

REZONING APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 www.columbus.gov

OFFICE USE ONLY

Application #: 218-007 Date Received: 2/20/2018

Application Accepted By: SP Fee: \$13,120

Assigned Planner: Shannon Pine; 614-645-2208; spine@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address or Zoning Number: 6060 North Hamilton Road, New Albany, Ohio Zip 43054

Is this application being annexed into the City of Columbus Yes No (select one)

If the site is currently pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.

Parcel Number for Certified Address Portions of 010-295522, 010-285960, 010-266699 and 010-295521

Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s) CPD Requested Zoning District(s) CPD

Area Commission Area Commission or Civic Association: Northland Community Council

Proposed Use or reason for rezoning request: To update and clarify development standards to facilitate the development and operation of medical-related uses. (continue on separate page if necessary)

Proposed Height District: 110' Acreage 31.59

[Columbus City Code Section 3309.14]

APPLICANT:

Name The Ohio State University

Address Attn: Erin Prosser, 1534 North High Street City/State Columbus, Ohio Zip 43201

Phone # 614.247.5958 Fax # N/A Email prosser.20@osu.edu

PROPERTY OWNER(S):

Name See attached list of property owners.

Address _____ City/State _____ Zip _____

Phone # _____ Fax # _____ Email _____

Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE) Attorney Agent

Name Aaron L. Underhill, Esq., Underhill & Hodge LLC

Address 8000 Walton Parkway, Suite 260 City/State New Albany, Ohio Zip 43054

Phone # 614.335.9320 Fax # 614.335.9329 Email: aaron@uhlfirm.com

SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE Aaron L. Underhill, Esq., Attorney for Applicant

PROPERTY OWNER SIGNATURE Aaron L. Underhill, Esq., Attorney for Owner

ATTORNEY / AGENT SIGNATURE Aaron L. Underhill, Esq.

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay the review of this application.

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make all checks payable to the Columbus City Treasurer

218-007

PROPERTY OWNERS
REZONING APPLICATION
6060 North Hamilton Road

HC Office Sub 6 LLC
c/o The Daimler Group
1533 Lakeshore Drive, Suite 100
Columbus, Ohio 43204

Target Corp.
1000 Nicollet Mall
Minneapolis, MN 55440-9456

REZONING APPLICATION

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Phone: 614-645-7433 www.columbus.gov

AFFIDAVIT

(See instruction sheet)

APPLICATION #: 218-007

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Aaron L. Underhill, Esq.
of (1) MAILING ADDRESS Underhill & Hodge LLC, 8000 Walton Parkway, Suite 260, New Albany, Ohio 43054
deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a
list of the name(s) and mailing address(es) of all the owners of record of the property located at
(2) CERTIFIED ADDRESS FOR ZONING PURPOSES 6060 North Hamilton Road, New Albany, Ohio 43054
for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building
and Zoning Services, on (3) 2/20/2018

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS
 Check here if listing additional property owners
on a separate page.

(4) Please see attached list of property owners.

APPLICANT'S NAME AND PHONE #
(same as listed on front of application)

The Ohio State University
614.247.5958

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR OR
CONTACT PERSON AND ADDRESS

(5) Northland Community Council, c/o Dave Paul
P.O. Box 297836
Columbus, Ohio 43229

and that the attached document (6) is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property (7)

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 20th day of February, in the year 2018

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

(8) Kimberly R. Grayson
1-11-2021

Notary Seal Here



KIMBERLY R. GRAYSON
Notary Public, State of Ohio
My Commission Expires
January 11, 2021

expires six (6) months after date of notarization.

218-007

PROPERTY OWNER:

HC Office Sub 6 LLC
c/o The Daimler Group
1533 Lakeshore Drive, Suite 100
Columbus, Ohio 43204

Target Corp.
1000 Nicollet Mall
Minneapolis, MN 55440-9456

APPLICANT:

The Ohio State University
Attn: Erin Prosser
1534 North High Street
Columbus, Ohio 43201

ATTORNEY:

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

**AREA COMMISSION/CIVIC
ASSOCIATION:**

Northland Community Council
Attn: Dave Paul
P.O. Box 297836
Columbus, Ohio 43229

**SURROUNDING PROPERTY
OWNERS:**

Stephen L. Harper, Tr.
or current occupant
250 Civic Center Drive, Suite 500
Columbus, Ohio 43215

Hamilton Crossing LLC
or current occupant
1533 Lake Shore Drive, Suite 100
Columbus, Ohio 43204

REZONING APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 www.columbus.gov

PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION #: 218-007

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Aaron L. Underhill, Esq.
of (COMPLETE ADDRESS) Underhill & Hodge LLC, 8000 Walton Parkway, Suite 260, New Albany, Ohio 43054
deposes and states that (he/she) is the APPLICANT, AGENT or DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following format:

Name of business or individual
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

1. The Ohio State University Attn: Erin Prosser 1534 N. High Street Columbus, Ohio 43201	2. HC Office Sub 6 LLC c/o The Daimler Group 1533 Lakeshore Drive, Suite 100 Columbus, Ohio 43204
3. Target Corp. 1000 Nicollet Mall Minneapolis, MN 55440-9456	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

A. L. Underhill

Subscribed to me in my presence and before me this 20th day of February, in the year 2018

SIGNATURE OF NOTARY PUBLIC

Kimberly R. Grayson
1-11-2021

My Commission Expires:



KIMBERLY R. GRAYSON
Notary Public, State of Ohio
My Commission Expires
January 11, 2021

Project Disclosure Statement expires six months after date of notarization.

incomplete information will result in the rejection of this submittal.
must be submitted by appointment. Call 614-645-4522 to schedule.
Please make all checks payable to the Columbus City Treasurer

City of Columbus Zoning Plat



218-007

ZONING NUMBER

The Zoning Number Contained on This Form
is Herein Certified to Obtain Zoning, Rezoning,
and Variances, and is NOT to be Used for
the Securing of Building & Utility Permits

Parcel ID: 010295522, 010285960, 010295521, 010266699

Zoning Number: 6060

Street Name: N HAMILTON RD

Lot Number: N/A

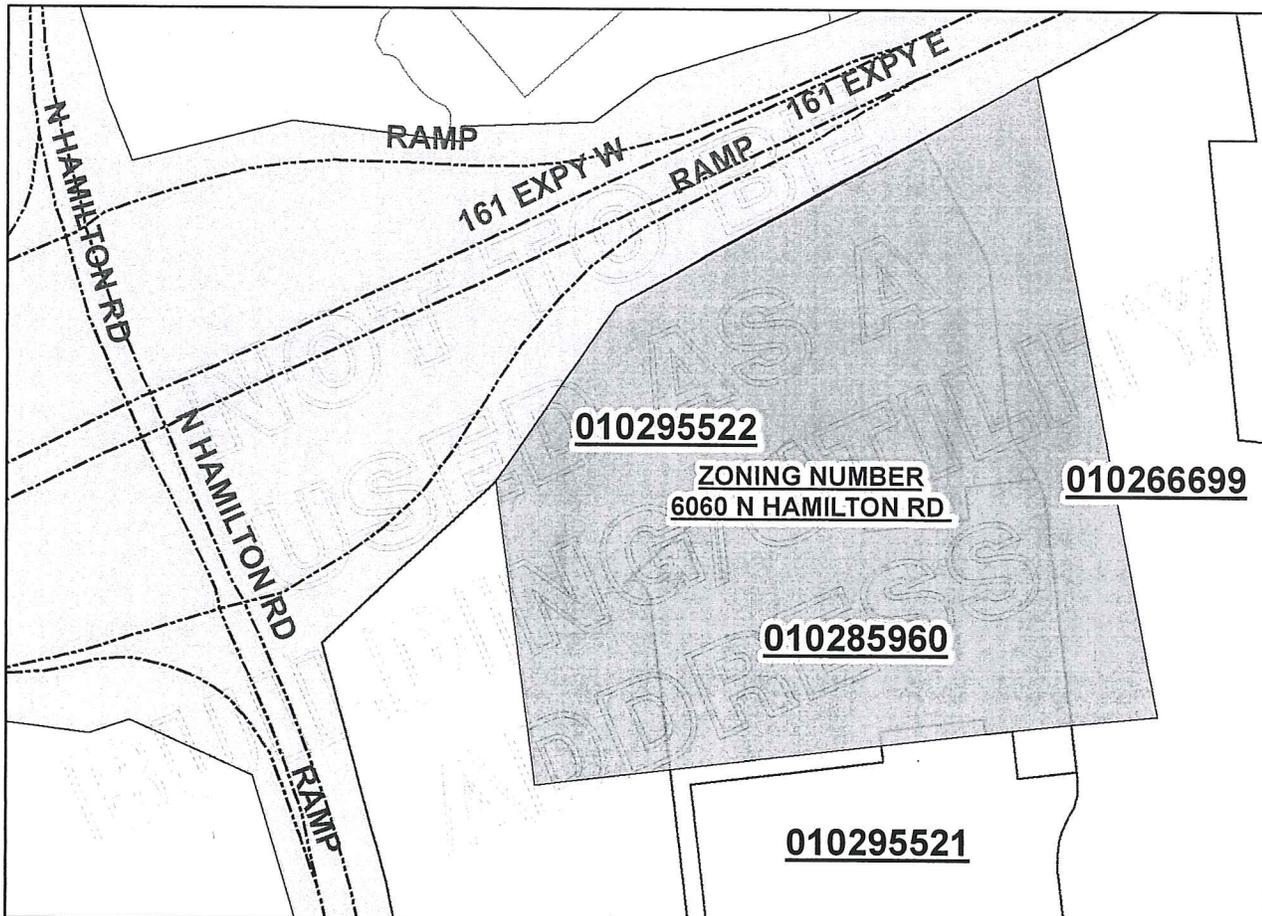
Subdivision: N/A

Requested By: CASTO (CHARLIE FRAAS)

Issued By:

Adugna Amariam

Date: 2/15/2018



FRANK D. WILLIAMS, ADMINISTRATOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
COLUMBUS, OHIO

SCALE: 1 inch = 400 feet

GIS FILE NUMBER: 115012

218-007
CPD to CPD

ZONING DESCRIPTION

31.59 ACRES

Situate in the State of Ohio, County of Franklin, City of Columbus, lying in Quarter Township 3, Township 2, Range 16, United States Military Lands, being all of that 15.646 acre tract and part of that 7.483 acre tract conveyed to HC Office Sub 6 LLC by deed of record in 201802160022858, part of the remainder of that 102.657 acre tract conveyed to Stephen L. Harper, Trustee, by deed of record in 200404290096691, and part of that 12.097 acre tract conveyed to Target Corporation by deed of record in Instrument Number 200711130195580, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

Beginning, for reference, at the centerline intersection of Dublin-Granville Road (formerly State Route 161) with Hamilton Road, as depicted on State of Ohio Department of Transportation Plan FRA-161-16.75/LIC-161-0.00, being in the southerly line of that 6.851 acre tract conveyed as Parcel 102-WD to the State of Ohio by deed of record in Instrument Number 199905240130003;

Thence North $02^{\circ} 48' 55''$ West, with the centerline of said Hamilton Road, a distance of 327.06 feet to a point of curvature;

Thence continuing with said centerline, with the arc of a curve to the left, having a central angle of $07^{\circ} 09' 20''$, a radius of 2864.79 feet, an arc length of 357.77 feet, a chord bearing of North $06^{\circ} 23' 35''$ West and chord distance of 357.54 feet to a point;

Thence North $80^{\circ} 01' 45''$ East, across said Hamilton Road, a distance of 105.23 feet to a point in the easterly right-of-way line of said Hamilton Road, the easterly line of that 6.851 acre tract conveyed as Parcel No. 102-WD to State of Ohio by deed of record in Instrument Number 199905240130003, being a common corner of that 12.097 acre tract conveyed to Target Corporation by deed of record in Instrument Number 200711130195580 and that 26.195 acre tract conveyed to Hamilton Crossing, LLC by deed of record in Instrument Number 201510300154503;

Thence North $12^{\circ} 10' 08''$ West, with said easterly right-of-way, a distance of 221.84 feet to a point at a southeasterly corner of that 32.168 acre tract conveyed as Parcel 102-WL to State of Ohio by deed of record in Instrument Number 199905240130003, being the southerly terminus of the southerly limited access right-of-way line of State Route 161 (Relocated);

Thence with said southerly limited access right-of-way line, the line common to said 26.195 and 32.168 acre tracts, the following courses and distances:

North $15^{\circ} 25' 07''$ West, a distance of 521.88 feet to a point;

North $47^{\circ} 10' 55''$ East, a distance of 499.66 feet to a point; and

North $34^{\circ} 52' 30''$ East, a distance of 44.65 feet to the northeasterly corner of said 15.646 acre tract, the TRUE POINT OF BEGINNING;

Thence with said southerly limited access right-of-way line, the following courses and distances:

ZONING DESCRIPTION

31.59 ACRES

-2-

North 34° 52' 30" East, with the line common to said 15.646 and 32.168 acre tracts, a distance of 402.37 feet to a point;

North 60° 52' 48" East, continuing with the line common to said 15.646 and 32.168 acre tracts, a distance of 501.29 feet to a point; and

North 61° 51' 28" East, with the northerly line of said 15.646 and 5.949 acre tracts, the southerly line of said 32.168 acre tracts, a distance of 522.93 feet to a point at a northwesterly corner of the remainder of that 102.657 acre tract conveyed as Parcel One to Stephen L. Harper, Trustee by deed of record in Instrument Number 200404290096691;

Thence South 10° 43' 36" East, with the line common to said 5.949 acre tract and the remainder of said 102.657 acre tract, a distance of 1344.13 feet to a point;

Thence South 83° 05' 21" West, with the line common to said 5.949 acre tract and the remainder of said 102.657 acre tract, across said 12.097 and 7.483 acre tracts, with the southerly line of said 15.646 acre tract, the northerly line of that 1.496 acre tract conveyed to HC Office Sub 6 LLC by deed of record in 201802160022858, and the remainder of said 26.195 acre tract, a distance of 1309.10 feet to a point;

Thence North 06° 54' 39" West, with the line common to said 15.646 acre tract and the remainder of said 26.195 acre tract, a distance of 662.28 feet to the TRUE POINT OF BEGINNING, containing 31.59 acres, more or less.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

HLK

31_59 ac 20170914-VS-EXHB-ZONE-02.docx

DEVELOPMENT TEXT

PROPOSED DISTRICT: CPD
PROPERTY ADDRESS: 6060 N. Hamilton Road
OWNERS: HC Office Sub 6 LLC, et al.
APPLICANT: The Ohio State University
DATE OF TEXT: February 20, 2018
APPLICATION NUMBER: 218-007

INTRODUCTION: The property that is the subject of this rezoning is presently found within four different zoning districts and/or subareas. The previous zonings were approved without a specific use or user being known or identified. Recently the applicant has expressed interest developing the site with ambulatory care, medical service uses, and medical and/or other office uses. The current zonings on the property allow for the development and operation of all of these uses. However, the zoning texts that apply to the site provide some ambiguities in terms of the development standards which are to apply to these types of uses. The purpose of this rezoning is to clarify and update the development standards that apply to the property in the context of these uses, while generally retaining the same standards as they apply to other uses.

The real property that is the subject of this text consists of 31.59+/- acres. It is located to the east of Hamilton Road, to the south of and adjacent to the State Route 161 Expressway, and to the north of East Dublin-Granville Road. Prior to the effective date of the approval of this rezoning the aforementioned property included portions of Subareas 6 and 8 as identified in Zoning Case No. Z05-054, portions of Subarea G-1 as identified in Zoning Case No. Z16-038, and portions of Subarea G-2 as identified in Zoning Case No. Z16-039. Upon approval of this rezoning, the property that is subject to this text will be known as Subarea K.

1. **SUBAREA K: CPD**

A. LOCATION: Subarea K contains 31.59+/- acres and is located to the east of Hamilton Road, to the south of and adjacent to the State Route 161 Expressway, and to the north of East Dublin-Granville Road. The CPD plan for this subarea is attached hereto as **Exhibit A**.

B. PERMITTED USES: Permitted uses for Subarea K are contained in Sections 3356.02 (C-4, Commercial) and 3357.01 (C-5, Commercial) of the Columbus City Code unless otherwise indicated within this text. For purposes of clarification only, ambulatory care uses are permitted in this subarea in addition to all other permitted 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. The following uses shall not be permitted in this subarea:

1. Billboards
2. Cabaret
3. Commercial radio transmitting or television station and appurtenances including cellular towers unless it is located on top of a building. Notwithstanding the previous sentence, no full size regional cell towers will be located on the top of a building if such cell tower exceeds ten (10) feet above the height of the building.
4. Dance hall
5. Funeral parlor
6. Motor bus terminal
7. Motion picture theater
8. Nightclub
9. Pawn shop
10. Poolroom
11. Private club
12. Testing or experimental laboratory, unless operated as an accessory use to an ambulatory care use or other medical-related use.

13. RV (recreational vehicle), sales, rental and leasing

C. DEVELOPMENT STANDARDS: The applicable development standards for this subarea are contained in Chapter 3356 (C-4 Commercial) and 3357 (C-5 Commercial) of the Columbus City Code unless otherwise indicated within this text.

D. DENSITY, HEIGHT, LOT AND/OR SETBACK COMMITMENTS

1. The permitted maximum site density for the subject property shall not exceed the ratio of 12,000 square feet of building per acre of the subarea except that office development, ambulatory care, medical services, and similar or related uses shall not exceed the ratio of 18,000 square feet of building per acre contained within the subarea. Individual uses or developments within the subarea may exceed this ratio provided that the entire subarea does not exceed the total gross square footage that is permitted in the subarea. Medical office, office, and ambulatory care uses collectively shall not exceed 225,000 total square feet of floor area unless the traffic impact study referenced in Section 1.E.4 below is updated to address the additional square footage for these uses.

2. The minimum required setback from State Route 161 shall be 30 feet for parking and maneuvering areas and buildings and canopies.

3. The minimum required setback for parking, maneuvering, buildings, and canopies shall be 25 feet from the eastern perimeter boundary line of this subarea. The minimum required setback for parking, maneuvering, buildings, and canopies from all other perimeter boundary lines within this subarea which are not adjacent to a public right-of-way shall be 10 feet on parcels containing medical offices, ambulatory care uses, medical services, and/or similar or related uses. Otherwise, there shall be a zero setback required from these other perimeter boundary lines for parking, maneuvering, buildings, and canopies.

4. There shall be a zero setback requirement for parking and maneuvering areas and buildings and canopies for interior property lines within this subarea.

5. Building setbacks shall not apply to landscape features such as, but not limited to, planters or walls six (6) feet high or less or ornamental fencing which may or may not contain signage.

6. The height district for the subject property shall be 110 feet, subject to the following:

a. Office, ambulatory care, medical services, and similar or related uses shall not exceed 110 feet in height; and

b. All uses other than specified in subsection I.D.6.a above shall be subject to the requirements of the 60-foot height district.

7. Lot coverage shall not exceed 80%. Internal sidewalks and bikeways shall not be considered as part of the lot coverage.

E. ACCESS, LOADING, PARKING AND/OR OTHER TRAFFIC-RELATED COMMITMENTS:

1. The minimum and maximum parking spaces to be provided for each use in this subarea shall comply with Section 3312.49 of the Columbus City Code, except that ambulatory care uses and medical service uses (but excluding medical office) shall have no limitation on the maximum number of parking spaces that are permitted.

2. Overnight parking of semi-tractor trailers, box trucks, commercial vehicles or recreational vehicles outside of loading areas shall be prohibited. Trucks located within loading areas shall not be permitted to leave engines running overnight.

3. The requirements of Section 3312.45, Wheel stop device, shall not apply to this subarea.

4. Vehicular access between Subarea K and Hamilton Road shall be provided via a private access drive connecting to the existing access point on Hamilton Road generally located midway between East Dublin-Granville Road and the State Route 161 Expressway, pursuant to a cross access easement between the owner(s) of Subarea K and adjacent real property to the west. Vehicular access between Subarea K and East Dublin-Granville Road also may be provided via a private access drive connecting to the existing access point on East Dublin-Granville Road generally located midway between Hamilton Road on the west and the existing overhead electric transmission line to the east and aligning with the intersection of East Dublin-Granville Road and Albany Park Drive, pursuant to a cross access easement between the owner(s) of Subarea K and adjacent real property to the south. An access drive for service vehicles shall be permitted to the east of the primary access point on East Dublin-Granville Road in a final location that is approved by the City of Columbus Department of Public Service and also pursuant to a cross access easement between the owners(s) of Subarea K and adjacent real property to the south.

5. A traffic study dated July 9, 2015, prepared by Carpenter Marty Transportation, Inc., has been prepared on behalf of the applicant and has been reviewed and approved by the City of Columbus, Department of Public Service as part of Zoning Case Number Z14-044. The same traffic study shall apply to this subarea. In addition to the access points and drives detailed in the immediately preceding paragraph, this subarea may be serviced from other vehicular access points that are identified in the approved traffic study, as modified and approved previously or in the future. These access points shall be designed with turn movement commitments and/or restrictions that are identified in the study. The approved traffic study may be amended for this subarea and/or other real property that is subject to the same from time-to-time in the future to address actual development patterns in the area if agreed upon by the owner(s) of Subarea K and the Department of Public Service.

F. BUFFERING, LANDSCAPING, OPEN SPACE AND SCREENING COMMITMENTS:

1. The requirements of this paragraph shall only apply to ambulatory care uses, medical service uses, and office uses (and similar or related uses and development) within Subarea K which abut the western and/or southern boundary lines of Subarea K. For a minimum distance of 10 feet measured eastward from the western boundary line of Subarea K, and for a minimum distance of 10 feet measured northward from the southern boundary line of Subarea K, a buffer zone shall be provided to buffer development within Subarea K from development to be located on real property located to the west of and south of Subarea K. Within these areas, trees shall be planted at a minimum rate of 1 tree per 30 linear feet. Sidewalks, leisure paths, and underground utilities shall be permitted to cross the planting area. Required trees shall consist of deciduous shade trees, ornamental trees, and/or evergreen trees. Landscaping such as shrubs, bushes, and seasonal plantings shall be permitted but not required, and the buffer area shall be grassed, mulched, or covered with natural ground cover. Landscaping required by this paragraph may be used to satisfy headlight screening requirements if it meets those requirements. Landscaping required by this paragraph shall be provided in lieu of interior parking lot landscaping requirements that would otherwise apply to this subarea pursuant to City Code, provided that the number of trees provided in the required buffer areas meets or exceeds the number of trees that otherwise would be required to be planted in interior parking lot landscaped areas if City Code were applied.

2. A street tree row shall be established within any and all publicly dedicated rights-of-way within this subarea and along the portion of the private access drive within this subarea which provides the primary route of vehicular ingress and egress to and from Hamilton Road, each containing 1 tree for every 30-40 feet of street or access drive frontage. This requirement shall not apply to the right-of-way of the State Route 161 Expressway. The spacing and species of street trees shall be subject to the approval of the City of Columbus Forester.

3. Dumpsters and mechanical equipment shall be fully screened from off-site view by a solid wall or fence consisting of materials that are used on the nearest structure that is served by the relevant dumpster or mechanical equipment.

4. The property owner or its assigns shall maintain the fencing and landscaping permitted or required in this section.

5. The owner(s) of Subareas K shall have the right to continue to drain into the existing ponds and/or creeks located on the east side of existing Subarea 8 (as such subarea is identified in City Ordinance 1307-2012) for

purposes of storm water management and shall have the right to maintain, modify, and alter such ponds to allow for proper storm water management practices to be used and storm water management facilities to be utilized. This shall include the right to install such storm drainage facilities in or across existing Subarea 9-A (also as such subarea is identified in City Ordinance 1307-2012) as may be necessary for the proper storm water management of Subarea K with the exception of the existing delineated mitigation wetland. The owner(s) of Subareas K and/or 8 shall retain ownership and maintenance responsibilities of the ponds located in existing Subarea 8.

6. Automobile body shops shall screen all cars to be repaired within a building or behind a six foot (6') high solid wall or fence.

7. Parkland, green or open space requirements beyond what is included in this Subarea K shall be fulfilled by the open/green space L-R zoning classification labeled as 9-A and 9-B in Zoning Case Number Z05-054.

G. BUILDING DESIGN AND INTERIOR-EXTERIOR TREATMENT COMMITMENTS:

1. The architectural design for buildings in this subarea shall be consistent with the standards set forth in this Section 1.G.1.

2. Permitted primary building materials shall include and shall be limited to the following (either alone or in some combination): brick, brick veneer, stone, stone veneer, manufactured stone, cast stone, precast concrete, metal, fiber cement siding or comparable material, EIFS, painted/pigmented CMU, wood (including synthetic wood products), and/or glass. Nothing herein shall prohibit the use of the aforementioned materials or other materials as secondary or trim materials.

3. Any side of a building which is visible from a public street, right-of-way, or green shall utilize materials described in Section 1.G.2 above and shall be of compatible materials, color, trim, and style as the front facade of the building.

H. DUMPSTERS, LIGHTING, OUTDOOR DISPLAY AREAS AND OTHER ENVIRONMENTAL COMMITMENTS:

1. Rear service area lighting shall be provided through the use of cut-off style down lighting with concealed light sources.

2. Direct lighting fixtures for a ground sign shall be shielded with landscaping and shall be positioned in a manner that prevents glare.

3. The maximum height of light poles shall not exceed 39 feet in height, except that (i) light poles on outparcels with frontage on a public street and (ii) light poles located within 100 feet of property with a residential zoning classification shall not exceed 18 feet in height.

4. All new or relocated utility lines shall be installed underground.

5. All refuse shall be containerized. Such container and containment area shall be fully screened from view by a solid wall or fence that is compatible with the associated building's architecture and materials.

6. Lighting fixtures used to illuminate the area below a freestanding canopy shall be recessed so that the lens cover is recessed or flush with the bottom surface (ceiling) of the canopy. However, indirect lighting may be used where a shielded source of light is beamed upward and then reflected down from the underside of the canopy.

7. An outdoor display area for convenient store / gas sales shall contain only those items normally and customarily sold by such store and such seasonal items/products including but not limited to firewood, mulch, flowers, and Christmas wreaths. Such display area shall be located adjacent to the building and is limited to fifty (50) square feet in area with a maximum height of three (3) feet. A five foot (5') wide pedestrian travel zone shall be maintained on a store sidewalk. Self-illuminated items such as ice/soda and vending machines are not

permitted outside of a structure.

8. Mechanical equipment or other utility hardware on the roof of a building shall be screened from ground level view measured at a distance of 500 feet from the building by building materials, organized unit placement on the roof, parapets or mansards compatible and consistent with the building roof or exterior. Color shall also match the building roof or exterior. Mechanical and all other equipment on the ground shall be screened from view at ground level by wall, fence, landscape material or a combination thereof to prevent the equipment from being visible from 500 feet from the equipment. If a wall is used it shall match the materials on the adjacent building elevation. Whenever live plants are installed pursuant to this section, alone or in combination with other materials, the plants shall be selected to achieve the height equal to the height of the equipment, and a density not less than 75 percent opacity within three years of installation and shall comply with general landscaping standards set out in Chapter 3321 of the Columbus City Code.

I. GRAPHICS AND SIGNAGE COMMITMENTS: All signage and graphics (except for signage and graphics serving or related to ambulatory care uses, medical service uses, and/or office uses) shall conform to the requirements of the Regional Commercial Overlay (RCO) found in Chapter 3372 of the Columbus City Code unless otherwise approved by the Graphics Commission. Electronic changeable copy displaying only fuel pricing shall be omitted from the graphics requirements contained in the RCO. The existing Graphics Plans/Variations/Special Permits approved by the Graphics Commission for the property contained within this subarea (GC17-20, GC17-21, and GC17-22) prior to the effective date of this rezoning shall remain in effect, provided, however, that (a) an owner of real property within this subarea may seek amendments to or replacements of such Graphics Plans/Variations/Special Permits and (b) ambulatory care, medical service uses, and office uses may elect to conform with the City Code's signage regulations in lieu of complying with the aforementioned Graphics Plans/Variations/Special Permits. Permitted materials for monument sign bases that serve ambulatory care uses, medical service uses, and/or office uses shall include stone, metal, and other natural materials shall be permitted materials for monument sign bases.

J. MODIFICATION OF CODE STANDARDS: It is anticipated that the property subject to this rezoning will be split to form separate tax parcels. In anticipation of the split, the following City of Columbus code modifications are requested:

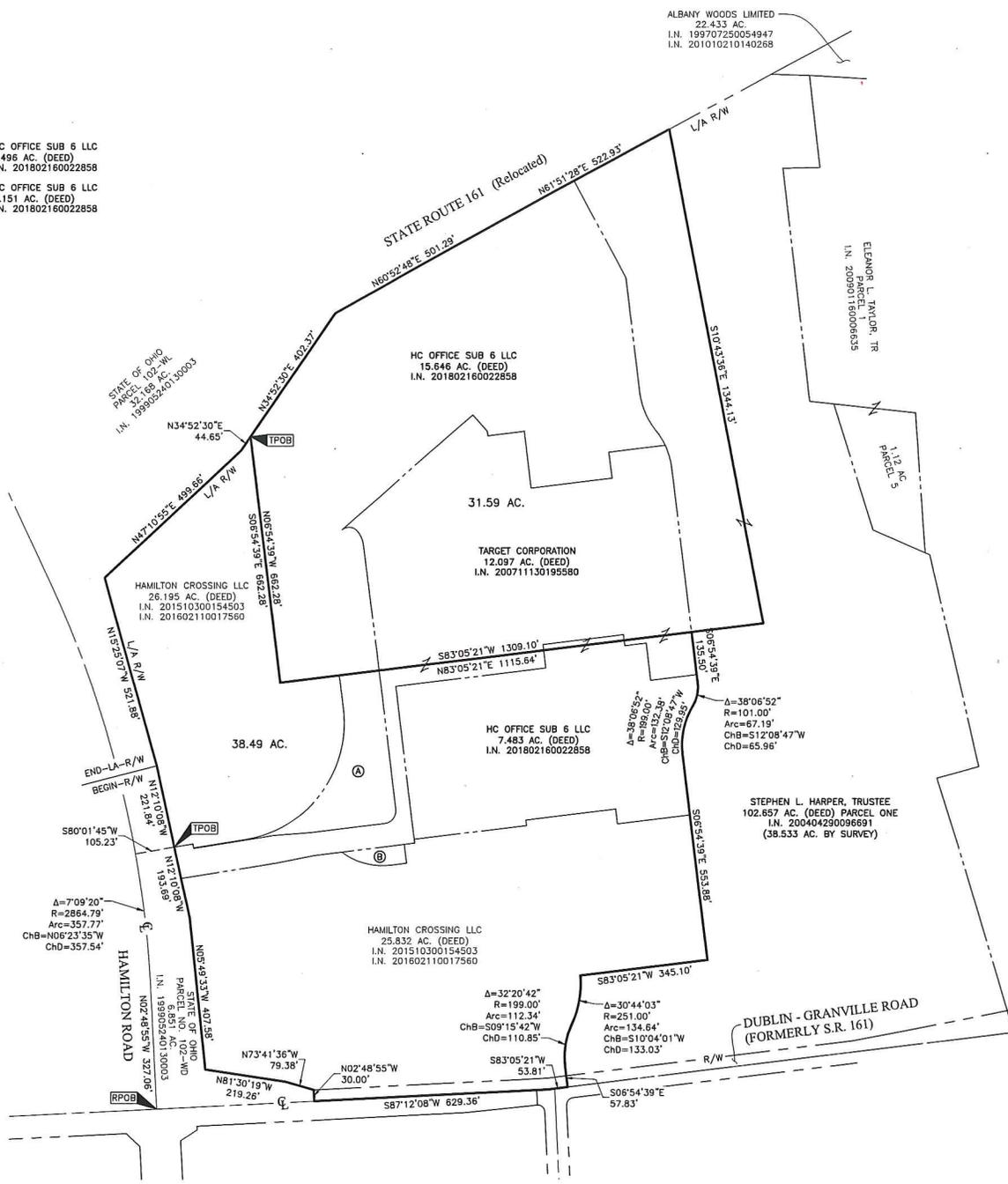
1. Section 3312.09, Aisle, to permit aisle(s) to be divided by a property line, subject to applicable total code required aisle width being provided and applicable easement(s).
2. Section 3312.13, Driveway, to permit driveways to be divided by property lines, subject to applicable total code required driveway width being provided and applicable easement(s).
3. Section 3312.21.A, Landscaping and screening, to eliminate interior landscaping requirements in parking areas in the circumstances specifically identified in this text.
4. Section 3312.25, Maneuvering, to permit maneuvering areas (including aisles, driveways, and parking spaces) to be divided by property lines, subject to applicable total code required maneuvering being provided for parking spaces and applicable easement(s).
5. Section 3312.49, Minimum Numbers of Parking Spaces Required, code required parking may occur on separate tax parcels within this subarea provided that the sum of parking in this subarea shall be used to determine compliance with core required parking for uses within separate tax parcels located within this subarea.
6. Section 3312.49, Table 2, Parking Requirements for Retail and Other Commercial Uses, to eliminate the requirement that a maximum number of parking spaces are to be provided for ambulatory care uses and medical service uses.
7. Section 3321.03, Lighting, to increase the permitted maximum height of light poles from 28 feet to 39 feet, subject to the limitations provided in this text.

218-007

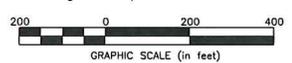
ZONING EXHIBIT

QUARTER TOWNSHIP 3, TOWNSHIP 2, RANGE 16 UNITED STATES MILITARY LANDS CITY OF COLUMBUS, COUNTY OF FRANKLIN, STATE OF OHIO

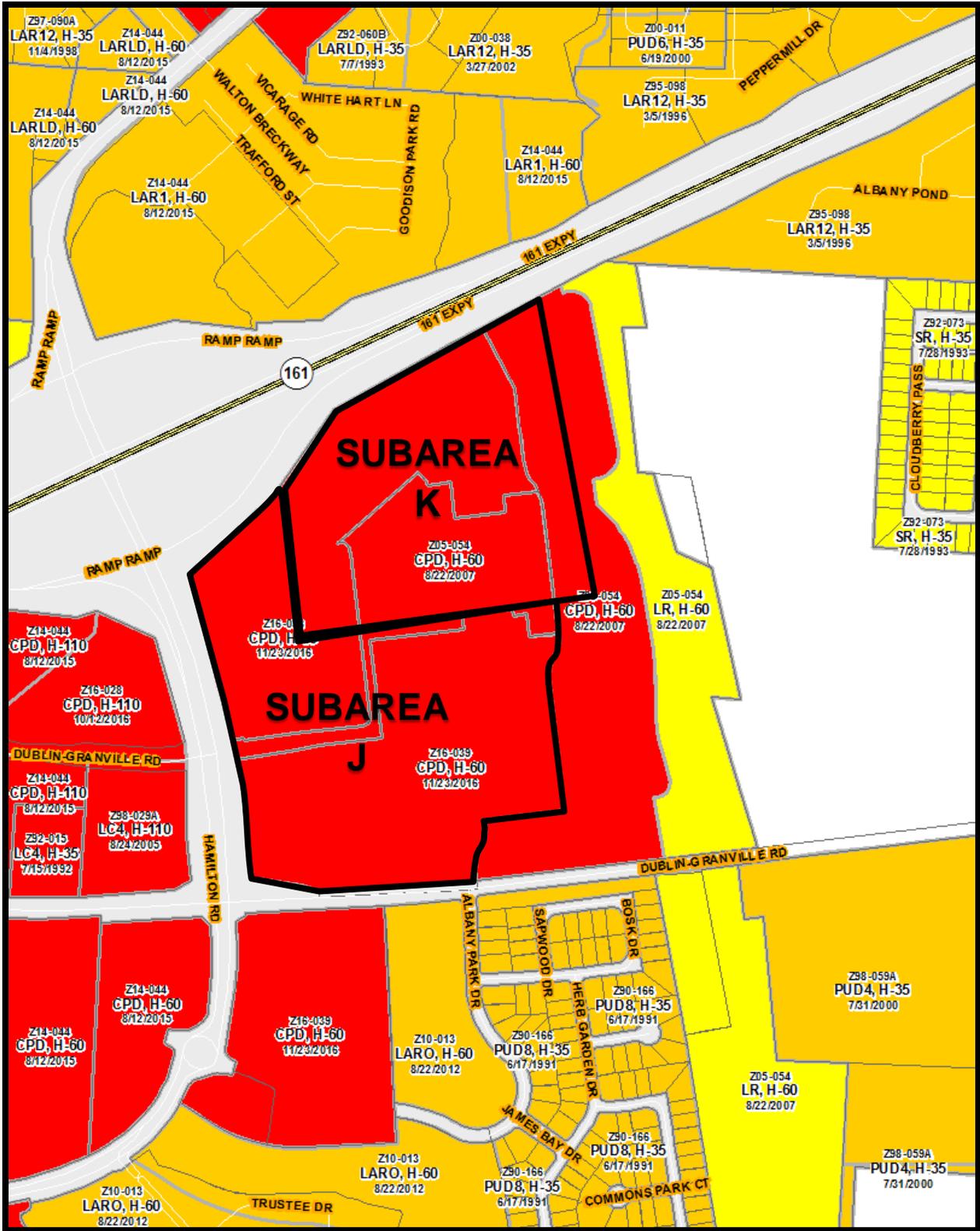
- Ⓐ HC OFFICE SUB 6 LLC
1.496 AC. (DEED)
I.N. 201802160022858
- Ⓑ HC OFFICE SUB 6 LLC
0.151 AC. (DEED)
I.N. 201802160022858



- = STONE FND.
 - = MON. FND.
 - = I.P. FND.
 - = I.P. SET
 - = MAG. NAIL FND.
 - = MAG. NAIL SET
 - ▲ = R.R. SPK. FND.
 - ▲ = R.R. SPK. SET
 - = P.K. NAIL FND.
- I.P. Set are 13/16" I.D. iron pipes 30" long with cap inscribed EMHT INC.



		Date: February 20, 2018
		Scale: 1" = 200'
Evans, Mechwart, Hamblen & Tilton, Inc. Engineers • Surveyors • Planners • Scientists 5500 New Albany Road, Columbus, OH 43054 Phone: 614.775.4500 Toll Free: 888.775.3448 emht.com		Job No: 2017-0914
		Sheet: 1 of 1
REVISIONS		
MARK	DATE	DESCRIPTION



Z18-007 (SUBAREA K)
 Z18-008 (SUBAREA J)

6060 North Hamilton Road
 5980 North Hamilton Road

Approximately 31.59 acres
 Approximately 38.49 acres

CPD to CPD

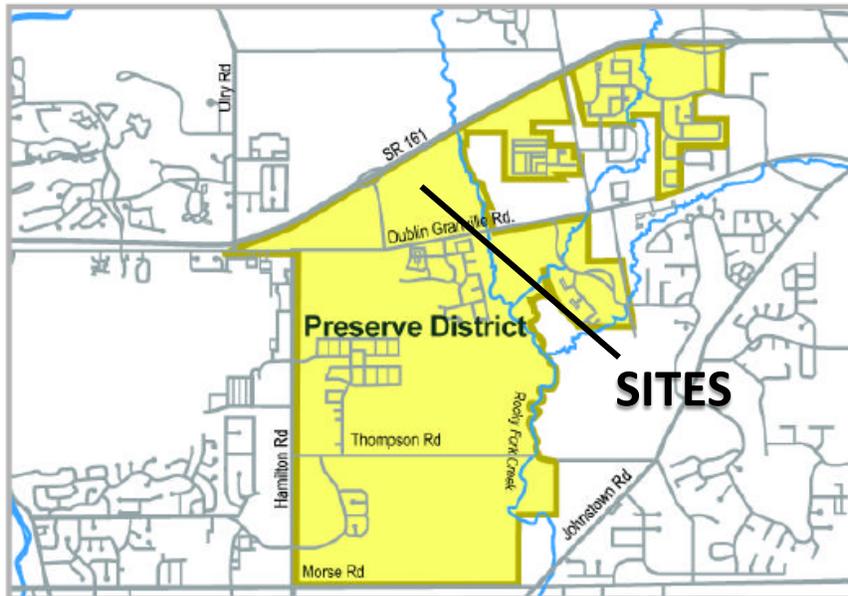
Proposed land-use/Preserve District

Preserve District

This district is located east of Hamilton Road, north of Morse Road and follows the Columbus city limits east to the village of New Albany. A significant portion of this district is undeveloped, however, almost the entire district has previously been annexed and zoned in the city of Columbus.

The largest single zoning in the district is the Preserve Master Plan, a nearly 1,000-acre development east of Hamilton Road. This plan will incorporate single and multi-family residences, provisions for open space, portions of a golf course, and some commercial uses. Hamilton Road will eventually be extended in the northwest corner of this district. There is commercial and multi-family zoning in place where this road will be located.

Zoning on several parcels near SR-161, north of Dublin-Granville Road, ranges from LM2, limited manufacturing, to LC4, limited commercial. Preliminary private sector plans for these parcels call for a mixed-use development with retail, single and multi-family residential, and office uses.



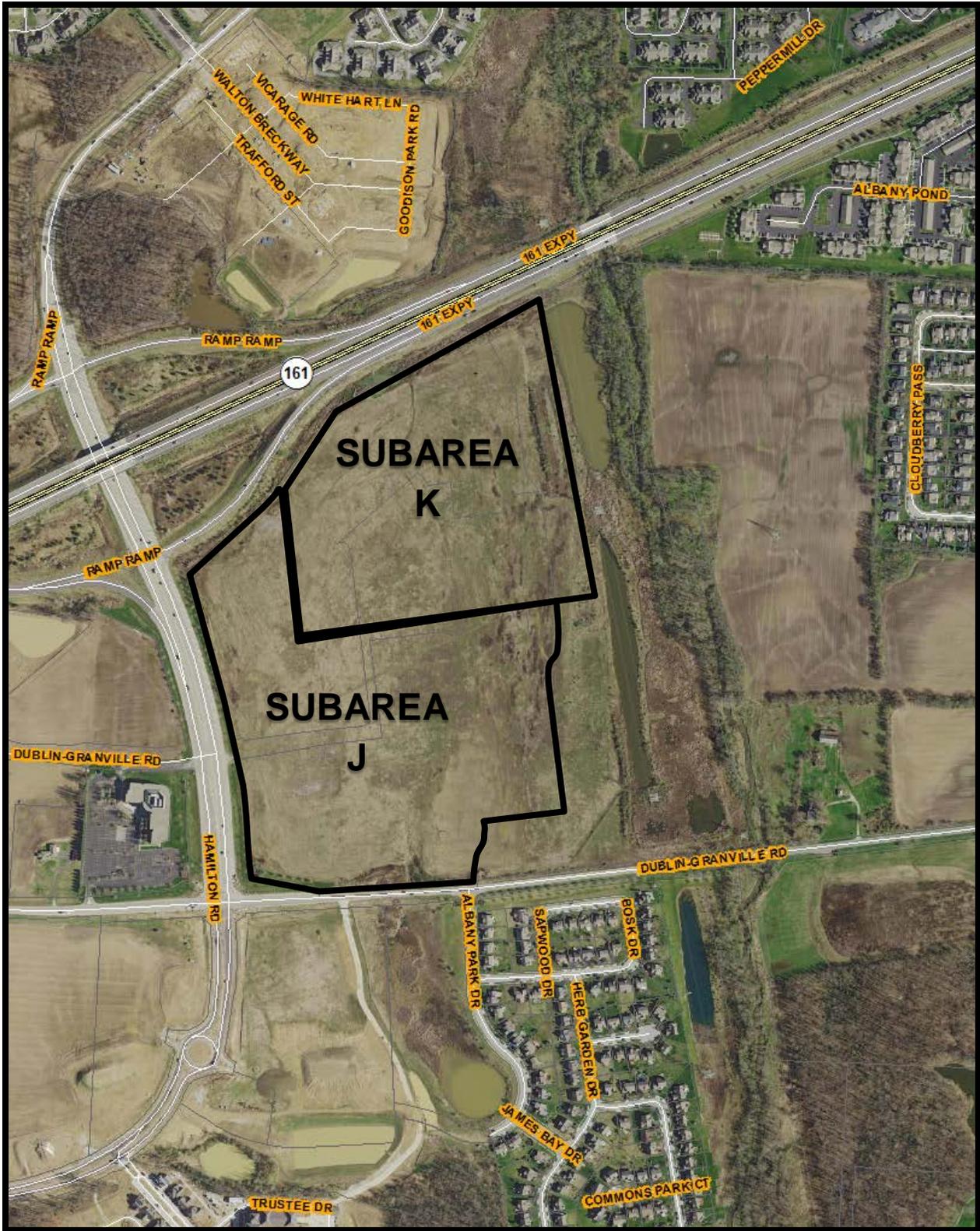
Preserve District

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Approximately 38.49 acres

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