

Project Narrative
Bluegrass Park

Applicant, BBR Ventures, LLC, is proposing to develop: (a) multi-family and senior, independent living apartment facilities; (b) medical and professional offices and/or daycare; and (c) a retail/restaurant/convenience store facility on the real property zoned SD-1 containing approximately 25.101 acres commonly known as Franklin County Auditor Tax Parcel Id. No's: 040-008056-00 and a portion of 040-004974-00, currently owned by The Buckeye Ranch Foundation, Inc. and located west of Hoover Road, east of I-71, and north of London-Groveport Road (the "Property").

Mount Carmel's new medical campus, which includes a full-service hospital opening in early 2019, is located just north of the Property. A mixture of single-family and multi-family residential properties is located directly across Hoover Road to the east of the Property. A retail shopping center, anchored by a Kroger, and a multi-family residential property are located directly south of the Property. A food processing and distribution facility, operated by Marzetti's, is located directly west of the Property. Considering the Property's proximity to numerous multi-family residential properties, an established shopping center, and a new medical campus, the proposed development should enhance and support the surrounding neighborhood.

The Applicant proposes to re-zone the Property to PUD-C and PUD-R and divide the Property into four (4) sub-areas: Subarea 1, Subarea 2, Subarea 3A and 3B, and Subarea 4. The four (4) subareas are depicted on the Subarea Plan. Subarea 1 consists of 1.63 acres of land located at the southeast corner of the Property, adjacent to Hoover Road. Applicant is proposing to develop one (1) building with a maximum of 15,000 square feet occupied by retail, a convenience store, or a restaurant on Subarea 1. Subarea 2 consists of 2.65 acres of land directly north of Subarea 1 and adjacent to Hoover Road. Applicant is proposing to develop a daycare and/or professional and medical offices on Subarea 2. Subarea 3A is directly north of Subarea 2, and Subarea 3B is directly west of Subarea 1 and Subarea 2 and both together consist of 9.93 acres of land. Applicant is proposing to develop three (3) to eight (8) medical and/or professional offices totaling up to 125,000 square feet on Subarea 3A and Subarea 3B. Subarea 4 consists of 10.34 acres directly west of Subarea 3B. Applicant is proposing to develop six (6) to twenty-two (22) market rate and/or senior, independent living apartments or assisted living, memory care, nursing home, or skilled care facilities consisting of twenty (20) units per acre.

The Applicant proposes to preserve the 1.5 acres of bike path spanning the southern portion of the Property. Additionally, the Applicant proposes to develop a new sixty (60) foot public roadway connecting to Hoover Road at the northeast corner of the Property and two additional curb cuts on Hoover Road at Subarea 1 and Subarea 2. Applicant also proposes to develop two (2) private roadways spanning north to south along Subarea 3A and 3B and Subarea 1 and Subarea 2 and one (1) private roadway spanning east to west connecting Subarea 4 to the proposed public roadway. Applicant proposes to develop a public roadway connecting Subarea 3A and Subarea 3B to the portion of the real property commonly known as Franklin County Auditor Tax Parcel Id. No. 040-004974 not included in the proposed development. Finally, Applicant proposes to develop a bike/pedestrian path connecting the northern tip of Subarea 3B to the existing bike path at the southern tip of Subarea 3B and from Hoover Road along the

southern portion of Subarea 3A (and northern portions of Subarea 2, Subarea 3B, and Subarea 4) for connectivity among the subareas within the development.

Received by
City of Grove City
10-31-18

Patridge
Surveying LLC

LEGAL DESCRIPTION OF 25.101 ACRE TRACT

Situated in the State of Ohio, County of Franklin, City of Grove City, in Virginia Military Survey No. 1434, and being in part of a 29.696 acre tract (Parcel II) currently conveyed to The Buckeye Ranch Foundation in Instrument No. 199809090228741 (Par. No. 040-008056) and in part of an original 85.5735 acre tract (Parcel I) also conveyed to The Buckeye Ranch Foundation in Instrument No. 199809090228735 (Par. No. 040-004974); and being more particularly described as follows:

Beginning at an railroad spike found in the centerline of Hoover Road at the southeast corner of said 29.696 acre tract and in the northeast corner north line of a 16.110 acre tract being the Buckeyegrove Shopping Center as delineated and recorded in Plat Book 90, Page 36, recorded in Instrument No. 201212210197648, being the southeast corner of a 0.221 acre tract conveyed to the City of Grove City, Ohio in Official Record 28297A09;

Thence **North 87°17'41" West 1422.56 feet**, in the south line of said 29.696 acre tract and in the north line of 16.110 acre tract and the north line of a 22.40 acre tract conveyed to GC Summit Partners LLC in Instrument No. 201308060133655, to an iron pin set;

Thence the following two courses across said 29.696 acre tract;

North 09°02'22" East 417.44 feet, to an iron pin set;

North 10°35'23" East 300.86 feet, to an iron pin set in the north line of said 29.696 acre tract and the south line of an original 85.5735 acre tract (Parcel I);

Thence **South 87°13'01" East 927.04 feet**, in the north line of said 29.696 acre tract and in the south line of said original 85.5735 acre tract (Parcel I), to an iron pin set;

Thence the following two courses across said original 85.5735 acre tract;

North 02°43'51" East 265.00 feet, to an iron pin set;

South 87°13'01" East 410.94 feet, to a PK nail set in the centerline of Hoover Road and being in the east line of said 89.5735 acre tract, (passing an iron pin set at 370.94 feet);

Thence **South 02°43'51" West 265.00 feet**, in the centerline of Hoover Road and the east line of said original 89.5735 acre tract, to a railroad spike found at the northeast corner of said 29.696 acre tract and the southeast corner of said original 85.5735 acre tract;

Thence **South 02°43'35" West 711.11 feet**, in the centerline of Hoover Road and the east line of said 29.696 acre tract, to the point of beginning, Containing **25.101 acres** more or less.

Basis of bearings are, GPS observation, NAD 83 (1986 Adj.) Ohio SPC south zone based on the south line of said 29.696 acre tract being North 87° 17' 41" West.

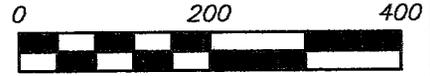
This description is to be used for Zoning purposes only and not to be used for transfer of said property. All referenced documents are on file at the Franklin County Recorder's Office, Columbus, Ohio.

Robert J. Patridge
STATE OF OHIO

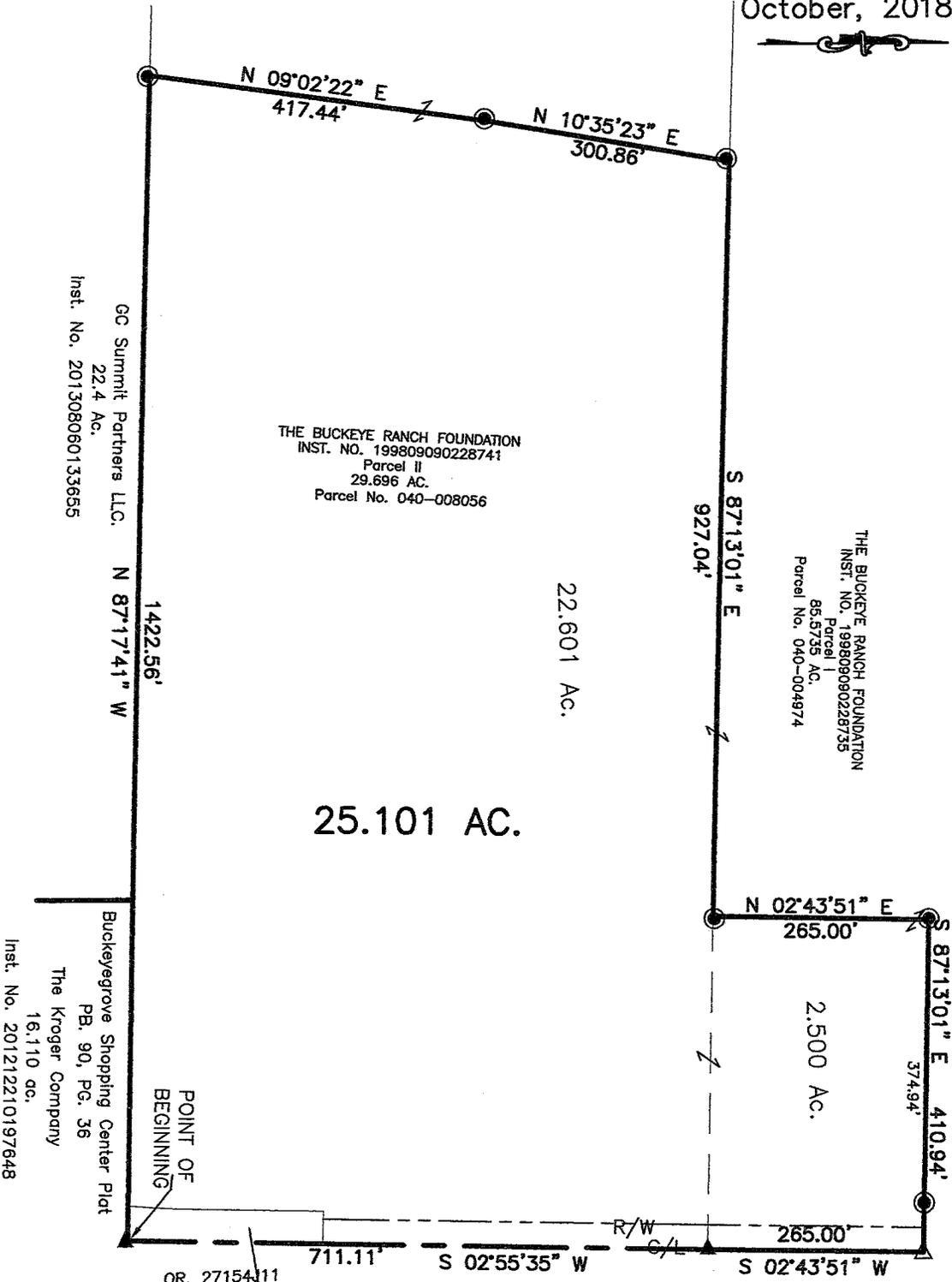
SURVEY PLAT FOR ZONING

Buckeye Boys Ranch property
 Being 25.101 acres
 part of a 29.696 acre & part of an 85.5735 acre tracts
 in V.M.S. Survey No. 1434
 City of Grove City, Franklin County Ohio

Basis of bearings from NAD83 (1986 adj) Ohio SPC south zone, based on the south line of said 29.696 acre tract being N 87° 17' 41" W.



Scale 1" = 200'
 October, 2018



GC Summit Partners LLC.
 22.4 Ac.
 Inst. No. 201308060133655
 N 87°17'41" W
 1422.56'

THE BUCKEYE RANCH FOUNDATION
 INST. NO. 199809090228741
 Parcel II
 29.696 AC.
 Parcel No. 040-008056

22.601 Ac.

THE BUCKEYE RANCH FOUNDATION
 INST. NO. 199809090228735
 Parcel I
 85.5735 AC.
 Parcel No. 040-004874

S 87°13'01" E
927.04'

N 02°43'51" E
265.00'

2.500 AC.

S 87°13'01" E
410.94'

Buckeyegrove Shopping Center Plat
 The Kroger Company
 16.110 ac.
 Inst. No. 201212210197648

POINT OF BEGINNING

OR. 27154111
 711.11' S 02°55'35" W
 R/W G/L
 265.00' S 02°43'51" W

Received by
City of Grove City
10-31-18

ZONING TEXT

Grove City, Ohio

DATE SUBMITTED: October 31, 2018
AS REVISED: _____, 2018

CURRENT ZONING: SD-1, EDUCATIONAL

PROPOSED ZONING: PLANNED UNIT DEVELOPMENT – COMMERCIAL
(PUD-C)
PLANNED UNIT DEVELOPMENT – RESIDENTIAL
(PUD-R)

Property Owner: Buckeye Ranch Foundation, Inc.
5665 Hoover Road
Grove City, Ohio 43123

Applicant: BBR Ventures, LLC
c/o Jim Schrim
580 North Fourth Street, Suite 120-B
Columbus, Ohio 43215

Authorized Representative: Donald T. Plank
Plank Law Firm, LPA
411 E. Town St., FL 2
Columbus, OH 43215

I. PROPERTY

The property (“Property”) consists of approximately 25.101 acres commonly known as Franklin County Auditor Tax Parcel Id. No’s: 040-008056-00 and a portion of 040-004974-00, currently owned by The Buckeye Ranch Foundation, Inc. and located west of Hoover Road, east of I-71, and north of London-Groveport Road, as further described on the attached legal description (Exhibit A) and Survey (Exhibit B) and as generally depicted on the Bluegrass Park Subarea Plan dated October 30, 2018 (the “Subarea Plan”).

II. INTRODUCTION

The Applicant proposes to re-zone the Property to PUD-C and PUD-R and divide the Property into four (4) sub-areas: Subarea 1, Subarea 2, Subarea 3A and 3B, and Subarea 4. The four (4) subareas are depicted on the Subarea Plan. Subarea 1 consists of 1.63 acres of land located at the southeast corner of the Property, adjacent to Hoover Road. Applicant is proposing to develop one (1) building with a maximum of 15,000 square feet occupied by retail, a convenience store, or a restaurant on Subarea 1. Subarea 2 consists of 2.65 acres of land directly north of Subarea 1 and adjacent to Hoover Road. Applicant is proposing to develop a daycare and/or professional and medical offices on Subarea 2. Subarea 3A is directly north of Subarea 2, and Subarea 3B is directly west of Subarea 1 and Subarea 2 and both together consist of 9.93 acres of land. Applicant is proposing to develop three (3) to eight (8) medical and/or professional offices totaling up to 125,000 square feet on Subarea 3A and Subarea 3B. Subarea 4 consists of 10.34 acres directly west of Subarea 3B. Applicant is proposing to develop six (6) to twenty-two (22) market rate and/or senior, independent living apartments or assisted living, memory care, nursing home, or skilled care facilities consisting of twenty (20) units per acre.

III. GENERAL PROVISIONS

- A. The provisions of the Codified Ordinances of Grove City (the “Code”) shall apply only to the extent not otherwise addressed in this Zoning Text. The provisions of this Zoning Text and the Code shall apply unless otherwise modified by Grove City Council (the “Council”) through the Development Plan for each Subarea.
- B. For the purposes of this Zoning Text, the terms and words contained within carry their customarily understood meanings. Words used in the present tense include the future and the plural includes the singular and the singular the plural. The word “shall” is intended to be mandatory; “occupied” or “used” shall be considered as though followed by the words “or intended, arranged or designed to be used or occupied”. In case of any conflict between this Zoning Text and the Code, this Zoning Text shall control.
- C. All provisions of this Zoning Text are severable. If a court determines that a word, phrase, clause, sentence, paragraph, subsection, section or other provision is invalid or that the application of any part of the provision is invalid, the remaining provisions and the application of those provisions shall not be deemed affected by that decision.
- D. Any use not permitted herein shall be considered prohibited, except that a use may be permitted if approved by City Council as part of the Development Plans.
- E. Deviations from the standards and requirements set forth herein as well as the Code, Stream Corridor Protection Policy, and Standard Drawings may be approved by City Council through the Development Plan, if/when they are consistent and harmonious with the overall

intent of the development and do not diminish, detract or weaken the overall compatibility between uses or integrity of proposed construction improvements within or in proximity of the Property.

- F. The Development Department shall make the determination whether a design or development standard change or modification is “substantial,” requiring a filing of an application for a modification to the approved Development Plan.

IV. SUBAREA USE REGULATIONS AND DEVELOPMENT STANDARDS

A. SUBAREA 1

1. Permitted Uses

- a) Convenience Store with ice cream parlor and gasoline sales
- b) Restaurants or taverns without drive-in or drive-thru facilities
- c) Specialty retail, commercial establishments, and boutiques
- d) Specialty food stores
- e) Home furnishings, home improvement, and miscellaneous material and equipment stores which operate entirely within principle structures and require no outside storage of products or materials
- f) Personal services, performed for persons or their apparel
- g) Financial establishments without drive-in or drive-thru facilities
- h) Those uses permitted in the C-1 Service Commercial District and C-2 Retail Commercial District
- i) Other uses as approved by City Council

2. General Development Standards

- a) Access
 - i. The points of access to the subarea may be permitted from Hoover Road and from Subarea 2.
 - (a) One right-in/right-out curb cut may be allowed on Hoover Road to service Subarea 1, unless otherwise justified by traffic study.
 - (b) One access point to Subarea 1 from Subarea 2 may be facilitated by a full access curb cut on Hoover Road to Subarea 2.
 - (c) All access points shall meet the driveway spacing requirements of the Code. Access locations shall be evaluated in conjunction with a Traffic Impact Study and in conjunction with future lane configuration on Hoover Road and approved by the City.
- b) Lot Requirements and Setbacks. No front, side, or rear building setback requirements where adjacent to non-residential districts.
- c) Parking Requirements
 - i. Parking spaces shall be a minimum of 9 feet in width and 18 feet in length.

- ii. A minimum of one parking space shall be provided for every 200 square feet of building area. Deviations may be granted to this requirement as part of the Development Plan.
 - iii. A maximum of one parking space shall be provided for every 50 square feet of building area. Deviations may be granted to this requirement as part of the Development Plan.
 - iv. All loading areas and delivery doors shall be at the rear or side of buildings.
- d) Screening
- i. Landscape screening shall be installed adjacent to residential properties, if applicable. Screening shall be in the form of a continuous 80% landscape hedge, fence, wall, or earthen mound, or a combination thereof.
 - ii. Service courts, waste and refuse areas, ground and roof-mounted mechanical and electrical equipment shall be screened from view from all public streets and adjacent residential uses in their entirety by mounding, landscaping, and/or walls. Screening shall be at least six inches taller than the height of any containers or equipment that may be in these areas and shall have the same or complementary material as the building exterior.
 - iii. All roof-mounted service/mechanical equipment shall be fully screened on all four sides, with a height to exceed the installed equipment by raising the parapet around the top of the building. Screening design and material shall be architecturally compatible with the remainder of the building.
- e) Building Requirements
- i. Maximum building square footage of 15,000 square feet, unless otherwise permitted as part of the Development Plan
 - ii. 35-foot maximum height
- f) Landscaping
- i. Landscaping shall be installed for all parking and vehicular-use areas as noted below.
 - (a) Landscaping within and around parking areas shall meet the requirements of Section 1136.06(a) and (d) of the Zoning Code, unless deviations are requested and approved by the City Council as part of the Development Plan.
 - ii. Landscape areas shall be installed adjacent to buildings, based on the building perimeter noted below. Combining the planting areas noted below is acceptable, provided that combined planting areas are visible from public rights-of-way.
 - (a) One tree shall be planted for every 50 linear feet of building perimeter. Trees shall be 2.5-inch-minimum-caliper at installation.
 - (b) A minimum of 30 square feet of landscape areas containing shrubs, ground cover, or other ornamental plantings are required for each 50 linear feet of

building perimeter. Plantings are to be 24-inches-minimum and five-foot-maximum spacing at installation.

B. SUBAREA 2

1. Permitted Uses

- a) Daycare.
- b) Business, professional, and/or administrative offices and services, and professional associations, including buildings with multiple tenants.
- c) Those uses permitted in the PSO Professional Services District and M-1 Medical District.

2. General Development Standards

a) Access

- i. The points of access to the subarea may be permitted from Hoover Road and from Subarea 1.
 - (a) Two full access curb cuts may be allowed on Hoover Road to service Subarea 2, unless otherwise justified by traffic study.
 - (b) All access points shall meet the driveway spacing requirements of the Code. Access locations shall be evaluated in conjunction with the Traffic Impact Study and in conjunction with future lane configuration on Hoover Road (e.g. turn lanes) and approved by the City.

b) Setbacks

Property Line	Building	Parking & Drive Aisle
North	20'	10'
South	6'	10'
West	6'	10'
East	20'	10'

c) Parking Requirements

- i. Parking spaces shall be a minimum of 9 feet in width and 18 feet in length.
- ii. A minimum of one parking space shall be provided for every 200 square feet of building area. Deviations may be granted to this requirement as part of the Development Plan.
- iii. A maximum of one parking space shall be provided for every 50 square feet of building area. Deviations may be granted to this requirement as part of the Development Plan.
- iv. All loading areas and delivery doors shall be at the rear or side of buildings.

d) Screening

- i Service courts, waste and refuse areas, ground and roof-mounted mechanical and electrical equipment shall be screened from view from all public streets and adjacent residential uses in their entirety by mounding, landscaping, and/or walls. Screening shall be at least six inches taller than the height of any containers or equipment that may be in these areas and shall have the same or complementary material as the building exterior.
- ii. All roof-mounted service/mechanical equipment shall be fully screened on all four sides, with a height to exceed the installed equipment by raising the parapet around the top of the building. Screening design and material shall be architecturally compatible with the remainder of the building.

e) Building Requirements. Forty-five (45) foot maximum height.

f) Landscaping

- i. Landscaping shall be installed for all parking and vehicular-use areas as noted below.
 - (a) Landscaping within and around parking areas shall meet the requirements of Section 1136.06(a) and (d) of the Zoning Code, unless deviations are requested and approved by the City Council as part of the Development Plan.
- ii. Landscape areas shall be installed adjacent to buildings, based on the building perimeter noted below. Combining the planting areas noted below is acceptable, provided that combined planting areas are visible from public rights-of-way.
 - (a) One tree shall be planted for every 50 linear feet of building perimeter. Trees shall be 2.5-inch-minimum-caliper at installation.
 - (b) A minimum of 30 square feet of landscape areas containing shrubs, ground cover, or other ornamental plantings are required for each 50 linear feet of building perimeter. Plantings are to be 24-inches-minimum and five-foot-maximum spacing at installation.

C. SUBAREAS 3A AND 3B

1. Permitted Uses

- a) Administrative and professional and business offices, including buildings with multiple tenants
- b) Those uses permitted in the PSO Professional Services District, OLR Office Laboratory Research District, M-1 Medical District, and SD-2 Service District

2. General Development Standards

a) Access

- i. Direct access shall be granted to Subarea 3A and Subarea 3B off the proposed public right-of-way from Hoover Road.

- ii. No direct access shall be granted off Hoover Road to Subareas 3B. One private direct access, right-in right-out shall be granted to Subarea 3A, if supported by the Traffic Impact Study.
- iii. The points of access to the subarea may be permitted from Subarea 2 and the property to the north as shown on the Subarea Plan.

3. Offices and Other Similar Uses

The following development standards shall apply to those uses set forth in 1.a) and b) of this Section C:

a) Setbacks

Property Line	Building	Parking & Drive Aisle
North	20'	10'
South	6'	10'
West (Next to Residential)	25'	10'
West	6'	10'
East (Along Public Right-of-Way of Hoover Road)	40'	10'
East	6'	10'

b) Building Requirements. Forty-five (45) foot maximum height.

c) Parking Requirements

- i. Parking spaces shall be a minimum of nine feet in width and 18 feet in length.
- ii. A minimum of one parking space shall be provided for every 150 square feet of building area. Deviations may be granted to this requirement as part of the Development Plan.

d) Screening

- i. Landscape screening shall be installed adjacent to residential properties. Screening shall be in the form of a continuous 80% landscape hedge, fence, wall, earthen mound, or a combination thereof.
- ii. Service courts, waste and refuse areas, and ground and roof-mounted mechanical and electrical equipment shall be screened from view from all public streets in their entirety by mounding, landscaping, and/or walls. Screening shall be at least six inches taller than the height of any containers or equipment that may be in these areas, and shall have the same or complementary material as the building exterior.
- iii. All roof-mounted service/mechanical equipment shall be fully screened on all four sides, with a height to exceed the installed equipment by raising the parapet around the top of the building. Screening design and material shall be architecturally compatible with the remainder of the building.

e) Landscaping.

i. Landscaping shall be installed for all parking and vehicular-use areas as noted below.

(a) Landscaping within and around parking areas shall meet the requirements of Section 1136.06(a) and (d) of the Zoning Code, unless deviations are requested and approved by the City Council as part of the Development Plan.

ii. Landscape areas shall be installed adjacent to buildings, based on the building perimeter noted below. Combining the planting areas noted below is acceptable, provided that combined planting areas are visible from public rights-of-way.

(a) One tree shall be planted for every 50 linear feet of building perimeter. Trees shall be 2.5-inch-minimum-caliper at installation.

(b) A minimum of 30 square feet of landscape areas containing shrubs, ground cover, or other ornamental plantings are required for each 50 linear feet of building perimeter. Plantings are to be 24-inches-minimum and five-foot-maximum spacing at installation.

D. SUBAREA 4

1. Permitted Uses

a) Assisted Living

b) Memory Care

c) Nursing Home

d) Private support facilities and amenities including dining venues, indoor and outdoor activity areas, and shops limited to the use of residents and their guests

e) Age-Restricted Independent Living Multi-family dwellings

g) Multi-family dwellings

h) Private support facilities and accessory uses such as leasing office, clubhouse, pool, and other indoor and outdoor activity areas limited to the use by residents and their guests.

2. Institutional Uses

The following development standards shall apply to those uses set forth in 1.a), b), c), and d) of this Section C:

a) Setbacks

Property Line	Building	Parking & Drive Aisle
North	30'	10'
South	25'	10'
West (from adjacent property)	10'	10'
East	10'	10'

- b) Building Requirements. Forty-five (45) foot maximum building height.
- c) Parking Requirements
 - i. Independent or Assisted Living Facilities: 0.5 parking space shall be required for every bedroom, plus one space for each employee during peak shift.
 - ii. Memory Care: One parking space shall be required for every three beds, plus one space per 200 square feet of administrative and staff work area.
 - iii. Multi-Family: One parking space shall be required for every one bed.
- d) Landscaping. Landscaping within and around parking areas and buildings shall meet the requirements of Section 1136.06 of the Zoning Code, unless deviations are requested and approved by the City Council as part of the Development Plan.

3. General Development Standards for Multi-Family Dwellings

- a) Density. The maximum number of residential dwelling units shall not exceed two hundred and seven (207), for a maximum density of twenty (20) dwelling units per acre.
- b) Building Height. A maximum of forty-five (45) feet above the finished first floor elevation.
- c) Setbacks

Property Line	Building	Parking & Drive Aisle
North	30'	10'
South	25'	10'
West (from adjacent property)	10'	10'
East	10'	10'

- d) Minimum Off-Street Parking Space Requirements. There will be a minimum of 1.25 spaces provided per dwelling unit (259 total) with handicapped spaces provided per ADA requirements included within total. Parking spaces will be nine (9) feet by eighteen (18) feet.
- e) Common Open Space. Open space will be depicted on, and approved as part of, the Development Plan for the subarea. Applicant will cluster buildings and units to create open space and outdoor amenities and to encourage internal pedestrian connectivity. Connectivity will be provided to the existing multi-use path and sidewalk along Hoover Road and to the existing multi-use path along the south boundary line of the subarea.
- f) Access/Streets and Traffic-Related Commitments

- i. Two directional private internal drives and drive aisles providing access to the building and parking areas shall be privately owned and maintained with a minimum pavement width of twenty-two (22) feet. Private drives restricted to one directional traffic flow shall have a minimum pavement width of fourteen (14) feet.
 - ii. Drives composition and other standards may be permitted to deviate from public roadway standards. Such deviations shall be approved as part of the Development Plan.
- g) Building Design and/or Exterior Treatment
- i. Roof: The main architectural roof on the building shall have a minimum 6:12 pitch. Roof accents shall have roof pitches ranging from 4:12 to 12:12. Buildings with a contemporary may have flat roofs. The roof shall have a minimum of 25-year asphalt dimensional shingles with pre-finished gutters and downspouts, minimum 240 pound per square and maximum of 5-5/8 inch exposure. Other approved roofing materials shall include slate tile, standing seam metal (for accent roofing details only), and wood shingles or shakes.
 - ii. Architecture:
 - a) The building shall feature articulated building elements such as porticos, dormers, balconies, recesses, awnings, or similar elements to break up the building mass.
 - b) Accessory structures including maintenance structures, garages, carports, dumpster enclosures, and other community facilities shall be designed and finished with the same level of architectural detail and treatment as the primary building.
 - iii. Building Materials:
 - a) Smart wood, wood, brick, stone, fibrous cement siding (with wood board appearance or smooth appearance for buildings of contemporary design), stucco, and vinyl siding products are the permitted finish building materials.
 - b) The building will have brick on all elevations with each of its front and rear façades ranging from thirty percent (30%) to fifty percent (50%) of the elevation surface (windows and doors, including garage doors, if any, shall be excluded from the calculation).
 - c) All finished materials shall be low-gloss, and the use of high-chroma colors is prohibited.

- d) Vinyl: Shall be a minimum of 0.044” thickness, applied over a minimum of 7/16” sheathing. All vinyl elevations shall have a minimum 4” side frieze or fascia boards.
- e) Stucco: Includes material such as E.I.F.S, when resulting in a true stucco appearance.

iv. Window Trim:

- a) A minimum of forty percent (40%) of all windows on the front elevation, a minimum of twenty-five percent (25%) of all windows on the rear elevation of the building, and a minimum of fifteen (15%) of side elevations windows, shall have decorative shutters.
 - b) Shutters shall be standard width of not less than 12” width, if applicable. Buildings of traditional architecture with shutters shall have shutters of a standard width of not less than 12”. Buildings of contemporary design are not required to have shutters.
 - c) Special brick detailing, such as soldier course or rowlock shall be used on the top and bottoms of windows within a brick elevation and windows within a stone elevation shall use lintels and sills to create a “trim” on the top and bottom of those windows.
- h. Buffering, Landscaping, and/or Screening Commitments. Landscaping within and around parking areas and buildings shall meet the requirements of Section 1136.06 of the Zoning Code, unless deviations are requested and approved by the City Council as part of the Development Plan.