

## **BOLD REACH DEVELOPMENT**

### **OFFICE LIMITATION TEXT**

**October 6, 2020**

**I. Introduction:** The real property subject to this limitation text is located at 10087 Johnstown Road, New Albany Ohio 43054; Parcel No. 222-000612-00 (Prior Deed Reference: Official Deed Book 3212, Page C09 Recorder's Office, Franklin County, Ohio). This rezoning provides zoning designations of O (Office District) for the property.

**II. Zoning Designation:** O, Office District (Chapter 1143 of the Codified Ordinances of the City of New Albany).

**III. Permitted Uses:** Uses in the zoning district shall include the permitted and conditional uses contained and described in the Codified Ordinances of the City of New Albany, O (Office District), Chapter 1143.02 and conditional uses listed in Chapter 1143.03, provided that the conditional uses comply with Chapter 1115.

#### **IV. Current Development Standards Prior to Redevelopment**

A. **Existing Non-Conformities:** The existing non-conforming status of the primary structure with respect to required minimum building setback from Johnstown Road, shall be permitted to remain as part of this rezoning in accordance with section 1117 of the Codified Ordinances of New Albany. In accordance with Codified Ordinance 1117.06, if more than 50% of the market value of the existing building is lost, the building or structure may not be restored or rebuilt in a manner so as to continue existing non-conformities. No improvements or changes shall be made to the site or building to cause either the building or the site to become more non-conforming in accordance with section 1117 of the Codified Ordinances of New Albany. In the event that any improvements are made to the existing building or site, the development standards of Codified Ordinances Chapter 1143 and other applicable chapters apply.

#### **V. Standards for Future Redevelopment**

A. **Redevelopment of the Property:** If the site is redeveloped the standards of Ordinances Chapter 1143 apply unless otherwise addressed in this text. For the purposes of this text, redevelopment shall be defined as construction involving the removal and replacement of an existing primary structure or the addition a new primary structure.

B. **Lot and Setback Commitments**

1. Johnstown Road (US Route 62): There shall be a minimum 50 foot pavement and building setback from the right-of-way of U.S. Route 62/Johnstown Road.
2. Lot Coverage: There shall be a maximum lot coverage of 80% in this Zoning District.

C. Access, Loading, Parking and Other Traffic Commitments

1. Vehicular Parking: Vehicular parking for each use shall be provided per Section 1167 of the Codified Ordinances.
2. Bicycle Parking: Bicycle parking shall be provided at the rate of one space per 2,500 square feet of gross building floor area located on that parcel, provided that in no circumstance shall more than 10 bicycle parking spaces be required.
3. Vehicular Access: One full access curb cut is permitted along Johnstown Road. In the event that the site is redeveloped and there is an existing private drive built up to this property line on an adjacent site, as envisioned on exhibit A accompanying this text, the existing curb cut along Johnstown Road shall be removed and a connection to the drive shall be established to provide access to this site and neighboring sites.
4. Pedestrian Access: A leisure trail shall be located along Johnstown Road. A 5-foot wide concrete private sidewalk shall be provided along any private drive that is built within this zoning district and individual parcels shall establish at least one pedestrian connection to the sidewalk in some form. If such connection crosses a parking area it should be striped. Each building shall have a concrete sidewalk between its front façade and adjacent parking areas.

D. Architectural Standards:

1. Application of DGRs: The City's Design Guidelines and Requirements shall apply to this Zoning District.
2. Style: Buildings shall be designed to be seen from 360 degrees with the same caliber of finish on all facades/elevations. Building additions, whether attached or detached, shall be of similar design, materials, and construction.
3. Height: The maximum building height (as measured per the Codified Ordinances) shall not exceed 35 feet. Architectural elements such as monitors, chimneys, and cupolas may exceed the height limitations of this text as permitted by the Codified Ordinances.

4. Features: The following architectural features shall be required and shall be scaled according to the size of the individual tenant. These features may be scaled to a group of smaller side-by-side tenants when architecturally appropriate:

- a. Roofs may be sloped or flat, provided that flat roofs utilize a heavy cornice;
- b. Roof elements that emphasize and reduce the building scale at the building storefront such as, but not limited to, dormers, cupolas, roof spires, and hip and gable roofs;
- c. Complete screening of all roof-mounted equipment shall be required on all four sides of buildings with 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; and

5. Exterior Elevations: All exterior elevations of each building shall be required to have the following characteristics:

- a. Consistency of Finish: The same palette of exterior finishes and color shall be used on all sides of a building. Unfinished rear facades of buildings shall be prohibited.
- b. Exterior Wall Finish: Brick, brick veneer, metal, cementitious products such as Hardiplank or its equivalent, wood, EIFS and composite material may be used as exterior wall finish materials where appropriate. Exterior wall finish materials must be used to complete massing elements. The application of brick or brick veneer to a single building façade is prohibited. Tinted glass shall be permitted, reflective or mirrored glass shall be prohibited.
- c. Roofs: General roof massing shall incorporate pitched or flat roofs. If a flat roof is used, strong cornice lines must be integrated. Acceptable roof materials include dimensional asphalt shingles, natural and synthetic slate, cedar shake, and standing seam metal.
- d. Parapets: Parapets shall use a classical cornice with molded shapes made of any of the following durable materials: stone, cast stone, architectural pre-cast concrete, gypsum fiber reinforced concrete, expanded insulation finish system (EIFS), or similar materials.

- e. Fascias: Roof fascias shall be proportioned to the scale of the roof element and shall employ classical molding details such as crown molding. The same material shall be used for fascias and cornices.
- f. Gutters and Downspouts: Sloped roofs shall be required to employ gutters and downspouts for drainage. All gutters shall be of a metal type and shall be painted to match fascias.
- g. Exterior Doors: All exterior doors other than doors whose primary purpose is for the entry or exit of customers shall be made of a heavy gauge metal.
- h. Prefabricated Buildings: Prefabricated metal buildings, untreated masonry block structures, and buildings featuring an exterior finish entirely of glass are also prohibited.

E. Buffering, Landscaping, Open Space and Screening Commitments

1. Landscape Standards Along Public Rights-of-Way & Private Roads:

- a. Street Trees: Deciduous street trees are required within the rights-of-way along Johnstown Road. Trees are to be a minimum of three inch caliper and shall be spaced at a minimum distance of thirty feet on center. If any additional street trees are not currently installed within the zoning district, they are required to be shall be installed using the same species of existing trees along that frontage and with similar spacing as the existing trees. The street trees required of this section also applies to private roads and common drives used to connect sites. Street trees shall not obstruct site distance or signage.
- b. Fencing: A four-board white horse fence shall be installed along Johnstown Road except where vehicular or pedestrian access points for the Zoning District are provided.
- c. Screening of Parking from Streets and Drives: Any surface parking areas adjacent to Johnstown Road or a private drive shall be screened with a minimum of a 48-inch tall continuous planting hedge. The 48-inch height shall be measured from the adjacent parking area. Within the required minimum pavement setback area along Johnstown Road there shall be a minimum of 6 trees per 100 lineal feet. Trees may be deciduous, ornamental, evergreens, or any combination thereof. This planting requirement shall not apply in areas where pedestrian or vehicular ingress and/or egress are provided, or where existing trees are found.

3. Tree Preservation: Reasonable and good faith efforts will be made to preserve existing trees within this subarea. Consideration will be given to laying out service roads, lots, structures and parking areas to avoid the unnecessary destruction of existing trees. Additionally, standard tree preservation practices will be in place to preserve and protect trees during all phases of construction, including the installation of snow fencing at the drip line.

4. General.

a. Minimum Tree Size.

<u>Tree</u>	<u>Perimeter Minimum Tree Size</u>	<u>Parking Lot Minimum Tree Size</u>
Ornamental Tree	2" Caliper	2" Caliper
Deciduous Shade Trees	2 ½" Caliper	2 ½" Caliper
Evergreen Trees	6' – 8' tall	4' tall

b. Perimeter Shrubbery. Deciduous and evergreen shrubs are permitted and shall be a minimum size of 24 inches in height at installation.

c. Interior Parking Lot Landscaping. The required amount of interior landscaping shall be a minimum of eight percent (8%) of the total area of parking lot pavement. The landscaping areas shall include both shrubs and parking lot trees as required by Codified Ordinance 1171.06(a)(3) and be arranged in such a manner so as to visually break up large expanses of pavement.

F. Dumpsters, Lighting, Outdoor Display Areas and other Environmental Commitments

1. Mechanical Equipment: Any external mechanical equipment shall be screened at ground level from all adjacent public streets and from properties which are outside of but adjacent to this Zoning District with materials that are similar to or the same as used on the majority of the building, or with fencing or landscaping. Complete screening of all roof-mounted equipment shall be required on all four sides of buildings with 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. The screening of the mechanical equipment should be coordinated with the rest of the architecture so as to avoid being seen as an “add-on”.

2. Service Areas and Dumpsters: All service areas (including, without limitation, loading docks) and dumpsters shall be fully screened from all public roads and from adjacent properties located outside of this Zoning District at ground level with walls, fencing, or landscaping in accordance with Codified Ordinance 1171. Walls shall be of the same materials used on the building walls and shall be complemented with landscaping. Exterior storage of materials, supplies, equipment, or products is prohibited.

3. Lighting:

a. Parking Lots and Driveways: All parking lot and private driveway lighting shall be cut-off type fixtures and down cast. Light poles within this subarea shall be black or New Albany green and constructed of metal and shall be consistent with the fixture shown in the attached Exhibit B. Parking lot lighting shall not exceed 18 feet in height. Parking lot lighting shall be from a controlled source in order to eliminate light spillage beyond the boundaries of the site.

b. Ground-Mounted Lighting: Landscape uplighting from a concealed source shall not be permitted. Any ground lighting that is permitted shall be shielded and landscaped.

c. Prohibited Lighting: No permanent colored lights or neon lights shall be used on the exterior of any building.

d. Security Lighting: Security lighting, when used, shall be of a motion-sensor type.

e. Consistent Appearance: Exterior lighting fixtures shall be similar in appearance throughout this subarea. All exterior lighting mounted to a building shall be located on the first floor only. Uplighting of a building is prohibited.

f. Other Requirements: All other lighting on the site shall be in accordance with the City’s Codified Ordinances.

G. Graphics and Signage Commitment

1. Specifications: Permitted sizes, designs, colors, shapes, and other specifications for ground and building signs shall be consistent with the 2013 Trust Corp Signage Recommendations Plan which was approved by the City in 2013 for the real property located to the southeast of this Zoning District across U.S. Route 62/Johnstown Road. Any changes to or deviations from that plan shall require the review and approval of the Board of Zoning Appeals.
2. Illumination: Backlighting of individual letters on wall-mounted signage shall be permitted. Internally illuminated wall-mounted and ground-mounted signage shall be prohibited.
3. Prohibited Signs: No signs shall be painted directly on the surface of the building, wall or fence. No wall murals shall be allowed. No roof signs or parapet signs shall be permitted nor shall a sign extend higher than the roof of a building. No flashing, traveling animated or intermittently illuminated signs or banners, tethered balloons or pennants shall be used. Temporary interior window advertisements are prohibited.

The following signs are not permitted as permanent signs: Banner or streamers, sidewalk or curb signs (sandwich type), portable displays or mobile signs, gas filled devices, roof-mounted signs, revolving or rotating signs, and neon signs

4. Other Requirements: All signage shall conform to the standards set forth in Section 1169 of the Codified Ordinances, unless otherwise stated above.

H. Utilities: All new utilities in this subarea shall be installed underground.