

LARGE FORMAT RETAIL

City of Franklin, Ohio
CONDITIONAL USE APPLICATION
UDO Sections 1113.01 and 1115.09

Application No. _____

The following additional information must be submitted with the application:

- _____ H. A **Narrative Statement** outlining how the proposed conditional use meets the specific standards of approval for the conditional use.
- (1) The proposed use is a retail use larger than 50,000 square feet of gross floor area;
 - (2) All facades of a building that are visible from adjoining properties and/or public streets shall contribute to the pleasing- scale features of the building and encourage community integration by featuring characteristics similar to a front façade;
 - (3) All sides of a principal building that directly face an abutting public street shall feature at least 1 customer entrance. Where a principal building directly faces more than 2 abutting public streets, this requirement shall apply only to 2 sides of the building, including the side of the building facing the primary street, and another side of the building facing a secondary street;
 - (4) Facades greater than 100-feet in length shall incorporate recesses and projections a minimum of 3 feet in depth and a minimum of 20 contiguous feet within each 100-feet of façade length. Windows, awnings, entry areas, and arcades shall total at least 60% of the façade length facing a public street;
 - (5) Smaller retail spaces that are part of a larger principal retail building shall be transparent between the height of 3-feet and 8-feet above the walkway grade for no less than 60% of the horizontal length of the building façade. Windows shall be recessed and should include visually prominent sills, shutters, or other such forms of framing. Smaller retail spaces shall have separate outside entrances;
 - (6) Building facades shall include a repeating pattern that shall include no less than three 3 of the following elements: color change, texture change, material module change, or expression of architectural or structural bay through a change in plane no less than 12-inches in width, such as an offset, reveal, or projecting rib. At least one of these elements shall repeat horizontally. All elements shall repeat at intervals of no more than 30-feet, either horizontally or vertically;
 - (7) Rooflines shall provide variations to reduce the massive scale of these structures and to add visual interest. Rooflines shall have a change in height every 100 linear feet in the building length. Parapets, mansard roofs, gable roofs, hip roofs, or dormers shall be used to conceal flat roofs and rooftop mechanical equipment from public view. Alternating lengths and designs may be acceptable and can be addressed during the Development Plan;
 - (8) Predominant exterior building materials shall be of high quality. These include brick, wood, limestone, other native stone, and tinted/textured concrete masonry units. Smooth-faced concrete block, tilt-up concrete panels, or pre-fabricated steel panels are prohibited as exterior building materials;
 - (9) Façade colors shall be of low reflectance, subtle, neutral or earth tone colors. The use of high intensity colors, metallic colors, black or fluorescent colors is prohibited;
 - (10) Building trim may feature brighter colors than façade colors, but neon tubing is prohibited;
 - (11) Each principal building or tenant space shall have a clearly defined, highly visible customer entrance with a minimum of 3 of the following features: canopies, porticos, overhangs, recesses/projections, arcades, raised cornice parapets over the door, peaked roof forms, arches, outdoor patios, display windows, architectural details such as tile work and moldings which are integrated into the building structure and design, integral planters or wing walls that incorporate landscaped areas and/or places for sitting;
 - (12) Loading docks, trash collection, outdoor storage and similar facilities and functions, as provided for by the Ohio Building Code, shall be incorporated into the overall design of the building and the landscaping so that the visual and acoustic impacts of these functions are fully contained and out of view from adjacent properties and public streets. Use of screening materials that are different from or inferior to the principal materials of the building and landscape is prohibited. No areas for outdoor storage, trash collection or compaction, loading or other such uses shall be located within 20-feet of any public or private street, public sidewalk or access easement, or internal pedestrian way. No delivery, loading, trash removal, or similar operations are permitted between the hours of 10:00 p.m. and 7:00 a.m., except in special circumstances and where steps are taken to reduce noise impacts;

- (13) Each retail development shall contribute to the establishment or enhancement of the community and public spaces by providing at least 2 community amenities such as a patio/seating area, pedestrian plaza with benches, outdoor play area, kiosk area, water feature, clock tower, steeple, or other such deliberately shaped area and/or a focal feature or amenity that adequately enhances such community and public spaces. Any such areas shall have direct access to the public sidewalk network and such features shall not be constructed of materials that are inferior to the principal materials of the building and landscape;
- (14) A continuous internal pedestrian walkway shall be provided from the perimeter public sidewalk to the principal customer entrance. This internal walkway must feature landscaping, benches, and other such materials/facilities for no less than 50% of its length;
- (15) Sidewalks shall be provided along the full length of the building along any façade featuring a customer entrance and along any facade abutting public parking areas. Such sidewalks shall be located at least 6-feet from the facade of the building to provide planting beds for foundation landscaping;
- (16) Internal pedestrian walkways shall provide a weather protection feature such as an awning within 30-feet of all customer entrances;
- (17) The internal pedestrian walkways shall be distinguished from driving surfaces through the use of special pavers, bricks, or scored concrete to enhance pedestrian safety and the attractiveness of the walkways;
- (18) The proposed use shall comply with the City's Parking Regulations, contained in section 1111.07, and no more than 60% of the off-street parking area for the entire property shall be located between the front facade of the principal building and the primary abutting street, unless the principal building and/or parking lots are screened from view by out-lot development and additional tree plantings and/or earth berms;
- (19) Where building facades face adjacent residential uses, an earthen berm shall be installed, no less than six 6-feet in height, containing at a minimum, a double row of evergreen or deciduous trees planted at intervals of 15-feet on center. Additional landscaping may be required to effectively buffer adjacent land use as deemed appropriate;
- (20) Primary tenant spaces that exceed 7,500 gross square feet in area shall be structurally designed to be easily divided into smaller tenant spaces;
- (21) Standing seam metal roofs are strongly preferred;
- (22) Cut-off type lighting fixtures shall be used in parking areas to minimize impact to neighboring residentially-zoned properties; and
- (23) In its discretion, Planning Commission may waive or modify any of these requirements as they apply to a particular use.

_____ I. A **Sign Graphics Plan** showing:

- (1) The location of any proposed sign(s), including the sign's location with respect to existing right-of-way and property lines;
- (2) The location of all other existing signs whose construction requires permits, when such signs are on the same premises;
- (3) The dimensions, construction supports, sizes, electrical wiring and components, sign materials, and method of attachment;
- (4) The location, size, and illumination of wall signs, ground mounted signs, and directional signs; and
- (5) Elevation drawings of ground mounted signs and wall signs shall also be included.

_____ J. A **Landscaping Plan** meeting the requirements of Section 1111.06.