SECTION 420 SELECT COMMERCIAL PLANNED DISTRICT (SCPD) REGULATIONS

420.02 **- PERMITTED USE** - Land and buildings within the SELECT COMMERCIAL PLANNED DISTRICT shall be used only for those selected uses identified by an applicant for zoning plan amendment and found within the Suburban Office, Neighborhood Commercial, Community Commercial, Community Service, Restricted Industrial and Limited Industrial Zoning Districts. Proposed uses shall be enumerated in the application as being appropriate to provide compatibility with the neighborhood and community character and for compliance with the Comprehensive Plan. All permitted uses shall be approved by the Board of Blendon Township Trustees as a part of the Development Plan required (Section 420.034) for the subject tract. Said permitted uses shall run with the land as long as the SCPD zoning as approved remains in effect.

420.03 **- PROCEDURE** - The following procedure shall be followed in placing land in the SELECT COMMERCIAL PLANNED DISTRICT.

420.31 **- SUBMISSION OF APPLICATION** - The owner or owners of a tract or tracts of land of any size may request that the Zoning District Map be amended to include such tract or tracts in the SELECT COMMERCIAL PLANNED DISTRICT in accordance with the provisions of ARTICLE VII.

420.32 **- DEVELOPMENT STANDARDS** - The development standards of ARTICLE V, GENERAL DEVELOPMENT STANDARDS, shall apply to the SELECT COMMERCIAL PLANNED DISTRICT according to the specific zoning district and use selected in accordance with SECTION 420.02, Permitted Use and SECTION 420.033, Performance Standards. A compliance waiver for any Development Standard may be granted as a part of the Development Plan if approved by the Board of Blendon Township Board of Trustees.

420.33 **- PERFORMANCE STANDARDS** - Applications for SELECT COMMERCIAL PLANNED DISTRICT shall meet the following requirements. The Development Plan (SECTION 420.034) and the Detailed Site Plan, (SECTION 420.037) will be reviewed to determine whether the following performance criteria have been addressed and satisfied. Unless otherwise indicated, information required by the Performance Standard criteria shall be submitted in conjunction with Development Plan submission. A compliance waiver for any Performance Standard may be granted as part of the Development Plan if approved by the Board of Blendon Township Board of Trustees.

420.34 **- DEVELOPMENT PLAN** - A Development Plan at a scale of at least 1"=50' shall be prepared and sealed by either a registered architect, registered engineer, or a registered landscape architect to satisfy Development Plan requirements. Five (5) copies of a Development Plan shall be submitted with the application to amend the zoning district map. Such Development Plan shall demonstrate engineering and project feasibility, shall be in map form with accompanying text as appropriate, and shall address the following:

1.) Permitted Uses - Selected uses in accordance with Section 420.02 to be permitted within the SELECT COMMERCIAL PLANNED DISTRICT shall be specified by area or specific building location as a part of the Development Plan submission. The Development Plan may state specific individual uses by area or structure in order to accomplish the desired compatibility with the surrounding environment.

2.) Site Map - A survey map of the boundary of the area being requested for zoning map amendment shall depict existing roads, streets and easements within the subject tract as well as the proposed location and approximate size of all structures and ancillary uses. Off-site contour and easement locations shall be provided where necessary to determine special off-site circumstances as they relate to the development, or off-site features affected by the development.

3.) Vegetation - Significant strands of existing vegetation are to bedepicted.

4.) Soils - Soil types found on the subject tract are to be submitted based upon the Franklin County Soil Survey.

5.) Traffic - Each Development Plan shall be accompanied by an analysis of traffic conditions which can be expected to result from the proposed development. The analysis shall estimate the Average Daily Traffic (ADT), the peak hour(s) of traffic, and distribution of the same to the existing and proposed street system, together with an analysis of street improvements necessary to accommodate the additional traffic. The applicant shall state and document assumptions made regarding the projected traffic figures. Standard techniques and references shall be utilized. The following references, or other references which may be acceptable to the Blendon Township Board of Trustees, shall beused:

a) Highway Capacity Manual (Special Report #209, 1994, National Academy of Sciences).

b) "Trip Generation": Institute of Traffic Engineers, (Current Edition). Traffic analysis shall be based on existing off-site conditions and known plans for the development of off-site areas.

Traffic expected to be generated by the proposed development shall not cause any tributary street or highway facility to operate below a level of service "C", as defined in the current edition of the "Highway Capacity Manual" (see above reference).

6.) Access - Whenever multiple structures to be located in SCPD are located on a collector street or arterial street, as defined by the Franklin County Thoroughfare Plan, access onto the collector or arterial shall be via interior local streets or marginal access (frontage) roads. All uses within the SCPD shall derive their access from the interior streets within the SCPD, unless specific exemptions are made as a part of the approved DevelopmentPlan.

7.) Parking - Off-street parking, loading and service areas shall be provided in accordance with SECTION 531, ARTICLE V. These areas shall be arranged for an internal traffic circulation pattern adapted to the site and structural arrangement set forth in the Development Plan.

All open off-street parking areas consisting of five (5) or more parking spaces or one thousand (1000) square feet or more shall be screened from abutting residential uses. Curb barriers a minimum of five (5) feet from the property line shall be provided. Grass, plantings or other acceptable surface material shall be provided for all areas bordering the parking area. When large parking areas are planned, landscaped islands or medians shall be utilized to lessen negative visual impact and direct traffic flow.

Whenever a parking lot or access drive is located adjacent to a residential area, screening shall be designed to prevent vehicle lights from shining directly onto the residential property.

8.) Storm Water Drainage - A preliminary drainage plan, showing topographical contours in two (2) foot intervals, and general locations of existing and proposed improvements. Drainage and runoff from the proposed development shall not cause property damage. All drainage improvements shall be designed in conformance with the requirements of the Franklin County Subdivision Regulations.

9.) Sewage Disposal and Water Supply - Information regarding sewage disposal and water supply techniques to be utilized will be provided in the application for the proposed SCPD, together with letters of approval from the pertinent local, state and, if applicable, private agencies. The letters shall be submitted with the Development Plan.

10.) Architectural Design - The Development Plan shall indicate general exterior design, building elevations and potential materials. All buildings shall be constructed with materials compatible with the surrounding environment. All buildings shall be constructed with material consistent with the design character for each building on all sides.

All private deed restrictions pertaining to design character and location of buildings shall be included in the Development Plan:

a) Building Density - No parcel or lot shall have constructed thereon any building(s) which shall have a ground level floor density of greater than thirty-five percent (35%) of the lot or parcel upon which said building(s) is or are constructed.

b) Building Height - Shall not exceed twenty-five (25) feet unless otherwise indicated and approved as a part of the Development Plan as appropriate to the specific site and neighborhood character.

11.) Outside Storage - Outside storage shall be permitted only as a part of an approved development plan within an SCPD. No rubbish or debris of any kind shall be placed or permitted to accumulate on any portion of the parcel or lot so as to render any portion of the property unsanitary, unsightly or detrimental to the public health, safety or welfare.

12.) Utilities and Facilities - All utilities shall be placed underground. All below ground storage facilities not under the ground floor of structures must be illustrated on the Development Plan.

13.) Pollution -

a) Smoke - No smoke from an industrial or commercial process shall be emitted from any structure in the SCPD.

b) Odor - No use shall emit odorous gases or other odorous matter in such quantities as to be offensive at any point on or beyond the SCPD boundary.

c) Noise - No commercial, service or industrial use shall emit noise greater than sixty (60) decibels at the lot line.

14.) Graphics - The Development Plan shall specify the signage concept indicating the general locations and size of all exterior signs and the relationship of signs to overall architectural design of the development. No sign located within the SCPD shall advertise off-premise activity. All signs shall meet the applicable provisions of SECTION 541 as well as the following:

a) Wall Signs - Each business may have one (1) sign attached to the structure below roof level, other than identification signs for service areas. Signs for individual businesses may be no greater than ten percent (10%) of the area below the roof of the exterior surface of the wall to which they are attached.

b) Free Standing Signs - Except site identification signs or traffic control signs, all shall be directory in nature. There can be no more than one (1) free standing sign for each building on a lot other than traffic control signs. The total size of a free standing sign shall not exceed forty (40) square feet unless otherwise approved as a part of the Development Plan. Free-standing signs shall be no more than twenty (20) feet in height, unless otherwise approved as a part of the Development Plan.

c) Development Area Identification Sign - One (1) development area identification sign shall be permitted within the SCPD as a part of the Development Plan submission. More than one (1) development area identification sign may be approved based upon information submitted as a part of the Development Plan submission verifying the need for same.

Total maximum area permitted for one (1) development area identification sign shall not exceed the following:

i) One (l) square foot of additional sign area per lineal foot of lot abutment on a public right-of-way for the first fifty (50) feet.

ii) One-half (1/2) square foot of additional sign area per lineal foot of lot abutment on a public right-of-way for the second fifty (50) feet.

iii) One-fourth (1/4) square foot of additional sign area per lineal foot of lot abutment on a public right-of-way exceeding onehundred (100) feet.

iv) No development area identification sign shall exceed one hundred (100) square feet in area unless otherwise indicated and approved as a part ofthe

Development Plan as being appropriate to the specific site and neighborhood character.

d) Temporary real estate for sale or for lease signs shall not exceed fifty (50) square feet in total area.

e) A sign may be illuminated provided that no flashing, traveling, animated or intermittent illumination shall be used. Permitted illumination shall be confined to the area of the sign except when such illumination is back lighting for an otherwise non-illuminated sign.

f) All private deed restrictions pertaining to signs shall be included as part of the Development Plan.

15.) Lighting - The Development Plan must indicate the types of lamps and lighting fixtures as well as and the height of lighting fixtures to be used and the relationship of lighting fixtures to overall architectural design of the development:

a) Light sources outside the public right-of-way shall be located and arranged to provide good visibility and reflect the light away from adjacent residential properties or any streets.

b) Street lights shall be installed by the developer or by petition to the Township on all interior streets dedicated as public rights-of-way unless otherwise exempted by the Blendon Township Board of Trustees.

c) All private deed restrictions pertaining to lighting shall be included in the Development Plan.

16.) Screening and Landscaping Plan - Screening shall consist of earth mounding, plantings, fencing, or a combination of the same. The SELECT COMMERCIAL PLANNED DISTRICT requires the submission of a separate plan which incorporates screening and landscaping proposals:

a) A general screening and landscaping plan meeting the following requirements shall be prepared and submitted as a part of the Development Plan. For purposes of Development Plan submission, the screening concept proposed to meet the requirements of this Section shall be submitted in sketch and text form.

i) Fencing - Fencing utilized in providing screening shall be architecturally appealing and shall be incorporated into theoverall architectural design concept.

ii) Abutting Residential Areas - Whenever a proposed SCPD abuts a residential area, screening shall be provided along the entire area of abutment in a manner that is aesthetically pleasing and effectively screens the residential areas from the proposed select commercial activities.

iii) Plantings - When mounding is utilized in conjunction with plantings, the plant materials shall be of a size and species suitable which together will produce a minimum six (6) foot high screen within a two (2) year period. When plant

material without mounding is utilized, the plant materials shall be a minimum five (5) feet in height when planted and be of such species that will produce a dense six (6) foot visual screen within a two (2) year period. All screen plantings shall be maintained permanently, and any plant material which does not survive shall be replaced within one (1) year with material meeting the specifications of the original planting. Maintenance responsibilities for the screen plantings shall be addressed in the Development Plan.

iv) Minimum Opacity - All screens must provide a minimum opaqueness of sixty percent (60%) or more.

v) Landscaping - Landscaping shall mean the improvement of the natural beauty of the land by grading, clearing and decorative planting or grass to create a pleasant and functional environment. Landscaping of a lot shall be installed within six (6) months after the month in which the building is completed. Any portion of a lot upon which a building or parking area is not to be constructed per the Development Plan shall be landscaped. For every ten (10) parking spaces on an individual lot, the owner shall be required to place at least one (1) tree (3" caliper or larger) in such a manner as to be spaced and placed in or among the parking rows. Such trees shall be in addition to any screening requirements contained herein and all replacement material shall meet the specifications of the original planting. All shrubs, trees, grass, ground covers, and plantings of every kind or type, shall be well-maintained, properly cultivated and free from trash and other unsightly material and/or debris.

b) Exceptions to screening requirements may be made where:

i) Existing topographical or vegetative characteristics provide the necessary screening effect, or

ii) Where existing topographical conditions make it difficult to adequately screen the proposed use from adjacent properties. When the use cannot be adequately screened due to elevation differences between adjacent properties and the proposed site, the proposed design should minimize negative visual impact.

17.) Any additional information necessary to demonstrate compliance with Section 420.033, Performance Standards.

420.35 **- EFFECT OF APPROVAL** - The Development Plan as approved by the Blendon Township Board of Trustees shall constitute an amendment to the Blendon Township Zoning Map as it applies to the land included in the approved amendment. Detailed Site Plan approval is assured based on good faith compliance with the approved Development SCPD Plan.

The approval of the Development Plan shall be for a period of two (2) years to allow for the submission of a Certificated of Zoning Compliance in accordance with Section 705.02, Article VII, submitted in accordance with the subdivision regulations for Franklin County, Ohio. If Zoning Compliance has not been properly submitted and approved within this approval period and unless the Board of Trustees approves an extension of this time limit, the Development Plan shall expire. Upon the expiration of the Development Plan, no use shall be established or changed and no building, structure or improvement shall be construction until an application accompanied by a new Development Plan has been filed with and approved by the Township using the same procedures and criteria for the approval of the initial Development Plan.

420.36 **- EXTENSION OF TIME OR MODIFICATION** - An extension of the time limit or the modification of the approved Development Plan may be approved by the Blendon Township Board of Trustees. Such approval shall be given upon a finding of the purpose and necessity for such extension or modification and evidence of reasonable effort toward the accomplishment of the original Development Plan, and that such extension or modification is not in conflict with the general health, safety and welfare of the public or the development standards of the SELECT COMMERCIAL PLANNED DISTRICT.

420.37 **- DETAILED SITE PLAN REQUIRED** - Following zoning map amendment approval by the Blendon Township Board of Trustees and prior to submitting an application for a building permit or zoning compliance in accordance with Section 705.02, Article V, a Detailed Site Plan shall be submitted to the Blendon Township Zoning Department for approval. The Detailed Site Plan shall conform to the Franklin County Subdivision Regulations for design and construction of improvements. The Detailed Site Plan shall constitute the applicant's final proposal which illustrates compliance with the previously approved Development Plan, intended uses and required Performance Standards.

420.38 - DETAILED SITE PLAN REQUIREMENTS

1.) A plan illustrating the location and design of all proposed structures as they relate to the Development Plan. The Blendon Township Zoning Department may require the submission of additional information or documentation, which it may find necessary or appropriate to permit full consideration of the Detailed Site Plan and its relationship to required Performance Standards.

2.) Architectural renderings shall illustrate exterior design and construction, as well as the interior layout.

3.) Any sign proposed shall be constructed with durable materials and shall conform to the overall design concept proposed and be compatible with the surrounding uses and environment. The Detailed Site Plan shall illustrate sign materials and composition. Information including location, size, height, lighting and landscaping shall be submitted as a part of the Detailed Site Plan.

4.) A Screening and Landscaping Plan shall be prepared and sealed by a registered landscape architect. Five (5) copies of a Screening and Landscaping Plan shall be submitted in map form with accompanying text as appropriate. The Detailed Site Plan shall show the placement, species and size, of all plant materials, and the placement, size, composition and type of fencing or other materials proposed.

420.39 **- DETAILED SITE PLAN, BASIS OF APPROVAL** - The basis for approving a SELECT COMMERCIAL PLANNED DISTRICT Detailed Site Plan shall be:

1) The Blendon Township Zoning Department finds the Detailed Site Plan information submitted under Section 420.037 to be in compliance with the Development Plan (Section 420.034) previously approved by the Board of Blendon Township Board of Trustees.

a.) The Board of Blendon Township Board of Trustees authorizes the Blendon Township Zoning Department to review the Detailed Site Plan and approve it based on compliance with the Development Plan and the requirements of the SCPD zoning district. If the Blendon Township Zoning Department and the applicant are unable to reach agreement on the content of the Detailed Site Plan and its applicability to the approved Development Plan, the issue shall be resolved at a scheduled public hearing of the Blendon Township Board of Trustees.