

**VILLAGE OF EVENDALE, OHIO
ORDINANCE # 18-48**

AN ORDINANCE AMENDING CHAPTER 1256 OF THE EVENDALE ZONING CODE TO ADD INNOVATION DISTRICT PLANNED UNIT DEVELOPMENT, AND AMENDING CHAPTER 1242 TO ADD USE DEFINITIONS RELATED TO THE INNOVATION DISTRICT PUD, AND DECLARING AN EMERGENCY.

- WHEREAS,** the Village owns approximately 53 acres west of Interstate 75, straddling Glendale Milford Road – known as the “AeroHub Site”; and
- WHEREAS,** the Village is in the process of developing an AeroHub Innovation District Master Plan” and obtaining a developer or developers for the AeroHub Site consistent with the terms of the Plan; and
- WHEREAS,** the Village Council finds that the most effective way to carry out its desires for the AeroHub Site is by way of a Planned Unit Development pursuant to Evendale Zoning Code Chapter 1256; and
- WHEREAS,** Chapter 1256 of the Evendale Zoning Code currently provides for a limited mix of Planned Unit Development types which are not compatible with the vision for the AeroHub site; and
- WHEREAS,** the Planning Commission conducted, with notice, a public hearing on July 17, 2018 regarding proposed changes to the Evendale Zoning Code to accommodate an “Innovation Planned Unit Development District” and associated use definitions; and
- WHEREAS,** the Planning Commission recommended approval of amendments to Chapter 1256 and Chapter 1242 of the Evendale Zoning Code regarding the same; and
- WHEREAS,** the Council of the Village of Evendale has conducted a public hearing on this ordinance; and
- WHEREAS,** the Council of the Village of Evendale finds it appropriate to amend the Zoning Code of the Village of Evendale to accommodate the Innovation District Planned Unit Development and associated uses in the Zoning Code, in anticipation of zoning changes and redevelopment at the AeroHub Site; now, therefore,

BE IT ORDAINED BY THE COUNCIL OF THE VILLAGE OF EVENDALE, STATE OF OHIO, _____ members concurring, that:

SECTION 1: Part Twelve, Title Two, Section 1242.03, subparagraph (a) of the Zoning Code of the Village of Evendale, is hereby amended to read as follows, with the remainder of Section 1242.03(a) to remain as written:

1242.03 DEFINITIONS.

- (a) For purposes of this Code, the following terms shall have the following meanings:

ADVANCED MANUFACTURING: Advanced manufacturing uses innovative technologies to improve existing products and create new products. Advanced manufacturing can include production activities that depend on information, automation, computation, software, sensing, and networking. Generally, advanced manufacturing focuses on the research and

development and/or production of a single, unique or specialized products or prototypes but may include the mass production of such that products or prototypes in a safe, clean environment.

ADDITIVE MANUFACTURING: The construction of complex three-dimensional parts from 3D digital model data by depositing successive layers of material. Metal, polymer, and ceramic materials can be used to manufacture parts of a geometry that often cannot be produced by any other manufacturing technology. The names of specific additive manufacturing technologies include, but not limited to: 3D printing, layered object manufacturing, selective laser sintering, selective laser melting, LENS, stereolithography, and fused deposition modeling. Synonyms include layered manufacturing, solid freeform manufacturing, direct digital manufacturing, rapid prototyping.

SECTION 2: Part Twelve, Title Two, Section 1256.19 is hereby added to Chapter 1256 of the Zoning Code of the Village of Evendale, with the remainder of Chapter 1256 to remain as written:

1256.19 Innovation District PUD

- (a) Purpose. The purpose of the Innovation District PUD is to develop a district that consists of high-tech industrial, advanced manufacturing, research and development, and similar uses along with supportive and ancillary uses that will benefit the district. The district should be designed to promote a campus-like setting with an emphasis on walkability, shared facilities and amenities, usable open space, and modern building designs.
- (b) Qualifying Conditions. Any application for an Innovation District PUD shall meet the following conditions:
 - (1) The PUD district shall be five or more acres in area.
 - (2) An Innovation District PUD shall have at least one direct access onto an arterial or thoroughfare.
- (c) Permitted Uses. The following uses shall be permitted within an Innovation District PUD:
 - (1) Advanced and Additive manufacturing using 3-D printing or similar computer-integrated technologies
 - (2) Educational training facilities, indoor
 - (3) Research and development facilities or laboratories for product or process development using prototyping, test stands, computer-aided design or similar technologies.
 - (4) Professional offices
 - (5) Greenbelt areas and open spaces
 - (6) Parking lots or garages but only in conjunction with another permitted use.
 - (7) Restaurants, traditional and fast casual, if located within 500 feet of Glendale Milford Road
 - (8) Other similar uses as approved by the Evendale Planning Commission
- (d) Conditional Uses. The following uses may be permitted as conditional uses subject to the review and approval process outlined in Zoning Code Section 1282. Conditional uses shall be located completely within buildings containing principal uses unless stipulated below.
 - (1) Assembly halls, meeting facilities, conference centers.
 - (2) Business services

- (3) Communication facilities if in conformance with Chapter 1263
- (4) Data processing and computer centers
- (5) Day care centers, adult and child
- (6) Recreational facilities
- (7) Warehousing, wholesaling, and distribution
- (8) Personal Instruction and Personal Service Uses
- (9) Hotels, a stand-alone use
- (e) Temporary Uses. The following uses shall be permitted on a temporary basis within an Innovation District PUD:
 - (1) Food trucks
 - (2) Other uses deemed appropriated by the Planning Commission
- (f) Development Requirements.
 - (1) Minimum lot area and width. Lots shall comply with the Subdivision Regulations of Chapter 1222 and shall otherwise be evaluated for their safety, utility and efficiency of use within the Innovation District PUD.
 - A. Multiple structures are permitted on a single lot if approved by Planning Commission
 - (2) Height and setback requirements. There shall be no minimum building heights, interior setbacks or minimum distances between structures within the district. Setbacks, heights and distances between structures shall be evaluated and determined based on; 1) the type and nature of each use and for their safety, utility, and compatibility with surrounding property and structures; 2) proposed building elevations and structural elements; 3) visual impacts on site lines; 4) land topography; connectivity and proximity to common, open or public spaces, and 5) overall efficiency of use within the district, except as regulated in (3).
 - (3) Perimeter Setback Requirements. All buildings, parking, and streets along the perimeter of the PUD district shall adhere to the following:

<u>Proposed Use</u>	<u>If adjacent to a residential district or use</u>	<u>If adjacent to a non-residential district or use</u>	<u>If adjacent to a right-of-way</u>
<u>Innovation District PUD Use</u>	<u>75'</u>	<u>20'</u>	<u>50'</u>

The Planning Commission may allow for a reduction of the setback regulations if the applicant demonstrates that any negative impacts of reducing the setbacks are sufficiently mitigated.

- (4) Circulation and parking.
 - A. Streets, building locations, lights, parking areas, pedestrian ways, and utility easements shall be designed to promote the public safety, minimize friction between such elements, and to provide for safe, efficient, and convenient circulation and access to and between buildings for pedestrians, bicycles, and vehicular traffic.

- B. Private streets may serve circulation and parking if fire and police protection, rubbish collection, and lighting are adequately provided for.
 - C. Adequate access shall be allowed on site for fire and other emergency vehicles.
 - D. Parking required for the PUD shall equal the sum of the parking requirements for all proposed uses. However, if it can be demonstrated certain factors, such as different hours of operation, affect the overall parking needs, the total parking requirements may be reduced by Planning Commission. In such case, the applicant shall give legal notice requesting the reduction. Shared and structured parking is preferred to reduce paved surfaces.
 - E. Driveways and circulation roadways shall be designed to minimize traffic, congestion and safely integrate with pedestrian circulation while minimizing the amount of paved areas.
 - F. Access points should align wherever possible with access points on the opposite side of the street.
 - G. Curb cuts shall be minimized and shared access is encouraged wherever possible.
 - H. Parking structures are preferred for the district. Where parking structures are not feasible, surface parking is preferred in the rear yard
- (5) Maintenance and utilities. For any areas to be held under common ownership, a document showing the future maintenance provisions shall be submitted to Planning Commission and the Law Director. Such provisions shall include mandatory membership of all property owners in any association designed for maintenance of a common area.
- (6) Building materials and design.
- A. Building designs and materials should demonstrate compatibility with the mission, vision, principles and standards set forth in the AeroHub Master Plan
 - B. Buildings are encouraged to be LEED certified and/or include other energy efficient elements such as solar panels, wind turbines, and green infrastructure.
 - C. Buildings should be constructed out of masonry, brick, architectural metal paneling, decorative block, glass, wood, and other natural and complimentary materials. A combination of materials is encouraged.
 - D. Natural colors are encouraged for the primary building façade. Stronger accent colors are acceptable for highlighting building elements such as entrances and feature materials.
 - E. Buildings should be designed for the pedestrian with articulated first floor entranceways, architectural shades, and building transparency.
 - F. Accessory structures, fences, and related uses shall comply with Chapter 1266.
 - G. Outdoor storage is not permitted within the district.
 - H. Utilities are required to be underground whenever possible.

<p><u>Examples of Preferred Building Materials and Design Elements</u></p>



Atricare, Mason, Ohio. <http://www.bayerbecker.com/projects/ohio/9317-atricure-headquarters>



Keystone Properties, Cincinnati, Ohio. <http://www.bayerbecker.com/projects/ohio/hamilton/131-keystone-parke>



Metro State, University of Denver, Denver, Colorado
<http://www.saundersci.com/portfolio/education---higher/MetroState-StudentSuccess.html>



Colorado State University, Lory Student Center, Ft. Collins, CO
<http://www.saundersci.com/portfolio/education--higher>



Professional Office/Greenspace/Walking Path, The Yard, Grandview Heights, Ohio.



Kangan Batman Institute

- (7) The PUD shall provide areas of common open space that promotes both active and passive recreation opportunities; shall include appropriate landscape buffers and screens to minimize the impact of the development to adjacent uses; and shall include landscaping around buildings and parking areas to soften the appearance of building masses and reduce the impact of large paved areas. A landscape plan shall be submitted with each PUD application that meets the following:
- A. All open space, landscaping, and buffering shall be in conformity with an approved master plan to be included as a condition of the PUD.
 - B. Common open space shall comprise at least 20 percent of the PUD district, unless approved otherwise by the Planning Commission.

- C. Landscape and buffer plans shall be in conformance with Chapter 1260 of this Zoning Code.
 - D. No invasive plant species shall be permitted within the Innovation District PUD.
- (8) Signs. Signs are permitted per the Evendale Sign Ordinance as set forth in Chapter 1262, unless a uniform sign system is proposed by the Planning Commission and approved by Council for the entire Planned Unit Development. Signs in the Innovation District PUD shall adhere to the following:
- A. Signs shall be landscaped in accordance with Section 1260.06.
 - B. Electronic message boards and pole signs shall be prohibited within the district.
 - C. Exposed bulbs and string lights shall be prohibited other than holiday decorations.
 - D. The district is encouraged to have a common sign design or theme for wayfinding signs, identification signs, subdivision entrance signs, and other similar signage needs.
- (9) Lighting.
- A. All parking lot and exterior building lighting shall be cut-off fixtures that are oriented downward.
 - B. Poles shall be black or powder coated metal poles.
 - C. A photometric plan shall be required as a condition of approval for any site within the PUD. The maximum footcandles at the perimeter of the PUD shall be 1.0.
- (10) Mechanical and Waste Screening.
- A. Dumpsters and trash containers shall be located in the side or rear yards of a property and shall be screened on all sides by a durable material consistent with the building materials used on the principal structure. The screen walls shall be six feet in height or at least one foot above the height of the dumpster, whichever is taller. The fourth side of the dumpster enclosure shall be screened with an opaque gate that is the same height as the screen walls. Bollards shall be installed at the enclosure opening to prevent damage to the screen walls and gate. Chain link fences are not permitted as screening materials for dumpster enclosures. Dumpsters shall be located on an impervious, durable surface such as concrete.
 - B. Mechanical equipment, electrical equipment, and communication equipment, including both ground-mounted and roof-mounted equipment shall be screened from view from adjacent public rights-of-way and from all property zoned or used for residential purposes.
 - C. Wall mounted mechanical equipment, electrical equipment, communication equipment, downspouts, gutters, service doors, and other building-mounted utility fixtures shall be painted and maintained to match the building or be screened from view.

SECTION 3: This ordinance is declared to be an emergency measure by a concurrence of _____ members of Council, it being necessary to preserve the public peace, order, safety, health or welfare of the Village of Evendale, or to provide for the

daily operation of a department or office of the Village of Evendale. The reason for said emergency is to enact zoning regulations to accommodate a rezoning and subsequent redevelopment on the AeroHub Site, and to allow potential developers and applicants to submit preliminary concept plans under the Innovation PUD for review by the Planning Commission and Council as soon as possible. Therefore, this ordinance shall become effective immediately.

Approved _____, 2018

Mayor

Attest:

Village Clerk

Approved as to Form:

Village Law Director

1st Reading: August 14th, 2018

Rules Suspended: _____

2nd and 3rd Reading: September 11th, 2018

Emergency Section Agreed to: September 11th, 2018

Notice of publication: _____