

## **General Development Standards Urbana Commons PUD**

### **Density/Lot Coverage:**

The density of enclosed building areas of the Urbana Commons development shall not exceed 10,000 s.f./acre. In addition, the total maximum overall lot coverage including landscaping and mounding areas for the total impervious area shall not exceed 75%.

### **Site Access:**

- a) A new three-lane collector road shall be developed with a full movement intersection at US 36 and extend northwest to the adjacent Lippencott parcel. The new collector road shall provide the main access for Urbana Commons. The 41-foot back-to-back of curb road shall be constructed within the 60-foot dedicated (by virtue of Subdivision Plat) R.O.W. and constructed to City standards, including utilities (water, sanitary, and storm), curb/gutter, a four foot concrete sidewalk on the east side, and a minimum four foot tree lawn. Upon completion and final inspections by the City Engineer, the public improvements shall be dedicated to the City for public use and maintenance; alternatively, bonds shall be submitted in conjunction with the Subdivision Plat of the Property to ensure completion. Additional vehicular access to the retail portions of Urbana Commons shall be provided by an additional full movement curb cut located along US 36. Furthermore, Subarea E shall have site access from a maximum of two curb cuts located on North Dugan Road and a maximum of one curb cut along US 36 East. All internal drives servicing each of the subareas shall be curbed per Final Development Plan.
- b) Subarea E shall have site access from a maximum of two curb cuts located on North Dugan Road and a maximum of one curb cut along US 36 East. Commercial drive widths shall not exceed 30 feet. Commercial curb cuts shall be located at least 200 feet from any intersection of two public roads/streets. The minimum distance from the centerline of any proposed drive is to be 200 feet, except where the property has less than that frontage. In addition, the minimum distance from the centerline of any proposed drive is to be at least 200 feet from the centerline of any existing drive.
- c) Pedestrian access shall be serviced by four foot wide concrete sidewalks located along all public roads except along US 36 which shall contain a meandering six foot wide concrete sidewalk.

### **Parking:**

- a) All commercial lots must provide a parking ratio as per Subarea definition and in accordance with the requirements outlined in Chapter 1133.

### **Landscaping:**

- a) The landscape treatment along US 36 shall be consistent with the Final Development Landscape Plan and shall be constructed during the development of Subarea A or D.
- b) Street trees and tree lawns shall be installed along all public streets in accordance to the City of Urbana Tree Code within Chapter 905 of the Codified Ordinances of the City of Urbana, Ohio.
- c) A perimeter landscape treatment shall be installed to screen the rear service areas of the Wal-Mart Supercenter as depicted in the Final Development Plan. The treatment will consist of a mound with staggered rows of evergreen and deciduous trees, along its full length. See the landscape exhibit for specific details. All mounded areas shall have landscape material installed.

- d) A landscaping plan shall be required as part of the site plan review process for each lot being developed within Subarea E. The landscape treatment along US 36 shall be consistent with earlier development in Subarea D. A perimeter landscape treatment shall be installed within Subarea E along US 36 East and North Dugan Road to screen neighboring residential property from this development. This treatment shall consist of a mound with staggered rows of evergreen and deciduous trees, along its full length. All mounded areas shall have landscape material installed.
- e) Landscaped islands shall be required in all parking areas greater than 25 or more parking spaces. Islands shall be fully curbed and at least 16 square feet in area. The islands shall contain at least one deciduous tree and low spreading shrub or an evergreen groundcover. No island shall contain just mulch.
- f) All parking areas shall be screened from U.S. 36 right-of-way and Lippencott Lane. This screening shall consist of grading and/or mounding and/or landscaping.
- g) The minimum size of all plant material at installation shall be two-inch caliper shade trees, two-inch caliper for ornamental trees, and four feet high for evergreen trees installed on mounding as shown on the Grading Plan.

**Signage:**

Regulations for signs listed under the General Development Standards apply to all signage. Where specific standards are listed for signage in each subarea, these standards would also apply and supersede. Where standards are not specified in the General Development Standards or the standards for each subarea, the City of Urbana's sign code shall be applied.

- a) Quantity:
  - 1) The Urbana Commons retail portions shall be identified by one monument style ground sign and can incorporate the tenants within Subareas A and B.
  - 2) All other signage shall comply with each individual subarea standards.
- b) Materials and Landscaping:
  - 1) All monument signs shall be constructed with a masonry, brick, or stone base that extends to grade.
  - 2) All monument signs shall have landscaping around all four sides of the base consisting of evergreen shrubs at a minimum. Landscape Plan approval for each Subarea lot is required.
- c) Dimensions of Sign:
  - 1) The maximum area of sign face of the monument sign for each lot in Subarea C and D shall be 80 square feet per face, with a limit of no more than two faces per sign.
  - 2) Area of sign base (if any) shall not exceed area of sign face. The base shall not be included in the overall area permitted for the sign face.
  - 3) Maximum overall height shall be 8'0" above top of adjacent street curb. Signs located on grass mounds shall maintain conformance to 8'0" maximum height above top of adjacent curb.
  - 4) This general rule applies unless otherwise stated in the Subarea text.
  - 5) The Urbana Commons main monument sign shall be a maximum of 200 square feet with a maximum height of 13' above top of adjacent street curb. The Urbana Commons monument sign shall be located at the northeast corner of the signalized intersection.

d) Illumination:

- 1) Monument signs shall be illuminated from interior or exterior sources provided the exterior light source is cut-off so as to only illuminate the sign face. Ground-mounted light sources shall be screened from public view, preferably with landscaping.
- 2) Wall signs shall not be backlit unless it is from lights located within individual or channel-mounted letters. No box signs shall be permitted.

e) Setbacks:

- 1) The setback for the multi-tenant sign shall be in conformance with the Final Development Plan.

f) Sign Location:

- 1) No sign shall be painted or posted on the surface of any building, wall, or fence unless permissible by the sign regulations of this development text. No wall murals shall be allowed. Roof signs or other types of advertising shall not be permitted, nor shall any sign extend higher than the building or parapet walls.

g) Prohibited Sign Types:

- 1) The following signs or similar devices are prohibited: abandoned signs; festoons; pennants; streamers; spinners; searchlights; signs imitating or resembling official traffic or government sign/signals; snipe signs; signs attached to trees, telephone poles, public benches, streetlights, or placed on any public property or public right-of-way; signs placed on vehicles or trailers which are parked or located for the primary purpose of displaying such sign; and off-premise signs or billboard. Signs on vending machines, trash bins, or other devices serving any premises shall be screened from view of any public right-of-way and adjoining private property. Neon may be used for internal illumination if totally enclosed and not externally visible.

h) Traffic Directional:

All directional and traffic signage shall be limited to a maximum of four square feet in area and three feet in height and shall not interfere with safe vehicular or pedestrian traffic circulation or obstruct the view of drivers exiting onto thoroughfares. Such signs shall only indicate points of entry or exit for a facility. These signs shall be rectangular in shape and monument in style. The signs shall be located on the property to which they refer and shall not be placed within a public R.O.W.

**Screening of Service Structures:**

- a) For the purpose of this section, service structures shall include but not be limited to storage tanks, dumpsters, electrical transformers, utility vaults which extend above the surface, cooling towers, rooftop units and other equipment, or elements providing service to a building or a site.
- b) All service structures shall be fully screened by a continuous (having 100 percent opacity) planting, hedge, fence, or wall, which would enclose any service structure on all sides. (Example: Trash compactors are screened on three sides with the fourth side secured by a metal gate for service access). The material used shall match that of the primary structure. The height of the screening enclosure shall extend at least one foot over the top of the service structure being screened, but shall not exceed 12 feet in height. Plant material used as a screening shall be an evergreen species.

**Lighting:**

- a) Any lighting used to illuminate walkways, roadways, public facilities, and parking lots shall utilize only fully shielded cut-off style outdoor light fixtures. Wall lights shall also be of the cut-off variety.

- b) All lighting along new public road right-of-way shall be the Urbana standard street lighting poles and fixtures – Chesapeake Series Cast Aluminum Posts, Fluted Shafts, Banner Arms and GranVille Series Luminaire Leaf Style Housing (Attached as Exhibit F). Additionally, the signalized intersection shall have Item 632 Mast Arm Signal Installation Type TC – 81.20 designed by size.
- c) Light trespass onto adjacent properties is not permitted. Outdoor light fixtures installed (excepted security lighting), including illuminated sign shall be turned off between the hours of 11 p.m. and sunrise except for businesses that are open to the public during these hours. Compliance shall be achieved by utilizing fixture shielding, directional control designed into fixtures, fixture location, location, height, or aim, or a combination of these or other factors.
- d) Outdoor light pole fixtures shall be uniform throughout the development and shall not exceed 42 feet. The concrete foundation for these fixtures shall be no greater than 2'6" in height.

**Accessory Uses:**

- a) An outdoor storage display area is a permitted accessory use in association with a primary use and shall be located within designated areas as shown on the Final Development Plan in Subarea A, more specifically noted as the Garden Center Seasonal Sales area. Any changes to the location of outdoor storage area shall receive Planning Commission approval for a Revised Final Development Plan. The duration of seasonal sales shall be limited to dates between March 1 and October 1. Garden Center Seasonal Sales area shall be screened as shown on the Landscape Plan. Decorative fencing to match the Garden Center shall be used around the perimeter of the display area. The height of stacked outdoor materials (within the Garden Center Seasonal sale area) shall not be greater than 6'0".
- b) All other types of materials, supplies, equipment or products shall not be stored or permitted to remain on any portion of a parcel outside the permitted sales area.
- c) Detached storage or refrigeration units are not permitted within the front yard or side yard of any lot. These units shall have exterior materials that complement the primary structure.
- d) Vending machines shall be located inside the main structure of the building.