

HOOVER GATEWAY
SPECIAL OVERLAY DISTRICT DEVELOPMENT STANDARDS

I. PURPOSE AND INTENT.

The intent of these development standards is to include as broad of mix of commercial land uses as possible to serve the local market and to complement the recreational use of Hoover Reservoir while protecting Hoover Reservoir from potential water pollution and enhancing the scenic beauty of the Reservoir and this area as a gateway into Westerville. In order to encourage this as outlined in the Hoover Gateway plan, the following standards have been developed.

II. PERMITTED USES.

(a) The following uses and any other use determined by Planning Commission to be compatible with these uses are permitted by right within the Community Commercial Special Overlay District as individual uses on an individual parcel:

- (1) Specialty retail, commercial establishments and boutiques.
- (2) Specialty food stores.
- (3) Home furnishings, home improvement and miscellaneous materials and equipment stores which operate totally within principal structures and require no outside storage or display of products or materials.
- (4) General merchandise stores.
- (5) Personal services, performed for persons or their apparel, but not on-site dry cleaning.
- (6) Business and cleaning services engaged in services to businesses or households on a fee or contract basis and operating totally within principal structures with no outside storage or display of products or materials.
- (7) Commercial schools.
- (8) Studios.
- (9) Financial establishments with no drive-in or drive-thru facilities.
- (10) Restaurant, standard.
 - A. Customers normally provided with a menu or served their food and beverage by restaurant employee at the same table or counter at which food and beverages are consumed.
 - B. A cafeteria type operation.
- (11) Business and administrative offices including buildings with multiple tenants and/or sites with multiple buildings.
- (12) Offices of business and professional associations including buildings with multiple tenants and/or sites with multiple buildings.
- (13) Medical offices and clinics engaged in outpatient care with permanent facilities and with medical staff to provide diagnosis and/or treatment for patients who are ambulatory and who do not require inpatient care

including buildings with multiple tenants and/or sites with multiple buildings.

- (14) Professional Offices

III. CONDITIONAL USES.

(a) The following uses are conditionally permitted within the Community Commercial Special Overlay District, as individual uses on individual lots. These uses may be appropriate as permitted uses within the CC Special Overlay District but require more detailed evaluation with respect to location, design, size, method and hours of operation, intensity of use and traffic generation and potential impact on surrounding uses, in order to balance these uses in an equitable manner while safeguarding both individual property rights and general community welfare. It is the Planning Commission's responsibility to perform this evaluation and after review, to attach necessary conditions and safeguards. The development standards contained in this Chapter are minimum standards. Planning Commission may require more restrictive standards for a conditional use based on the merits of each application. Review and approval of these uses are further regulated in Chapter 1111, Conditional Uses and Section V, Conditional Use Supplementary Standards. Parenthetical reference to Section V following a listed conditional use indicates that specific supplemental standards have been identified for that use in the referenced subsection.

- (1) Libraries and museums.
- (2) Child care centers and nursery schools (Section V(b)).
- (3) Elementary, junior high and high schools.
- (4) Colleges and universities.
- (5) Nursing Homes, Senior and Disabled Housing and Senior and Disabled Independent Housing (refer to conditional use standards in Chapter 1143, minimum rear yard setback on Property 4, Attachment A and Property 5, Attachment A is 35 feet)
- (6) Place of worship provided a minimum lot size of three acres is available.
- (7) Public offices and buildings.
- (8) Public Use Facilities
- (9) Public Service Facilities ,except for power plants and electric substations. (See Section V(g) for Wireless Telecommunication Facilities and Hoover Gateway SOD Text)).
- (10) Membership sports and recreation clubs.
- (11) Outdoor recreation including outdoor recreation as an accessory use (see Section V(k) and Hoover Gateway SOD Text.)
- (12) Animal hospital, veterinary clinics, kennels, animal grooming and pet stores (Section V(c)).
- (13) Funeral home without crematorium.
- (14) Convenience food stores, carry-outs, mini-markets.
- (15) Restaurant, Fast Food without drive-through(Section V(d)).
- (16) Motels and hotels.

- (17) Commercial entertainment, indoor.
- (18) Commercial recreation, indoor.
- (19) Theater and concert halls.
- (20) Meeting and banquet halls.
- (21) Commercial Center containing two or more commercial uses on a site of less than five acres. Consistent with the intent of these regulations, Commercial Centers should only be allowed if they are of a superior design and do not add to the effects of strip commercialization, and do not block view corridors to Hoover Reservoir, (Section V(f)).
- (22) Adult Entertainment (Section V(e)).
- (23) Uses that normally require outside storage including, but not limited to, nurseries and garden supply stores. It is the intent of this Chapter that such storage should be located and screened and/or covered so as to be or appear to be within an extension of the main store structure.
- (24) Amusement arcades as defined in Section 751.01(a) of the Business Regulation Code.
- (25) Living quarters developed as an integral part of a permitted or approved conditional use structure. Section V (h)
- (26) In-water Marinas for the berthing of boats, but without major repair or storage facilities. Section V (i)
- (27) Indoor Boat Sales and Repair Facilities. Section V (j)

IV. DEVELOPMENT STANDARDS FOR A SINGLE FREE-STANDING USE ON AN INDIVIDUAL LOT.

(a) Permitted uses within the Hoover Gateway Community Commercial-Special Overlay District (CC SOD) shall conform to the following standards. Conditional uses shall also conform to these standards and, where applicable, to the Supplemental Conditional Use Standards in Section V. In the event of a conflict between the development standards in Sections IV. and V. the more specific Supplemental Conditional Use Standards of Section V. are to be used.

(b) Prior to the issuance of a Zoning Certificate for development in the Community Commercial District (CC), a site plan review as defined in Chapter 1108 is required.

(1) Lot requirements. Prior to determining setbacks, refer to Section 1173.06(a). If a bufferyard is required and the minimum setback is less than the appropriate bufferyard width, then the setback shall be equal to the bufferyard width. If a bufferyard is required and the minimum setback is greater than the appropriate bufferyard width, then the setback shall be equal to the required setback.

A. Minimum lot area: None, except that lot size shall be adequate to meet all building and pavement setbacks, parking, circulation, open space and landscaping requirements.

B. Minimum lot width: None, except that all lots must abut a public street and have adequate width to meet all building and

- pavement setbacks, parking, circulation, open space and landscaping requirements.
- C. Minimum front yard setback: Structure setback, 30'; 40' on arterial streets; pavement setback, 10'.
 - D. Minimum side yard: Structure setback, 15'; pavement setback, 10'. In addition to the required side yard, bufferyard shall be provided per Chapter 1173.
 - E. Minimum rear yard: Structure setback, 15'; pavement setback, 10'. In addition to the required rear yard, bufferyard shall be provided per Chapter 1173. For the Property 5, Attachment A and Property 4, Attachment A, 35' Structure and pavement setback.
 - F. Maximum lot coverage: All impervious surface areas including building, parking, etc. shall not cover more than 80% of the site. At least 20% of the site area shall be landscaped with natural vegetation.
 - G. Parking areas shall be no closer to main structures than 10'.
- (2) Building requirements.
- A. Maximum building height of 40'; two stories.
 - B. All buildings shall comply with the Architectural Guidelines for Hoover Gateway.
 - C. Maximum Square Footage of 7500 square feet for single story buildings, 5,000 square feet per floor for multi-storied buildings.
- (3) Site development standards.
- A. Outdoor storage of merchandise is prohibited, except that merchandise may be displayed on the sidewalk adjacent to the principal building, provided a minimum of a 5' strip is left unobstructed for pedestrian traffic. Accessory buildings used for storage are prohibited.
 - B. All vending machines and display racks, except for telephone booths, shall be located inside the building.
 - C. Trash and litter shall be controlled, and stored in container systems which are located and/or enclosed in a manner to screen them from view from adjacent property and from Hoover Reservoir and Sunbury Road.
 - D. Provision for storm drainage shall be adequate to protect the public and owners of surrounding land and meet the City's requirements for storm water management.
 - E. All service and delivery shall be at the rear or side of the building; and appropriately screened from view with minimal impact on adjacent property including Hoover Reservoir.
- (4) Parking, Loading, Access and Circulation Requirements for uses permitted in this district are set forth in Chapter 1171.

- (5) Landscaping and Screening Requirements for uses permitted in this district are set forth in Chapter 1173.
- (6) Signage Requirements for uses permitted in this district are set forth in Chapter 1181. No signage facing Hoover Reservoir is permitted.
- (7) Lighting Requirements for uses permitted in this district are set forth as follows:
 - A. All exterior lighting shall be designed to direct light downwardly, i.e. cut off type fixtures.
 - B. All lights shall be arranged to reflect light away from any street or adjacent property.
 - C. Direct or indirect glare into the eyes of motorists or pedestrians shall be avoided.
 - D. All types of parking, pedestrian and other exterior lighting shall be on poles or wall mounted cutoff fixtures and shall be from the same type and style.
 - E. Cut off type landscape lighting and building uplighting shall be permitted.
 - F. All building illuminations shall be from concealed sources.
 - G. Parking lot lighting shall be no higher than 28'.
 - H. No colored or flashing lights shall be used to light the exterior of buildings, including neon.

V. SUPPLEMENTARY STANDARDS FOR CONDITIONAL USES.

All conditional uses shall meet the minimum requirements established by Sections IV. and V. unless modified by this section:

- (a) Purpose and Intent. the purpose of this section is to establish supplementary standards for certain land uses that may affect adjacent properties, the neighborhood, or the community even if all of the general standards of Sections IV. and V. are met. It is the intent of this section to establish appropriate standards for permit processing and for location, design and operation of conditional uses to assure that they will be developed in a manner consistent with the purpose of the Community Commercial District.
- (b) Child Care Centers.
 - (1) Minimum lot area. Sufficient to accommodate an appropriately designed facility including buildings, required yards, landscaping, drop-off area and circulation space.
 - (2) Required outdoor play area. There shall be provided a fenced outdoor play area containing at a minimum, the number of square feet required for State of Ohio licensing requirements.
 - (3) Required access and loading/unloading.
 - A. An on-site drop-off area shall be provided at the main entrance to the facility sufficient to accommodate four automobiles for

facilities with 20 or fewer children plus one additional vehicle for each additional ten children served. The drop-off area may either be in the form of spaces parallel to an access drive adjacent to the building or additional parking spaces beyond code requirements.

B. Access from an arterial or collector street is required or access shall be provided in a manner that does not cause heavy traffic on residential streets.

(4) Required fencing. All outdoor play areas shall be enclosed by a six foot high wall, solid fence or chain link fence planted with a continuous evergreen screen.

(5) Hours of operation. Use of outdoor play areas shall be limited to between the hours of 8:00 a.m. and 8:00 p.m.

(c) Animal Hospitals Including Veterinary Clinics, Kennels, Animal Grooming and Pet Stores.

(1) Care and boarding shall be limited to small domestic animals and may not include cattle, horses or swine.

(2) Minimum lot area and setback: The minimum lot area for an animal hospital, veterinary clinic or kennel shall be sufficient to accommodate building, required yards, parking, landscaping and circulation requirements. Any structure used for such purposes shall be at least 100 feet from an adjacent residential property.

(3) Operational standards.

A. All activities other than off-street parking, loading/unloading shall be conducted from a fully enclosed structure. This includes exercise runways.

B. Each structure shall be designed and maintained in a manner to prevent the development of unsanitary conditions.

C. Rooms intended to accommodate animals shall be insulated, or otherwise soundproofed and vented so animal noises will not be audible at any point on the perimeter of the property.

(d) Convenience Food Stores and Fast Food Restaurants.

(1) Minimum lot area: The minimum lot area shall be 7,500 square feet.

(2) Such uses are intended to complement the recreational nature of Hoover Reservoir. Substantial amounts of outdoor seating and/or a substantial outdoor dining area is required for Fast Food Restaurants.

(3) Off-street parking and circulation:

A. Customer/employee parking shall be separated from driving activities and customer parking shall be located in the area with the highest accessibility to dining or sales areas.

B. Circulation system shall provide continuous traffic flow with efficient, nonconflicting movement throughout the site. Conflict between major pedestrian movement and vehicular circulation shall be minimized.

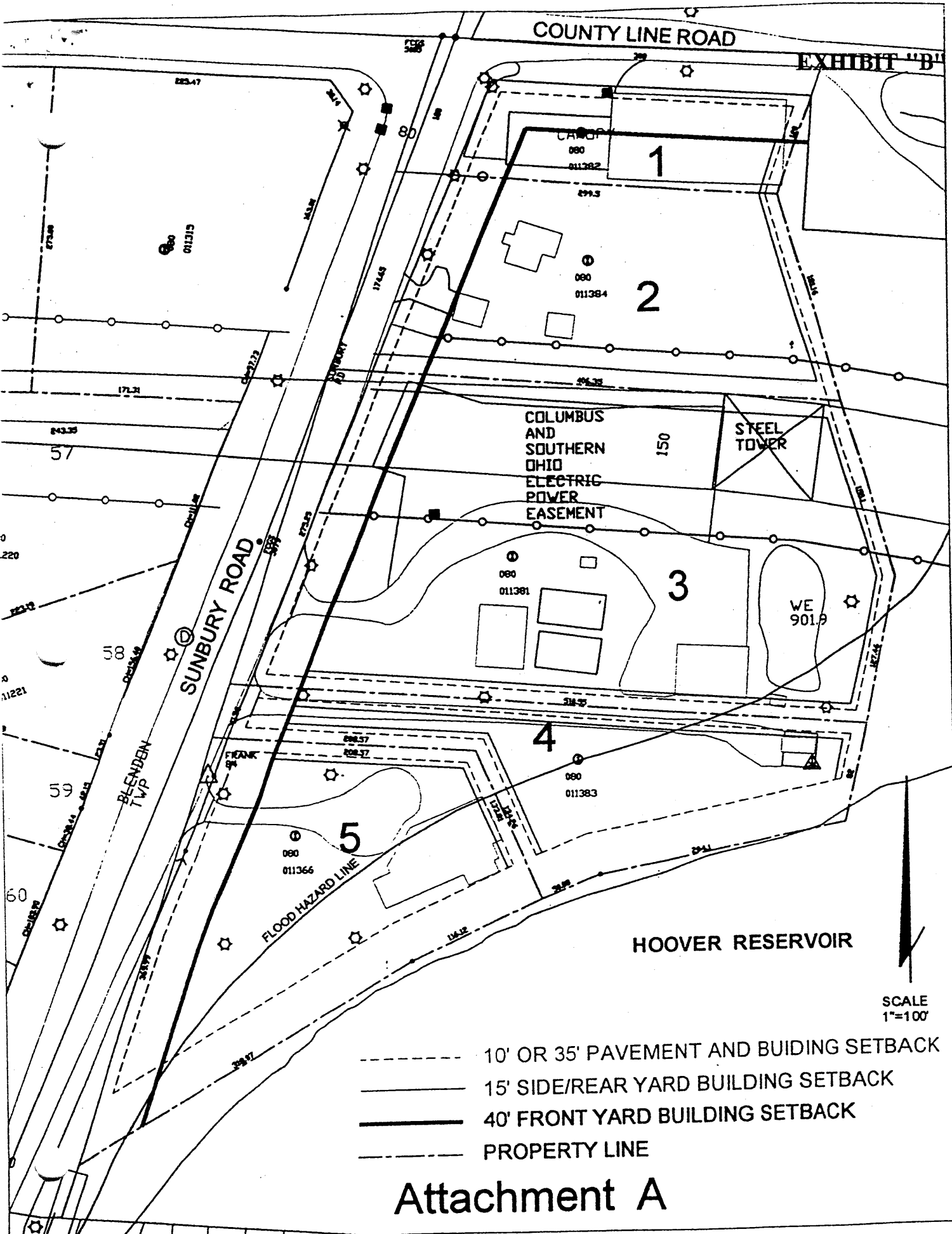
- (e) Adult Entertainment Business.
- (1) The establishment of an adult entertainment business shall not be permitted within 500 feet of any residential district, single, two or multi-family dwelling, church, child care, park, preschool or school. For purposes of this Zoning Ordinance, distances shall be measured in a straight line, without regard to intervening structures or objects, from the nearest portion of the building within which the adult entertainment business is located to the nearest:
 - A. Residential district boundary line; or
 - B. Property line of the premises of a single, two or multi-family dwelling, church, park, preschool or school.
 - (2) "Establishment" means the opening of a new business, the relocation of an existing business or the conversion of an existing business.
 - (3) "Adult entertainment business" means a business or enterprise which presents material or performances:
 - A. Whose dominant tendency is to arouse lust or to appeal to the prurient or scatological interest by displaying or depicting sexual activity;
 - B. Which, when taken as a whole, lack serious literary, artistic, political or scientific value.
 - (4) "Presents" means creates, produces, directs, publishes, advertises, sells, rents, disseminates, distributes or displays.
 - (5) The purposes of this section are to prevent crime, protect the City's retail trade, maintain property values and generally to protect and preserve the quality of the City's neighborhoods, urban life and commercial districts and not to suppress First Amendment rights of free speech.
 - (6) Each subsection of this section is an independent part thereof and the holding of any section of this ordinance to be unconstitutional, void, beyond authority of the City or legally ineffective for any reason shall not affect the validity or constitutionality of any other section of this ordinance.
- (f) Commercial Centers. Commercial Centers shall be designed to fit with existing and anticipated development in the immediate area to minimize traffic congestion, conflicts, visual pollution and confusion.
- (1) Minimum lot area. None, except that lot size shall be adequate to meet all building and pavement setbacks, parking, circulation, open space and landscaping requirements.
 - (2) Maximum lot area. For commercial centers containing two or more commercial uses, a maximum lot area of five contiguous acres shall be provided including sufficient space to accommodate buildings, required yards, landscaping, parking and circulation.
 - (3) Lot configuration. The width to depth ratio shall not exceed a ratio of two to one. The minimum depth of a Commercial Center lot

- shall be 300 feet.
- (4) Site layout. The applicant shall demonstrate how the proposed center will tie directly into adjacent commercial developments, both existing and anticipated, for pedestrian and vehicular traffic.
 - (5) Parking and circulation.
 - A. Customer/employee parking should be separated with customer parking located near the area with the most direct access to the principal building.
 - B. Continuous channelized traffic flow with sufficient movement throughout the site shall be provided. Conflict between pedestrian and vehicular movement shall be minimized.
 - C. Clear delineation of internal circulation roadways including directional signage and pavement markings shall be indicated.
 - (6) Curb cut controls. Curb cuts to adjacent arterials will be controlled in accordance with the following criteria:
 - A. A maximum of two curb cuts per street frontage may be allowed provided the minimum frontage is 450 feet and the curb cuts are separated by a minimum of 300 feet (centerline to centerline).
 - B. All curb cuts shall be located a minimum of 150 feet from an intersection and 75 feet from any property line.
 - (7) Signage.
 - A. A graphic system shall be used that is uniform in size, shape and color for various tenant signage.
 - B. Ground mounted signage shall be integrated within the overall site landscaping and the use of foundation planting around the ground sign shall be encouraged.
 - (8) Lighting.
 - A. All external outdoor lighting shall be cutoff fixtures or downlighting.
 - B. Lighting within and in relation to any service area to the rear of the building shall also be cutoff fixtures so as not to allow spillage on adjacent property.
 - (9) Outlots.
 - A. No outlots shall be created as part of a Commercial Center site plan.
 - (g) Wireless Telecommunication Facilities.
 - (1) Minimum lot area: The minimum required by the zoning district, but not less than one (1) acre.
 - (2) Setbacks: Equal to the height of the tallest structure, but in no case less than zoning district requirements. The setback requirement based on height is not applicable when the proposed facility is constructed on or in an existing structure and does not extend more than 20 feet above the existing structure.

EXHIBIT "B"

- (3) Height: The maximum height of a tower shall be 150 feet including the antenna. The Planning Commission may allow the maximum height to increase to 200 feet to accommodate co-location. Equipment shelters shall meet district standards.
- (4) Screening: Perimeter landscaping would be required around fencing at the base of the tower and around any building or equipment. The landscaping should have a year round opacity of 75%. A six foot minimum height would be required at installation for landscaping around the base of a tower. the Planning Commission may elect, in certain instances, to accomplish screening by materials other than landscaping.
- (5) Parking and access: A paved access drive and one paved parking space for a service vehicle.
- (6) Lighting. On site: Cutoff style fixtures for control of light spread. On tower: None, unless required by the Federal Aviation Administration (FAA).
- (7) Color: The tower shall be painted a non-contrasting gray or similar color to minimize its visibility unless otherwise required by the Federal Communications Commission (FCC) or Federal Aviation Administration (FAA).
- (8) Emissions: Emissions standards for electromagnetic fields must be in compliance with current and future Federal Communication Commission (FCC) standards.
- (9) Co-location: All approved installations must allow other providers to co-locate on the same pole to the extent technologically feasible at a reasonable and competitive market rate. All requests for new installation must demonstrate that there is no available space on existing towers or other suitable support structure within the established service area. New installations on an existing permitted tower are exempt from the conditional use process and may proceed with a standard building permit approval.
- (10) Construction: All new towers shall be constructed to be capable of accommodating at least one additional wireless communication installation for another service provider.
- (11) Removal: The applicant or any subsequent owner of the facility will remove it within 90 days of obsolescence or abandonment. Obsolescence is defined as being replaced by new technology. Abandonment would occur when the provider is no longer operating a viable telecommunication network using this facility.
- (12) Design: Preference will be given to monopole construction. Only monopole construction would be allowed in residential districts.
- (13) Signage: No signage or advertising is to be displayed on the tower structure.

- (h) Living quarters developed as an integral part of a permitted or approved conditional use structure.
 - (1) Minimum lot area per unit: 5,445 net square feet
 - (2) All applicable subdivision regulations and parking, sign and landscaping regulations of this Zoning Ordinance must be satisfied.
 - (3) Parking: two(2) spaces per unit, plus guest parking at a rate of one (1) space per four (4) units in addition to any parking requirement for the principal use.
- (i) In-water Marinas for the berthing of boats, but without major repair or storage facilities.
 - (1) parking: one (1) space for each slip
 - (2) Servicing and out of water storage is prohibited.
- (j) Indoor Boat Sales and Repair Facilities.
 - (1) Outdoor storage of boats shall not be permitted for more than 48 hours.
 - (2) All chemicals shall be stored indoors.
 - (3) Parking: one (1) space for each 800 square feet of floor area
 - (4) Measures shall be taken to minimize the impact of potential nuisances such as noise, odor, vibration, dust on adjacent properties.
- (k) Outdoor recreation including outdoor recreation as an accessory use (see Hoover Gateway SOD Text.)
 - (1) All outdoor recreation areas shall be oriented away from adjacent residences
 - (2) Required fencing. All outdoor recreation areas shall be enclosed by a six foot high wall, solid fence or vinyl coated chain link fence planted with a continuous evergreen screen.
 - (3) Hours of operation. Use of outdoor play areas shall be limited to between the hours of 8:00 a.m. and 8:00 p.m.



COUNTY LINE ROAD

EXHIBIT "B"

1

2

3

4

5

COLUMBUS AND SOUTHERN OHIO ELECTRIC POWER EASEMENT

STEEL TOWER

WE 901.9

SUNBURY ROAD

BECNIDEN TWP

HOOPER RESERVOIR

SCALE 1"=100'

- - - - - 10' OR 35' PAVEMENT AND BUILDING SETBACK
- 15' SIDE/REAR YARD BUILDING SETBACK
- 40' FRONT YARD BUILDING SETBACK
- - - - - PROPERTY LINE

Attachment A

HOOVER GATEWAY SPECIAL OVERLAY DISTRICT CONCEPTUAL PLAN

Study Area

The study area consists of 9.516 acres located southeast of the intersection of Sunbury and County Line Roads. The properties are currently zoned RR Rural Residential. The study area slopes from Sunbury Road down to Hoover Reservoir. The extreme eastern portion of the study area lies within the 100-year flood plain, although no base flood elevations have been determined. Those portions of the study area are also subject to the regulations of Chapter 1167, Special Flood Hazard Areas, in the Westerville Planning and Zoning Code. The two southernmost properties directly abut the Reservoir while the remainder abuts park land owned by the City of Columbus associated with Hoover Reservoir. The study area includes three existing businesses. These are Karaoke Unlimited (Attachment A, Property 1), Cross Creek Gardens (Attachment A, Property 3) and Mei's Lakeview Hair Design (Attachment A, Property 5). In addition, there is one existing single family residence, located on the second property from the corner (Attachment A, Property 2). A cell tower is located in the southeastern portion of the study area in close proximity to the Reservoir. There is an electric tower with a 150-foot wide easement which runs across the Cross Creek Gardens property and to a lesser extent the residential property. Staff feels there are several characteristics which are unique to the site which justify establishment of a Special Overlay District for this site. First, this is the only commercially used land within the City located on the eastern side of Sunbury Road that is located directly adjacent to an important natural feature, Hoover Reservoir. The second unique characteristic is due to the site location. This location is what Staff considers to be the eastern gateway to the City, and is very important to the image of the City in the opinion of Staff. The combination of these characteristics makes this a very unique area in the opinion of Staff.

Background

This area was annexed into the City in 1999 as part of Ordinance 99-56 and was automatically zoned RR Rural Residential consistent with Section 1103.05 of the Planning and Zoning Code. Prior to being annexed into the City, the properties fell under the jurisdiction of Franklin County and were zoned NC, Neighborhood Commercial, with the exception of Cross Creek Gardens which was zoned SCPD, Select Commercial Planned District. In the Winter of 1999, the owners of Mei's Lakeview Hair Design and Cross Creek Gardens requested separate rezonings from RR Rural Residential to CC Community Commercial. Staff asked the Applicants to delay their applications so that Staff could pursue the option of a Special Overlay District. Staff invited the property owners via mail, and via phone for the local owners, to a meeting held on September 13, 2000 to discuss the possibility of a Special Overlay District. At the September 27, 2000 Planning Commission Meeting, Planning Commission approved the justification for the Special Overlay District. In addition, Planning Commission heard the two rezoning requests, PC 99-070 and 99-071. Those two requests were tabled by the Applicants. Staff has met with the property owners since the Planning Commission Meeting to discuss and reach consensus on the conceptual plan and development standards. Adjacent owners, including the City of Columbus have also provided input. The Rezoning and Special Overlay District that make up the Hoover Gateway

Special Overlay District was presented at the October 25, 2000 meeting of the Planning Commission and was recommended for adoption at the November 20, 2000 Westerville Planning Commission Meeting.

Traffic and Circulation

The Study Area is located at the southeast corner of the intersection of two arterial roads, Sunbury Road and County Line Road. County Line Road was widened to five lanes, which includes a center lane, in 1996. More recently Sunbury Road was widened south of County Line Road to five lanes, which includes a center lane, in 1999. East of Sunbury Road is Smothers Road which is located outside Westerville's jurisdiction in Franklin County. Smothers Road is a two-lane road with one turn lane, located on a bridge that crosses Hoover Reservoir. Sunbury Road north of County Line Road is two lanes wide with a turn lane at the intersection. Each of the five properties in the study area has a single access point onto Sunbury Road, with the exception of Karaoke Unlimited which has virtually unrestricted access to both Sunbury and County Line Roads. The Traffic Engineer has noted that should Karaoke Unlimited redevelop, the curb cut(s) should be narrowed down and located back from the intersection to prevent vehicular conflicts at the intersection. Regardless of this, with the recent widening of County Line and Sunbury Roads, it is not anticipated that further commercial development of the Study Area will cause undue traffic in the area.

Commercial Development

A major reason for this plan and the accompanying standards is to establish an appropriate Westerville Zoning District for the area. Staff feels at least four of the properties in the Study Area will redevelop, probably in a piecemeal fashion. One purpose of this plan is to be flexible, which is to suggest to property owners and any future developers the way the City would like to see the property redevelop. Staff feels the study area is an appropriate location for commercial development. Due to the scenic beauty of the study area, the area should be opened up to the public as much as possible. Short of making this a park, an option which there is no funding for, Staff feels that commercial use would be the best land use to ensure the site is as accessible to the general public as possible.

However, the location of the Study Area adjacent to Hoover Reservoir also makes certain uses inappropriate due to the possibility of water pollution and due to aesthetic considerations. The main category of uses that Staff feels is inappropriate are vehicular uses, such as but not limited to gasoline stations, automobile repair operations, oil-change facilities, car lots, and so on. In addition, uses that utilize chemicals such as dry cleaners where on-site dry cleaning is performed, are also prohibited in an attempt to head off possible pollution problems.

Cross Creek Gardens currently stores chemicals on its site inside a building. Based on discussions with the City of Columbus, Staff feels that if these chemicals are stored inside a structure, the possibility of pollution will be appropriately controlled. Another issue is the outside storage of mulch. Currently mulch is stored both in bags for sale and in an outside storage bin. The City of Columbus would prefer that mulch be covered and stored so that it

cannot be transported into Hoover Reservoir. The City cannot retroactively make the owner cover this. However, should the owner come before Planning Commission for approval of new development, Staff feels it is reasonable to require mulch to be stored inside a covered structure. Normally, the standards of the Community Commercial District would require that outside storage should be screened and/or covered as part of the main building or to appear as an extension of the main structure. Seeing as this property was developed under Franklin County Zoning Regulations, this has not been accomplished. Staff feels that the goal for this site is at minimum to limit further expansion of outdoor storage which could create a risk to Hoover Reservoir. Over the long term future site improvements are proposed to correct any pre-existing problems, and we expect any new development to comply with the proposed standards regarding outdoor storage, that is storage buildings should harmonize in design with the main structure.

The easement for the electric tower poses some severe limitations on the study area. Staff would expect no buildings to be constructed within this area. Care will need to be taken to ensure that any trees planted within this easement are of such species that will not interfere with the power lines. Parking would be an acceptable use within this easement. Storage of plant material in front of the front building line and storage of non-plant material behind the front building line would be acceptable within this easement. In addition, the location of wireless telecommunication facilities on this structure and ground facilities as provided for in Section V of the Hoover Gateway Development Standards may be approved as part of a conditional use.

With regard to the existing monopole on the SMSA property (Attachment A, Property 4), it may remain as a non-conforming use consistent with the provisions in the Planning and Zoning Code. Staff feels the existing monopole unnecessarily detracts from the scenic beauty of Hoover Reservoir and would encourage the relocation of the antennas on the cellular tower onto the electrical transmission tower. Staff proposes retaining standards for Wireless Telecommunication Facilities as a conditional use to accommodate co-location on the existing monopole and electric transmission tower but does not support the construction of any more towers in the Study Area in an effort to preserve the scenic beauty of Hoover Reservoir.

If and when the study area redevelops, Staff would like to see the area redevelop with uses that complement the recreational nature of Hoover Reservoir. For example, Staff feels the Zimmerman property would be an ideal location for an upscale sit-down restaurant. The Zimmerman property is located directly adjacent to Hoover Reservoir and has a commanding view from the cliff overlooking the Reservoir for diners to enjoy. Other uses that Staff envisions for the study area are perhaps some sort of fast-food restaurant use which emphasizes outdoor seating and does not have a drive-through. Provisions for outdoor seating should be factored into the Applicant's favor for any application for a conditional use for fast-food restaurants. Such a use could become a gathering area during the summer months and could cater to those utilizing the reservoir. Outdoor recreation similar to the Westerville Golf Center could also serve as a gathering place during the summer months. A convenience / bait store would be an appropriate use to serve the patrons of Hoover Reservoir in the opinion of Staff. These examples for redevelopment are merely suggestions and should not be construed as a requirement as this

would be contrary to the flexibility we are trying to provide the property owners with regard to redevelopment.

Residential Development

Staff feels there are some possibilities for residential development in the study area, mainly as apartments or condominiums located above or attached to commercial uses. There is the possibility of Development for Senior Citizen Housing as a conditional use. Care must be taken to ensure that views to Hoover Reservoir are maintained. No residential uses would be permitted within the power line easement. The existing single family home may remain consistent with the provisions of Chapter 1115 of the Westerville Planning and Zoning Code.

Utility Extensions

Currently there is a water line located on the west side of Sunbury Road where services can be extended underneath Sunbury Road. A sanitary sewer line has been extended to the east side of Sunbury Road to the Zimmerman Property. This sanitary sewer line will need to be extended north to serve the remaining properties to the north. A mechanism for doing this has not been established at this time. Redevelopment or expansion of existing uses will be restricted until utilities are connected. When the sanitary sewer is extended and water services are tapped into, there should be enough capacity to service commercial use on this site. In keeping with the goal of protecting Hoover Reservoir from potential water pollution, Staff would encourage the property owners to tap into the sanitary sewer system as soon as possible.

Rezoning Proposal

The rezoning proposal would be to rezone all five properties to CC Community Commercial in conjunction with the Hoover Gateway Special Overlay District. CC Community Commercial is the closest Zoning District in the Westerville Planning and Zoning Code to the NC Neighborhood Commercial Zoning and SCPD Select Commercial Planned Development Zoning that the property owners had under Franklin County Zoning. The Special Overlay District is the best mechanism for balancing the needs of the property owners and the objectives of the City of Westerville since the Special Overlay District allows uses and development standards to be modified to suit the unique aspects of the Study Area. Of the existing uses, only Karaoke Unlimited and Mei's Lakeview Hair Design would be permitted uses in the CC Community Commercial District. Cross Creek Gardens and the Cellular Tower would be conditional uses in the CC Community Commercial District. The single family home would be a non-conforming use in the CC Community Commercial District. Regardless, new development will be reviewed by Planning Commission in accordance with the provisions of the Hoover Gateway Special Overlay District Development Standards.

Development Standards

The Development Standards are based on the existing standards in Chapter 1143 of the CC Community Commercial Zoning District. In general, most of the modifications from the CC Community Commercial District relate to the deletion or modification of uses that are inappropriate due to the potential for water pollution or because those uses would negatively

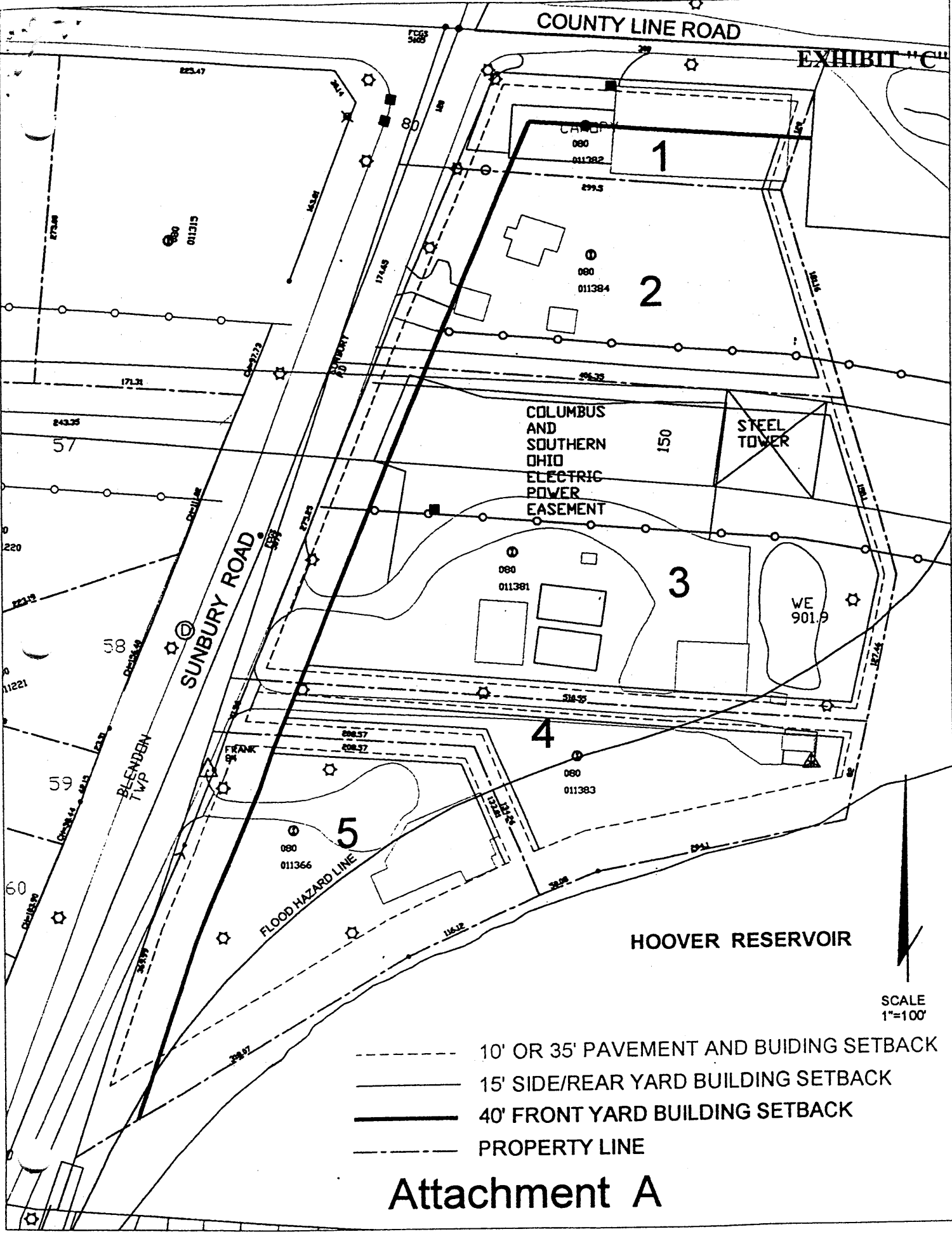
impact the scenic beauty of Hoover Reservoir or would detract from the area as a gateway into Westerville. Some uses have been added that Staff feels are appropriate. Uses that have been added include professional offices as a permitted use, consistent with the recent amendment to the Planning and Zoning Code (PC 2000-65). Conditional uses that have been added that are unusual include living quarters developed as an integral part of a permitted or approved conditional use structure. This means apartments or condominiums above or attached to a commercial structure, similar to what would be found Uptown. The additional development standards are based on, but not identical to the standards in the R-4 District. No density bonus is proposed for this use due to the small Study Area, where 20 acres would be required in the R-4 Zoning District to be eligible for a density bonus. In-water Marinas, i.e., boat docks, are listed as a conditional use to serve users of Hoover Reservoir. It is not the intent of this proposed use to allow on-shore, outdoor storage of boats. Indoor boat sales and repair facilities have been added at the request of the property owner who owns the existing repair facility at the corner of Sunbury Road and County Line Road. This use is acceptable because it serves Hoover Reservoir. Staff has proposed that it be a conditional use due to concerns about outdoor storage of boats and the use of chemicals in the repair of boats as well as concerns about noise during the repair of boats. Staff feels it is acceptable for a few boats to be stored outside for short periods of time but we do not want to see large outdoor boat storage areas where the boats are left for long periods of time at the Gateway into Westerville. At any rate, the current owner can keep operating as he has been under the provision of Chapter 1115, Non-conforming uses. These regulations will affect any new development or a new owner as outlined in Chapter 1115. Staff has added additional development standards with regard to commercial outdoor recreation. This is to address the concerns of neighbors living in the adjacent single family development with regard to noise. Staff feels it is possible for outdoor commercial recreation to be a compatible use with the adjacent residences. We feel the neighbors do have a valid concern about noise but that if there is a problem, the conditional use permit can be revoked.

The rest of the modifications are the modification of the rear setback on the Zimmerman and SMSA properties to prevent building over the cliff that abuts Hoover Reservoir in an attempt to protect the scenic beauty of Hoover Reservoir. Staff is also proposing that dumpsters be screened from view of Hoover Reservoir and Sunbury Road. Staff envisions this being accomplished by dumpsters being located on the sides of buildings and the screening being designed so as to appear to be part of the main structure. Another way to accomplish this could be for dumpster enclosures to be designed as an integral part of the principal structure. Another development standard that is proposed for modification regards service and delivery in an effort to protect the scenic beauty of Hoover Reservoir. Service and delivery may take place toward Hoover Reservoir but should be screened, preferably with an opaque evergreen screen. Finally, signage facing Hoover Reservoir is proposed to be prohibited to protect the scenic beauty of the Reservoir.

Design/Architecture

Consistent with the goals of preserving the scenic beauty of Hoover Reservoir and providing an attractive gateway into the City of Westerville, the attached guidelines are intended to provide at

least a basic level of coordination of architecture similar to what has been accomplished in the Office Institutional District across the street and at the Windsor Bay Shopping Center. Any redevelopment should result in the buildings being located to preserve view corridors to Hoover Reservoir and to provide public access to Hoover Reservoir. The attached Architectural Guidelines call for buildings to have a finished appearance on all four sides to ensure that the study area will have an attractive appearance when viewed from Hoover Reservoir.



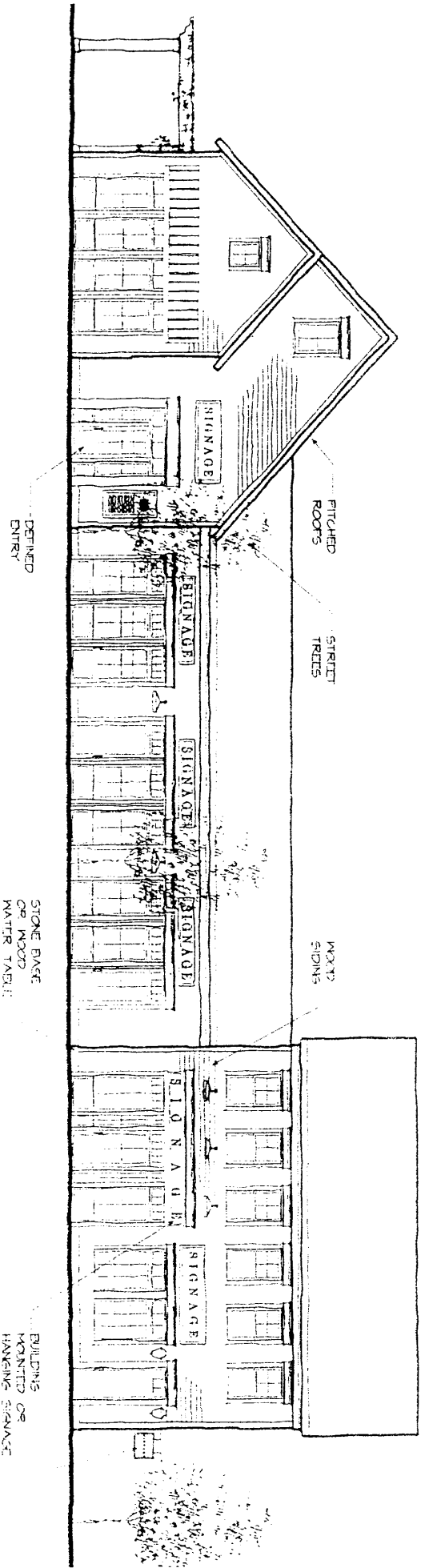
ARCHITECTURAL GUIDELINES for HOOVER GATEWAY

A. ARCHITECTURAL CHARACTERISTICS

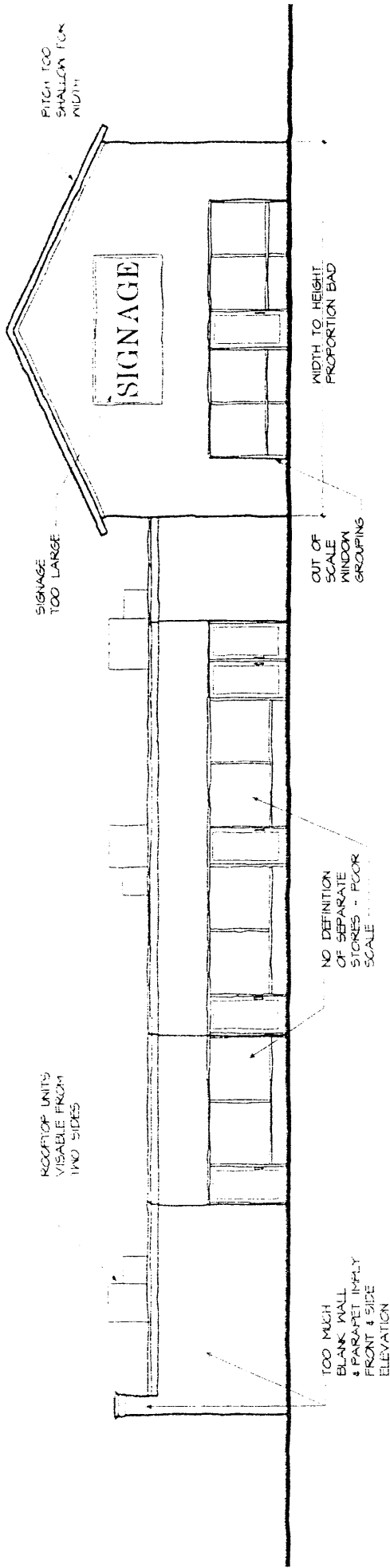
- **Scale and Proportion:** Scale is the relationship of the building to a person. The building design shall be executed to provide an appropriate human scale using appropriate sized windows, doors, etc. Proportion is the relationship of elements to each other within a building. Buildings shall be designed using appropriate proportion in relation to width and height and shall create a sense of harmony and balance with the building elements, including windows, doors, porches and roof pitches. No building shall be designed with inappropriate elements such as oversized windows, flat roofs or exaggerated porch elements.
- **Massing:** Buildings shall be one or two stories with a pitched roof. Smaller footprint buildings are encouraged. Larger buildings shall be designed to create a human scale by using offsets or adding elements such as porches or colonnades. Massing should also reflect defined entry points to help guide the users.
- **Entrances:** Buildings' entries shall be clearly identifiable as important access points and shall be articulated with style appropriate elements. Each building's entry should be designed to provide an individual statement while still creating a sense of unity with surrounding buildings.
- **Façade Treatment/Accessories:** Buildings that face more than one main direction (i.e. - face Sunbury Road and County Line Road, or face County Line Road and the Hoover Reservoir) shall be designed to have a front façade and a secondary façade that is similar to the front. Buildings visible from all sides shall be designed with four façade elevations. The number of different materials on exterior facades should be limited. The amount of glazing on the façade should be appropriate to the use of the building. For example, ground level retail should have a high proportion of glazing, while second story office space should have less glazing. Accessories such as awnings, overhanging building elements or colonnades may be used, provided that they maintain the scale and proportion of the building and are of materials and colors that complement the building.
- **Roof Design:** The roof size and pitch shall be complementary to the building and shall coordinate with the building's material and color. Recommended roofing materials include dimensional shingles, metal or slate. Roof pitches should be a minimum of 7 in 12 with a gable or hip form. Plumbing and mechanical vents, ducts and other items shall be grouped together as often as possible to minimize penetrations, and shall be located in non-visual locations. All rooftop equipment shall be screened from view. Large flat-top areas visible from the street level or the reservoir are not acceptable.
- **Exterior Materials and Colors:** Buildings in this area should be primarily wood or high quality replication (i.e., Hardie Board) siding. Some brick or stone may be used at the base of the building or partially integrated into the design. Wood shakes or synthetic stucco may be used on a limited basis. No metal will be permitted. Colors shall be neutral/natural tones such as browns, tans, dusty greens, warm grays and rusty reds. All accessory structures shall be painted to match the main building colors. No building shall have more than three colors. Colors shall be selected with adjacent buildings' color schemes in mind.

EXHIBIT "B"

- **Lighting:** Exterior lighting attached to the building should be consistent with the style, color and materials of the building they are attached to. Detached site lighting should be integrated architecturally to match the building style and shall meet the requirements outlined in the development standards.
- **Parking Areas:** Parking should not be the focal point of the development and shall be split up into smaller areas versus one large parking area. Buildings placed directly on Sunbury and County Line roads shall have a limited number of parking spaces in front of the buildings. All other surface parking areas are encouraged to be located away from the street or between buildings. Parking against Hoover Reservoir should be either avoided or heavily screened from view.
- **Signage:** Each separate use shall have its own signage. Signage attached to or hanging on buildings is strongly encouraged. Attached signs shall be externally illuminated and supportive of the architectural style of the building. This type of signage should be sized appropriate to the building scale and proportion. No neon, colored or flashing lights will be permitted. Signs should be neutral/natural colors and complement the building. Ground signage will be permitted with the following restrictions. They shall be wood and externally illuminated or internally illuminated channel letters or coped out letters/symbols. Ground signage shall be supportive of the style of architectural style of the building.



Appropriate Architectural Characteristics
 1" = 16'-0"



Inappropriate Architectural Characteristics

1" = 16'-0"