

L-M-2, LIMITED MANUFACTURING
7373 PINGUE DRIVE
Z92-089

SUBAREA 1.

PERMITTED USES:

Within one hundred fifty (150) feet of the north right-of-way line of Pingue Drive as shown in Plat Book 65, Pages 63 and 64, the permitted uses shall be limited to all types of offices and those uses contained in Section 3367.02(b) and (d), with the exception of fuel, paint, paint materials and soil stabilizer. This limitation shall not preclude the storage of fuel, paint or paint materials in small quantities for maintenance purposes.

Beyond the above 150 foot limitation, the permitted uses shall be those uses contained in Chapter 3367 with the following limitation:

- a. No warehouse or storage in bulk for fuel, paint, paint materials, or soil stabilizer. This limitation shall not preclude the storage of fuel, paint or paint materials in small quantities for maintenance purposes;
- b. No stables or wagon sheds;
- c. No manufacturing, compounding, processing, assembling, packaging or treatment of the following items:
 1. insecticides, fungicides, disinfectants, and related industrial and household chemical compounds (blending only);
 2. blacksmithing, horseshoeing, plating, electrolytic process, silverware and plated ware;
 3. paint and shellac;
 4. dry cleaning and dyeing plant.

Lighting:

All lighting on the subject site shall be cut-off type fixtures (down lighting) with a maximum parking lot height of 28 feet, except that uplighting may be used for the building(s) and landscaped area(s) so long as light source is shielded from public rights-of-way. All external outdoor lighting fixtures to be used on the subject site shall be from the same family or

similar manufacturer's type to insure aesthetic compatibility. All light poles and standards shall be the same color.

Height:

The maximum height for development of this property shall be 40 feet.

Buffering:

The north property line shall be mounded and landscaped in accordance with the submitted site plan and typical elevation of screening plantings looking north drawing, subject to these specifications: a: mounding shall be an undulating earthen mound two to four feet in height with maximum slopes of 3 to 1; and b) approximate area shall be 87,000 square feet. The number and type of plantings in the buffer area shown on the site plan are as follows: Trees: 35 Acer rubrum Red Sunset, 1 1/2" to 2 1/2" cal., B&B; 81 Crataegus phaenopyrum, 3' to 4' ht., B&B; 35 Liquidambar styraciflua, 1 1/2" to 2 1/2" cal., B&B; 116 Pinus resinosa, 3' to 5' ht., B&B; Shrubs: 174 Cornus racemosa, 24", B&B; 2030 Cornus racemosa, 18" to 2', bare root seedlings; and 116 Rhus glabra, 15", No. 1 container. Notes: Plantings to be reasonably distributed to accomplish the desired buffering, while permitting a natural distribution. Wildflowers shall not be planted as part of landscape plan. This buffer treatment shall be installed within two years of the effective date of this rezoning or when the first building activity occurs on the site, whichever occurs first. This buffering may be counted toward satisfying any required parking lot screening under the Columbus City Code.

Building Materials:

The building materials for an office building shall be brick stucco, wood or stone individually or in any combination thereof. The office building shall be finished on all four sides with the same building materials. This restriction shall also apply to the office portion of any office/warehouse building.

Signage:

No signage shall be permitted along the narrow strip of land, west of the park, which is adjacent to Oak Meadows Drive, except to sign the emergency access lane. No billboards/off-premises graphics are permitted. No neon signage on the north side of any building shall be permitted. All free-standing signage shall be a ground-mounded sign with a base made of materials which are compatible with the building materials for that site. The size of all signage shall be controlled by the C-2, Commercial classification restrictions.

Dumpster/Loading Doors/Loading Docks:

No dumpsters, loading doors or loading docks shall be located on the north side of any building unless those items are screened from the north property line by another building(s).

Access:

The east end on the subject property shall not have access to extended Oak Meadows Drive except for emergency vehicles. The surface and the vehicle barriers for this access lane shall be reviewed and approved by the Division of Traffic Engineering prior to installation.

SUBAREA 2. L-I.

A five acre park shall be set aside for the City of Columbus as shown on the site plan. The only use for the five acre tract shall be as a park. (The park is part donation and part purchase by the City of Columbus.)

The south and west property lines shall be landscaped in accordance with the submitted site plan and typical elevation of screening plantings look north drawing, subject to these specifications: approximate area, 14,000 sq. ft. The number and type of plantings in the buffer area shown on the site plan are as follows: Trees: 35 *Acer rubrum* Red Sunset, 1 1/2" to 2 1/2" cal., B&B; 81 *Crataegus phaenopyrum*, 3' to 4' ht., B&B; 35 *Liquidambar styraciflua*, 1 1/2" to 2 1/2" cal., B&B; 116 *Pinus resinosa*, 3' to 5' ht., B&B; Shrubs: 174 *Cornus racemosa*, 24", B&B; 2030 *Cornus racemosa*, 18" to 2', bare root seedlings; and 116 *Rhus glabra*, 15", No. 1 container. Notes: Plantings to be reasonably distributed to accomplish the desired buffering, while permitting a natural distribution. Wildflowers shall not be planted as part of landscape plan. This buffer treatment shall be installed within two years of the effective date of this rezoning or when the first building activity occurs in Subarea 1, whichever occurs first. This buffering may be counted toward satisfying any required parking lot screening under the Columbus City Code.

SUBAREA 3. L-R.-2.

1. The one house in Subarea 3 shall have at least a two-car garage.
2. The developer shall install a sidewalk along the south side of Oak Meadows Drive within the single-family subdivision.

3. Minimum house sizes: one story dwelling; 1,180 square feet; more than one-story dwelling; 1,400 square feet. The square footage calculation does not include open porches, basements or garages.

4. The developer of the single-family ground shall install a six foot wood privacy fence along the south end of any lot which is adjacent to the platted but unbuilt Pingue Drive as shown in Plat Book 65, Pages 63 and 64.

5. For any lot which is adjacent to the south property line of Subarea 3, vehicular access shall be taken off a new public street(s) within the single-family development and not from the platted but unbuilt Pingue Drive, as shown in Plat Book 65, Pages 63 and 64.

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