

## **Subarea Development Standards**

For purposes of clearly defining and limiting uses that are permitted within the Urbana Commons PUD, five separate subareas are established. Each of these subareas (referred to as Subarea A-E) is identified on the attached **Exhibit A**.

### **Subarea A – Large Format Retail Center (Wal-Mart)**

#### **Permitted Uses:**

- a) Those uses listed in Section 1124.02 – B-2 General Business District, shopping centers, automotive repair and service.
- b) Permitted accessory uses are outside storage facilities and outdoor storage displays provided that all location and screening requirements are met as per the Final Development Plan. No outdoor sales are permitted except in the area of the Garden Center Seasonal Sales and as defined in the General Development Standards, Accessory Uses.

#### **Yard and Setback Requirements:**

- a) Principal structures shall not be closer than 80 feet from the rear lot line.
- b) Principal structures shall not be closer than 100 feet from the side lot line for property that is zoned for residential use.
- c) Pavement must be setback 20 feet from the rear and side lot lines.
- d) Accessory uses may not be located within 25 feet of any rear or side lot line.

#### **Parking:**

- a) Adequate parking must be provided but balanced with the provision of interior landscape islands to provide for heat abatement from large paved areas. For maximum parking ratios above 5 spaces per 1,000 square feet of retail space, there must be at least 72 shade trees provided per 1,000 spaces. Stalls shall be permitted at 9.5 feet wide if on a 60-degree angle, as shown on the Final Development Plan or as otherwise in compliance with the Urbana Zoning Code.
- b) All interior landscape islands must provide at least 4 feet of permeable landscape area around the center of each tree. Landscaping must be protected with a full concrete curb. The landscape island must include an evergreen ground cover or turf. Mulching the entire area of the landscape island is prohibited.

#### **Circulation and Access:**

- a) Vehicular access shall be provided by an east – west internal drive provided off the new dedicated public road. Shared parking and cross-access shall occur with Subarea B.

- b) All pedestrian sidewalks must be installed as per the Final Development Plan.

**Architecture:**

- a) Entryway design elements and variations should provide orientation, aesthetically pleasing character, and pedestrian scale to the building. These elements should be architecturally integrated with the building and create the appearance of multiple entrances and storefronts. These features can include overhangs, recesses/projections, verandas, flat arches, peaked roof forms, and canopies or porticos.
- b) Facades should be articulated to reduce the massive scale and the uniform, disengaging appearances of large format retail buildings. Uninterrupted length on any façade should be minimized.
- c) Buildings should have architectural features, finishes, and patterns that provide visual interest, contribute to a pedestrian scale, reduce massive effects, and recognize local, as well as community-wide character. Building facades should incorporate a horizontal repeating pattern that includes elements such as color, texture, material, reveals, offsets, columns, pilasters, etc.
- d) Building height shall not exceed 49 feet with spires measuring at 55 feet.
- e) Flat roofs must utilize parapets to screen mechanical units and strong cornice lines to finish off the roof. Parapet backing, if visible, must match the materials of the front elevation of the parapet or roofing material as shown in the Elevation Plan (Exhibit C). Multiple horizontal roof planes per building elevation are encouraged.
- f) The following materials are not acceptable:
- Pre-engineered building systems and panels
  - Vinyl or aluminum siding
  - Wood siding and trim
- g) Materials should utilize high quality exterior materials such as brick or stone or concrete block. Concrete block is permitted as long as it has a textured front. Concrete block in service area on the north wall of the building may be smooth painted block
- h) Building materials should be as identified and outlined in the Wal-Mart Elevation Plan (Exhibit C). Red tones resembling brick are also permissible. Trim colors should be of low reflectance, subtle, and neutral colors, unless otherwise specified in the Wal-Mart Elevation Plan. The use of high intensity colors, metallic colors, black, or fluorescent colors is prohibited. The Wal-Mart Building Elevation Plan (Exhibit C) and the material sample board attached (Exhibit C-1) is hereby approved.

- i) Roof materials shall be dimensional shingles, standing seam roofs, or simulated slate materials. Exceptions on roof building materials are made for flat roofs, which may be mechanically fastened on ballasted rubber membrane roof or similar materials.

**Signage:**

Permitted as shown on the Wal-Mart Elevation Plan and specifically described in sign package provided by Scott & Goble Architects, **Exhibit D**.

**Stormwater Facility**

The stormwater facility will be constructed to meet OEPA regulations and city requirements. Grading of the retention basin with maintainable grassed slopes shall be at a maximum of 4:1 slopes to gravel in pond area. Gravel to be at 3:1 slopes to 5 feet below normal water elevation and 2:1 slopes to bottom of pond.

Future dedication of public open space:

At a future date, the owner may offer to transfer at no cost to the City of Urbana, the stormwater facility. If the City of Urbana determines to accept the stormwater facility, the Final Development Plan shall be revised and submitted to the City Engineer (for review and recommendation) and to the City Planning Commission for approval. At such time as the stormwater facility is formally accepted by the City, the maintenance and liability for the stormwater facility will be transferred and assumed by the City of Urbana.

**EXHIBITS**

- A Subarea Map
- B Final Development Plan dated
- C Wal-Mart Elevation Plan
- C-1 Material Sample Board
- D Scott & Goble Architects Sign Package
- E Retail Elevation Plan
- F City of Urbana Lighting Standard Detail for Street Lighting  
and Traffic Lights

# EXHIBIT "A" URBANA COMMONS DEVELOPMENT PLAN

LOCATED IN SECTION 11, TOWN 5, RANGE 11 BTMRS  
CITY OF URBANA  
CHAMPAIGN COUNTY, OHIO  
05/09/05

PREPARED BY:



Van Atta  
Engineering  
Inc.

Engineering & Surveying  
570 Congress Park Drive  
Cincinnati, Ohio 45259  
Phone: (603) 438-3446  
Fax: (603) 438-3446

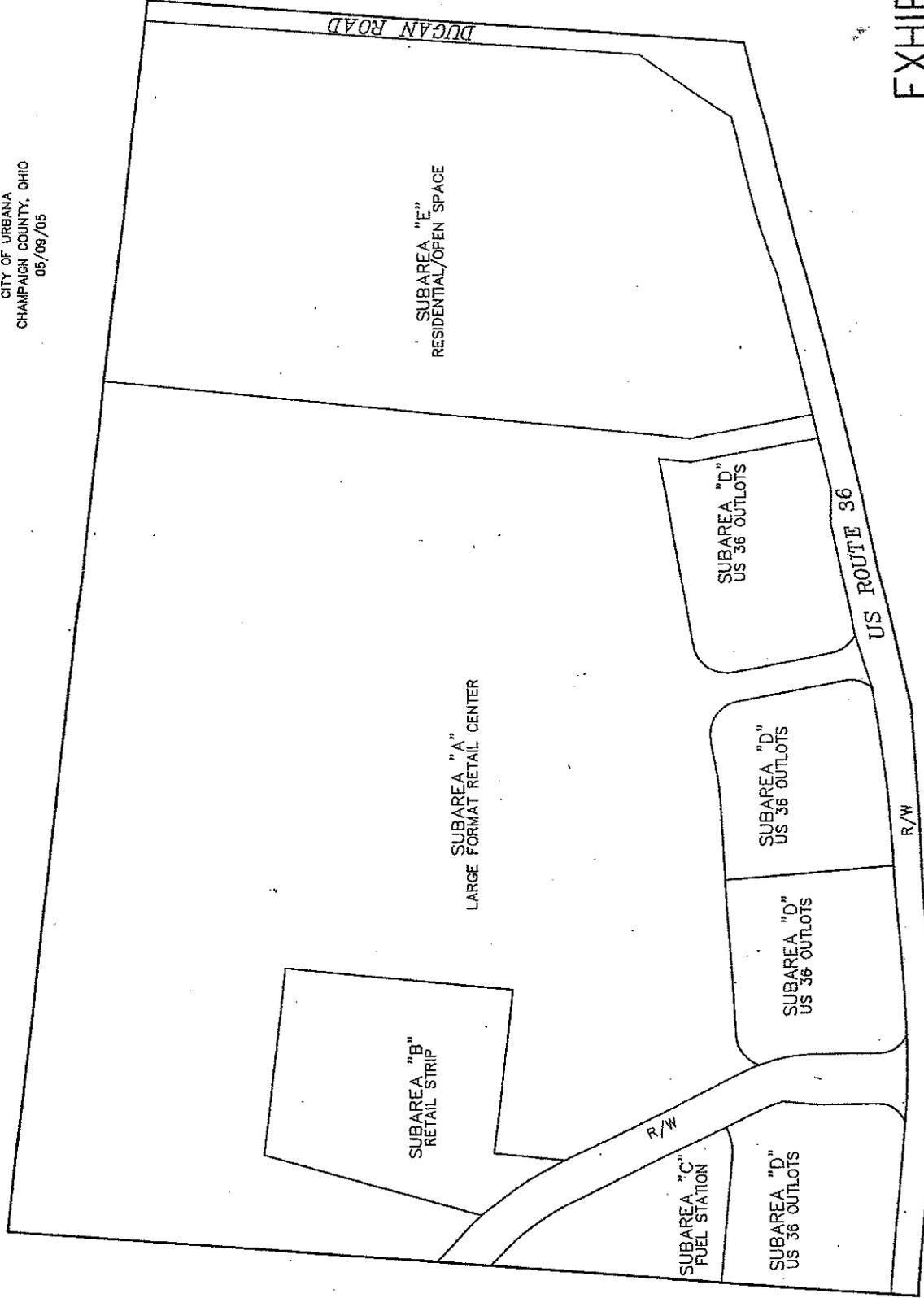


EXHIBIT "A"





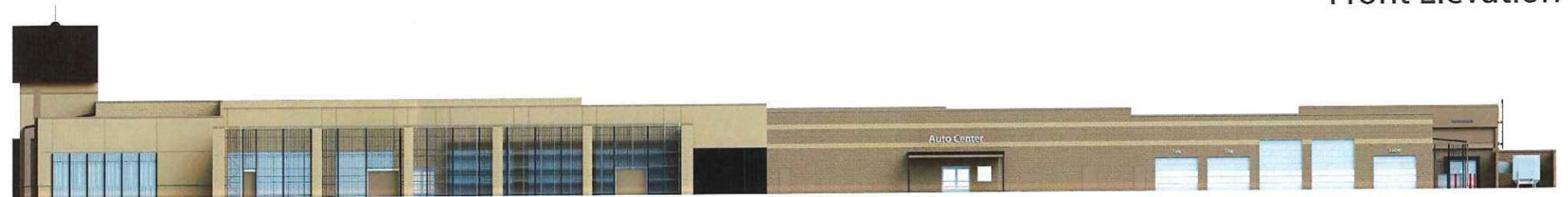
Perspective



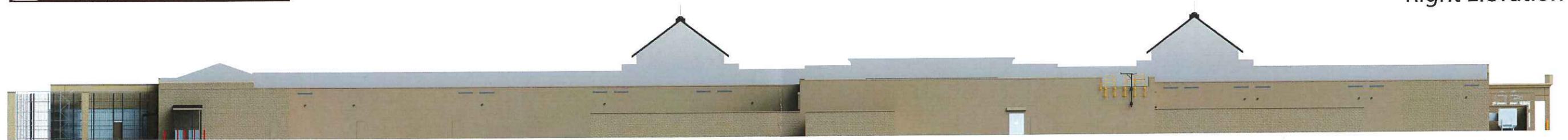
Front Elevation

Color Legend

P83	SW# 6082 "Cobble Brown"
P94	SW# 7694 (EXT) "Exterior Dromedary Camel"
P124	SW# 7522 "Meadowlark"
HRC	Brown



Right Elevation



Rear Elevation



Left Elevation



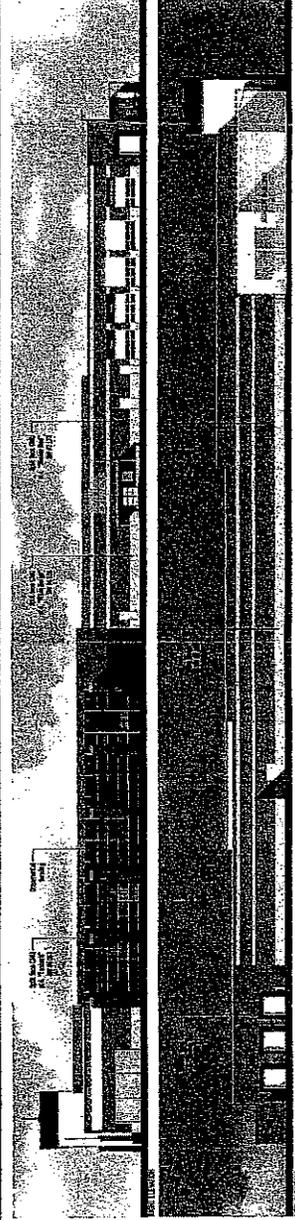
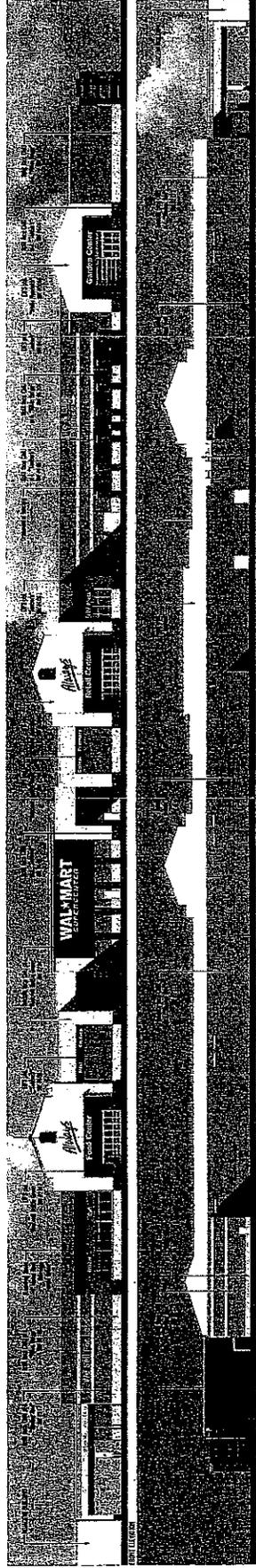
March 07, 2014

Urbana, OH #1239 - Remodel

3D Color Elevations - Not to Scale

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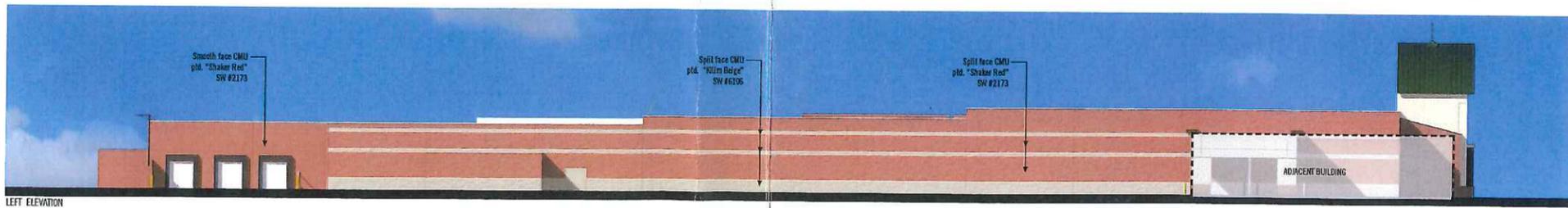
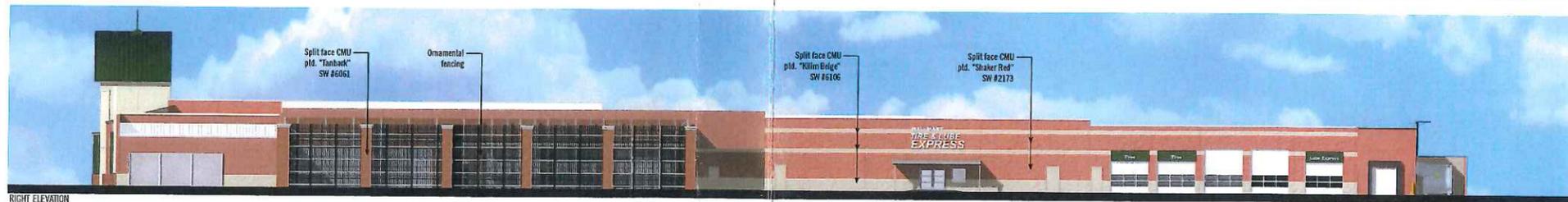
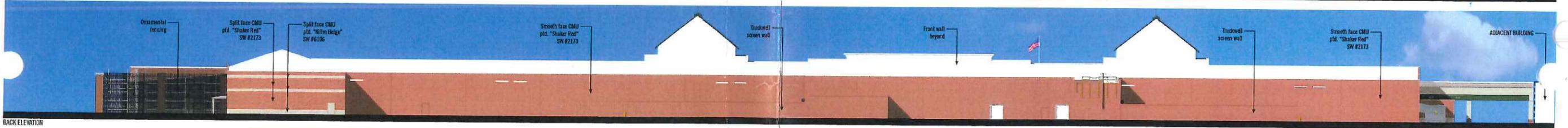
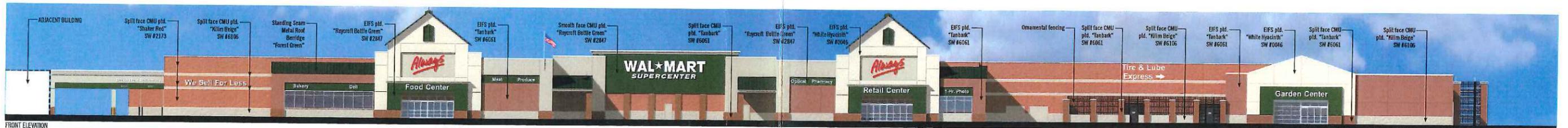
These are the 01/27/2014 paint colors recommended by Planning Commission & authorized by Zoning Inspector.  
-Bradley J. Bodemiller 3/12



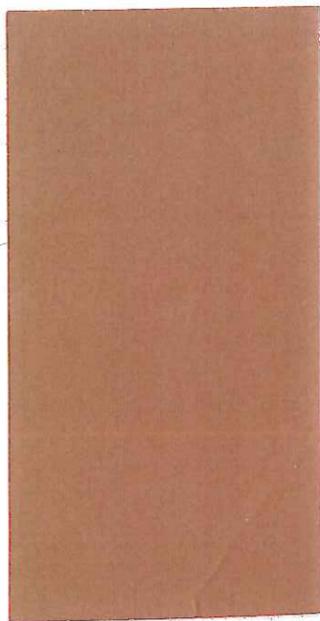
Urbana, Ohio  
 Aug 5, 2005

**WAL-MART**  
**Exhibit C**

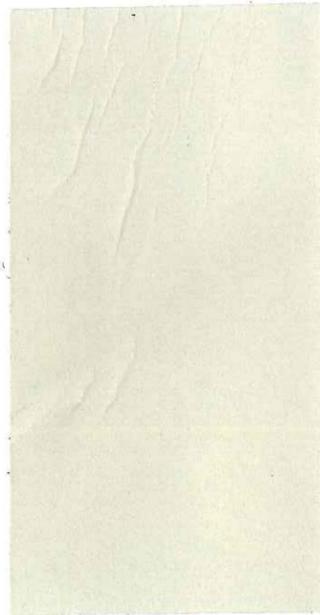
Approved by \_\_\_\_\_ Date \_\_\_\_\_



approved by \_\_\_\_\_ date \_\_\_\_\_  
*Paint colors revised 01/27/2014. See Planning Committee minutes. - Bradley J. Bodemiller YAD*



Split face CMU and Smooth face CMU ptd.  
"Shaker-Red" SW #2173



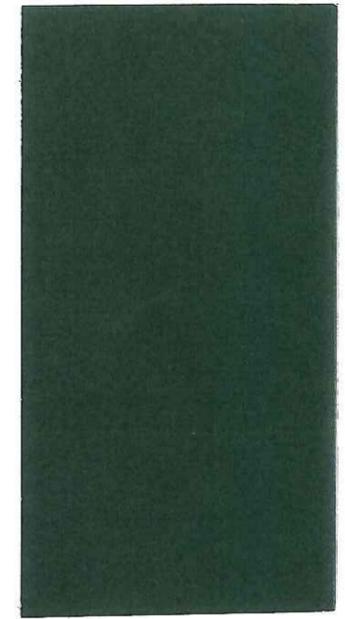
EIFS and Split face CMU ptd.  
"Kilim Beige" SW #6106



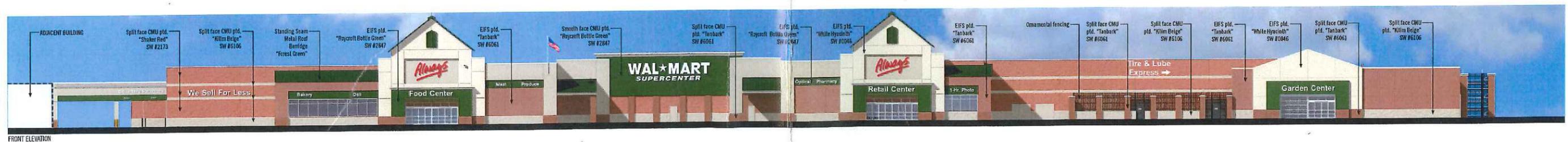
EIFS and Split face CMU ptd.  
"Tanbark" SW #6061



EIFS ptd.  
"White Hyacinth"  
SW #0046



EIFS and metal Roof ptd.  
"Roycroft Bottle Green"  
SW #2847 and  
Berridge "Forest Green"  
to match



Scott & Goble Architects  
www.scottgoble.com  
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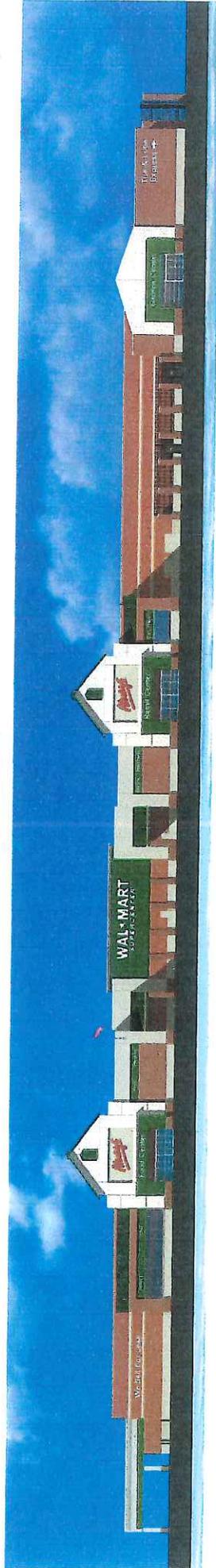
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May 20, 2005

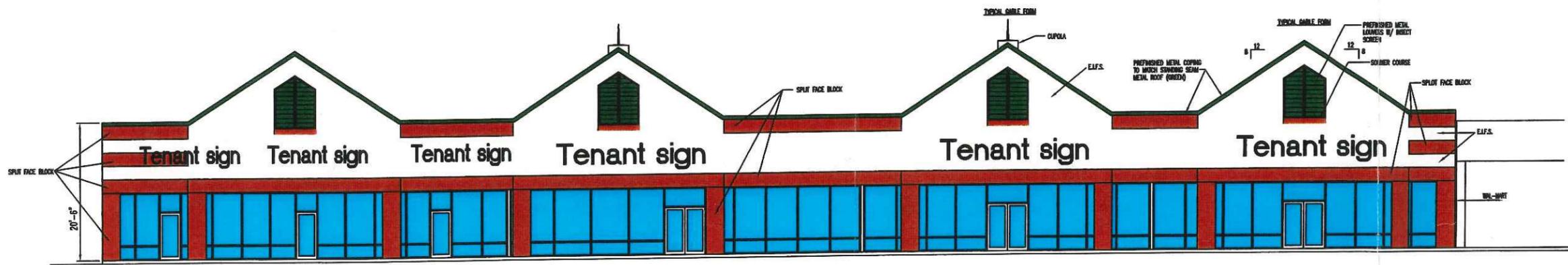


approved by \_\_\_\_\_ date \_\_\_\_\_  
\*Paint colors revised 01/27/2014. See Planning Commission minutes. - Bradley J. Bodenmiller J/A



Adjustment to Elevation ~  
The Tire & Lube Entrance Sign  
on the face of the building is moved from the original  
submittal to the far east end of the building face.





**SOUTH ELEVATION**  
SCALE 1/8"=1'-0"

DEVELOPER:

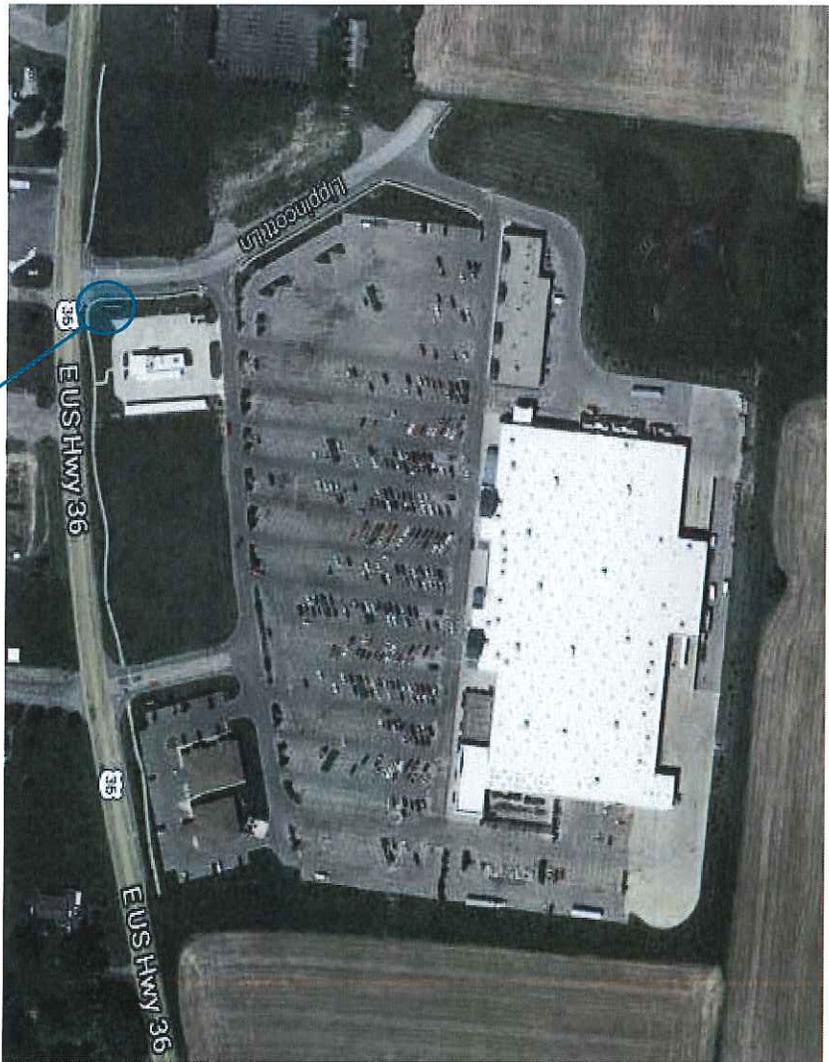


**RG PROPERTIES**  
8163 OLD YANKEE ROAD, SUITE B  
DAYTON, OHIO 45458  
TEL 937/434-7218  
FAX 937/434-0824

STANFORD R. JOSEPH, AIA - ARCHITECT 9000 CARVER ROAD CINCINNATI, OHIO 45242 (616) 864-8000 FAX (616) 864-8002	DATE 5/8/05
	REVISIONS
RETAIL BUILDING for URBANA COMMONS US ROUTE 96 AND DUGANS ROAD URBANA, OHIO	SHEET NO.



Paint colors revised 6/12/2014. See Planning Commission 3 minutes. - Bradley J. Bdenmiller 3/11/2014



Walmart Monument Sign



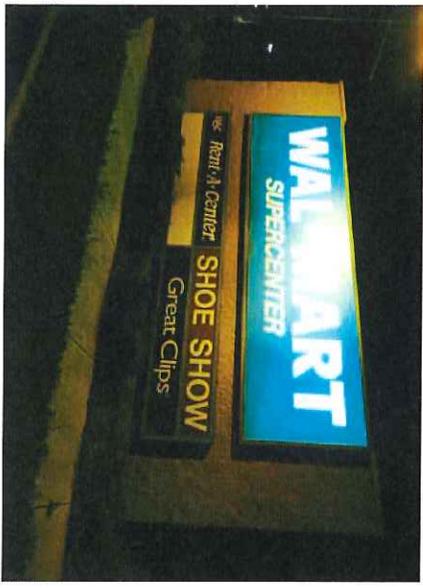
pb2  
contracting

October 22, 2013

Urbana, OH #1239 - Remodel

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- Replace Walmart sign panels with revised logo and brand colors
- Paint Cabinet "Duranodic Bronze"
- Paint masonry (P94) SW #7694 (EXT) "Exterior Dromedary Camel"



Existing



Proposed

Site Signage/ Aerial

WALMART STORE CO., INC.  
10000 W. BRIDGEWAY, SUITE 100  
DENVER, COLORADO 80231  
TEL: 303.733.1000  
WWW.WALMART.COM

PROJECT

SCALE

DATE

20'

**WAL\*MART**  
SUPERCENTER

6'

MAC Rent-A-Center **SHOE SHOW**  
Fiestasajons Game

3'4"

12'

URBANA COMMONS



