36" Hgt.	Cont.	
TA DE	Taxus x media 'Densiformis' Dense Yew	36" Hgt.	B&B	
VI DE	Viburnum Dentatum 'Blue Muffin' Blue Muffin Arrowwood Viburnum	48" Hgt.	B&B	

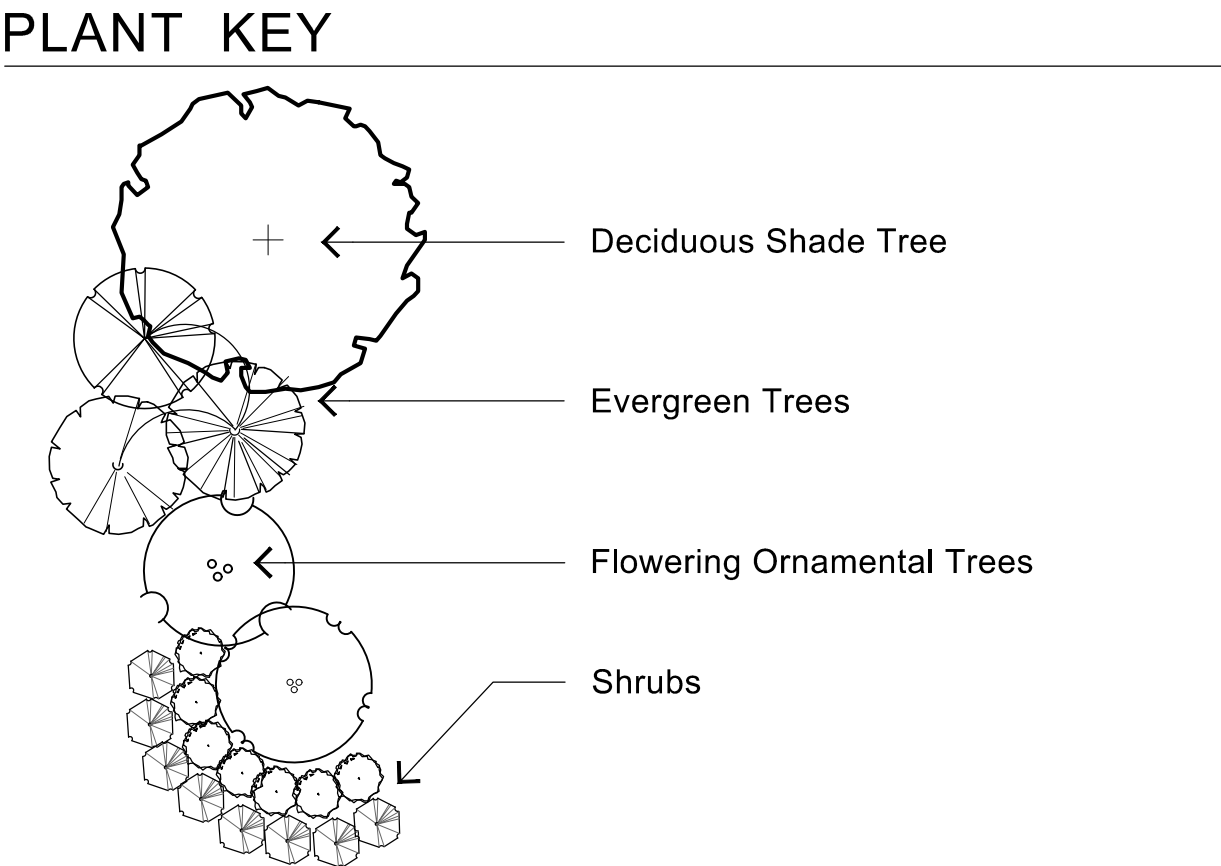




Exhibit 'F'-Preliminary Phasing Plan
Southern Delaware Co Ambulatory Care Facility

City of Powell, Ohio July 24, 2018

