



Stonequarry Crossings
Planned Unit Development

Development Design Standards

City of Vandalia, Ohio
Adopted: August, 2008

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I. Introduction

Stonequarry Crossings is a Planned Unit Development (PUD) located in the City of Vandalia, just north of Dayton, Ohio. Stonequarry Crossings is located east of Airport Access Road and west of Peters Pike; north of Stonequarry Road, and approximately 1,270 feet south of West National Road (U.S. Route 40).

The development plan for Stonequarry Crossings is consistent with the City of Vandalia's Comprehensive Plan. The guidelines are in place to specifically address design standards for Stonequarry Crossings. The guidelines also demonstrate a potential schematic diagram for the development and proposed future uses; commercial/retail use, light-industrial use, and office use. The diagram divides the development into three areas and specific uses are proposed to be situated within the boundaries of each area. The plan was designed to grow and evolve over time and may be amended by council from time to time in order to accommodate future development and goals of the City. The resulting development will be a safe, pedestrian friendly environment. These guidelines and procedures outlined herein are meant to help guide development and not meant to restrain creativity, but to encourage it within parameters that will ensure that high standards are upheld throughout the entire development. They will not only help make certain the developed areas will be aesthetically pleasing and developed in a cohesive manner, but will also help assure property owners, tenants, and the citizens of Vandalia that solid development standards are in place and will be maintained.

The guidelines herein are intended as a supplement to the requirements of applicable federal, state, county or municipal codes. All prospective developers should completely familiarize themselves with the codes that may apply.

II. Development Concept Diagram

The Concept Diagram divides the Stonequarry Crossings development into three development areas, referenced as “A”, “B”, and “C”. Projected land uses for each of these areas are described below, however the plan is flexible, in that Council shall review these development areas from time to time and determine what type of uses are most suitable for the areas in accordance with current development forces. *Refer to Exhibit A: Development Concept Diagram.*

Area “A” – Office / Institutional / High-tech/Flex

Area A is located at the southern portion of the development area, at Stonequarry Rd. and Peters Pike. Uses such as administrative or professional office (including corporate headquarters), commercial business support service, financial institution, high-tech/flex, institutional, medical office and clinic, and public facility uses shall be located within this development area.

Area “B” – Office

Area B is located just north of Area A and south of Area C, along Peters Pike. Area B shall contain administrative or professional office, commercial business support service, financial institution, medical office and clinic, professional service, and restaurant uses.

Area “C” – Retail / Office

Area C is located in the northern portion of the development, at National Rd. and Peters Pike. Area C shall consist primarily of office, commercial business support service, institution, medical office and clinic, personal and professional service, restaurant, and retail uses.

The listed uses can be defined in Zoning Code Chapter 1231. Except for the following definition which was developed for the purpose of these design guidelines only;

High-tech/flex use shall be defined as the manufacturing and assembly of a prototype established in conjunction with and not exceeding the area of a research, testing, or experimental laboratory.

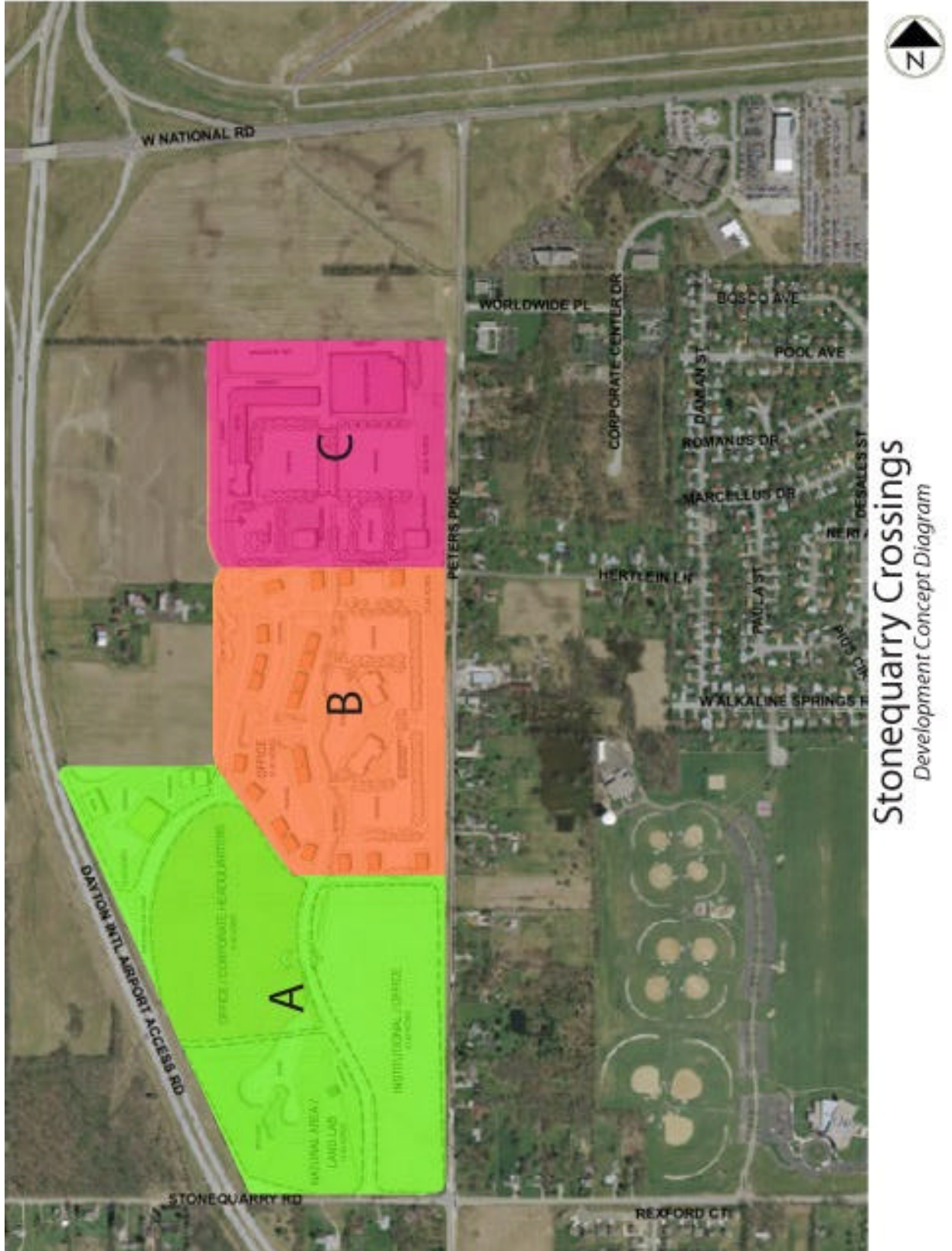


Figure 1: Development Concept Diagram

III. General Site Development Requirements

A. Landscape Design

1. All pervious areas of the site shall be adequately landscaped with a mix of trees, shrubs, plants and/or grass and maintained in good condition free of weeds and debris. Mulch beds without plant material shall not be acceptable. Furthermore, mulch shall not extend more than three (3) feet beyond the plant material.

Minimum standard plant sizes at installation are as follows:

Shade Trees - 2-1/2" caliper, 12'-14' height

Ornamental Trees - 8'-10' height

Evergreen Trees - 1 1/2" caliper, 5'-7' height

Evergreen and Deciduous Shrubs - 30" height

2. Landscaping located continuously around the perimeter of off-street parking areas shall be installed, with the exception of access drives and areas where cross easements or cross access between properties occurs. Such landscaped area shall be a minimum of six (6) feet in width with one (1) tree provided for every 25-30 feet plus one (1) shrub for every three (3) feet. Such landscaping shall be arranged in attractive groups. All other areas should be planted with grass or other suitable groundcover and maintained in a healthy condition, free of weeds, trash and other debris.



3. Earth mounding shall be incorporated in the perimeter landscape areas when parking lots are adjoining right-of-way or residentially zoned property. The visual buffer shall extend for a height of three (3) feet from the finished grade of the parking lot and shall be constructed with the use of plantings, shrubbery, and earth mounding.

Figure 2: Perimeter mounding and landscaping.

4. Street tree planting is required throughout the development. Deciduous trees of the same species shall be located along each roadway. Along existing public right-of-way, street trees are required with spacing at 50' on-center. Along primary public and secondary public streets, 40' on-center and on private streets trees must be spaced at 30' on-center.



Figure 3: Street tree planting.

5. The canopy of trees shall be maintained at a height of at least six feet to ensure pedestrian views under the trees.
6. Interior parking lot landscaping is required to break up large areas of impervious surfaces. The use of parking islands strategically placed throughout the parking lot is one of the most effective ways to landscape parking lot interiors. The use of shade trees in these landscape areas is encouraged. Any open parking area (including loading areas) containing more than 6,000 square feet of area or 10 or more parking spaces shall provide the following interior landscaping:



Figure 4: Interior parking lot landscaping.

- a. Landscaping in parking areas shall be dispersed throughout in islands. Minimum island size shall be 400 square feet, with a 2' minimum distance between all trees or shrubs. An area equal to five percent (5%) of the total size in square feet of parking areas smaller than 15,000 square feet shall be landscaped and permeable. For lots between 15,000 and 29,999 square feet, the landscaped area shall equal seven and one half percent (7.5%). For lots larger than 30,000 square feet, the landscaped area shall be ten percent (10%).
 - b. Provide one (1) tree for every ten (10) parking spaces.
 - c. Parking lot landscape islands shall be evenly distributed throughout parking areas. Each parking lot island shall contain at least one (1) shade tree as well as lawn or low plant material.
7. These requirements are in addition to any other required perimeter screening, including but not limited to *Section 1278.03 Minimum Materials and Standards*.

B. Natural Features

Important natural characteristics or site features should be preserved and enhanced where possible. Important natural features may include, but are not limited to the following; trees, vegetation, topography, wetlands, and views.



F
igure 5: Natural preserved area enhanced with water feature.

C. Hardscape Design

1. A maximum of one (1) driveway opening shall be permitted to a particular site from each abutting street for every 250 linear feet of frontage. For corner lots the locations of the driveways shall be setback a minimum of fifty (50) feet from the face of curb of the intersecting street or as approved by the City Engineer. If driveway is not shared between parcels the minimum setback from a property line should be twenty (20) feet.
2. As properties develop they shall provide for necessary public easements and cross easement access to adjoining properties and curb cuts shall be consolidated upon development.
3. On site utilities shall be located underground if possible.
4. Utilities such as, but not limited to, control boxes, located above ground shall be screened from view on all sides by either the discreet placement of the equipment relative to the building or with landscaping material which is at least the height of the equipment.

D. Pedestrian Walkways and Exterior Spaces

1. All sidewalks should connect internally as well as within a leisure pedestrian pathway system which shall encourage pedestrian circulation and recreational activity



throughout the site. Sidewalks shall also comply with ADA standards.

system. **Figure 6: Leisure pedestrian pathway**

2. Crosswalks at major intersections shall incorporate pattern or color variations within paving materials to alert drivers to the pedestrian crossing.



Figure 7: Brick pavers used to emphasize major intersections and crosswalks.



Figure 8: Pedestrian gathering areas used to create a sense of place.

3. Pedestrian gathering places shall be created that complements surrounding building and traffic forms.
4. An exterior space design concept shall be implemented on each project using elements such as feature planters, benches, trellises, gateways, fountains, gardens, special lighting, or clock towers.

5. Site furniture and accessories should be located along pedestrian walkways and gathering areas. Elements include benches, trash containers, tree grates, tree guards, planters, trellises, and bollards, which contribute to a pedestrian friendly appeal. The style and color of these elements shall be aesthetically pleasing and complement surrounding buildings, fixtures, and elements.

Streetscape elements contribute to a



Figure 9:

pedestrian friendly environment.

E. Lighting

1. Exterior building lighting shall have the same light color as the site light fixtures.
2. Pedestrian walkway lighting should be appropriate in style with the design character of the space.
3. Special attention will be taken to select and coordinate a pole and fixture that matches site furniture and accessories.
4. Parking lot poles should not exceed 24 ft. above surrounding grade in smaller parking areas of less than 200 cars or 30 ft above grade in larger parking areas of 200 or more. If the character of the neighborhood would be adversely affected by higher pole heights, it may be required to lower pole heights.
5. No colored lights may be used at any time to light the exterior of the building, except between Thanksgiving and January 7th of the following year.
6. It is encouraged to illuminate special building features such as towers and entries.
7. Building-mounted, non-decorative flood or up-light features shall be concealed from direct view.
8. All exterior lighting shall use 100% cut-off fixtures. The use of exposed bulbs on any permanent light fixture shall be prohibited.

F. Screening of Equipment

1. Dumpsters and trash enclosures shall be carefully located on the site so as to not be noticeable or create obtrusive views.
2. Dumpsters and trash enclosures shall be regulated as established in the Vandalia Zoning Code, Chapter 1276.23, Supplemental Regulations.
3. Rooftop equipment screening shall appear to be an integral part of the building. Parapet walls or sloped roof forms are preferred.
4. Other mechanical equipment located at grade (compactors, HVAC equipment, electrical transformers, etc.) shall be totally screened from public view. Screening shall be attractive and compatible with the building and overall landscape design.

G. Parking

1. Off-street parking should be designed to minimize breaks in the pedestrian environment along the public street and create safe and comfortable pedestrian movement.
2. Parking lots shall be located in centralized locations to the principle buildings. Buildings should front onto public roads and parking lots shall be located in the rear of the buildings.
3. Parking lots shall be designed to allow pedestrians to move safely from their vehicles to the building.



Figure 10: Interior islands within parking lots allow for pedestrian movement and landscaping.

4. Parking lots shall be concrete or asphalt only and will be graded to achieve positive drainage per City of Vandalia Codified Ordinance.
5. The number of parking spaces required is determined by the use of the building. These calculations can be found in Zoning Code Section 1280.09.
6. All buildings shall provide for perimeter plantings and interior landscaping as described in *Section A. Landscape Design*.

H. Signage

1. All signage shall be landscaped at the base of the sign in an area equal to twice the total square footage of all faces of the sign when a sign or sign structure is attached to the ground.
2. All monument signs as defined in the Zoning Code should be constructed of a masonry or brick base. These materials and colors should be consistent with the principal building.



Figure 11: Monument sign with landscaping.

3. For single tenant buildings, monument signs shall not exceed five (5) feet in height and thirty (30) square feet per side for lots with 150 feet of frontage or less. Sign

square footage can increase one (1) square feet for each 2.5 feet of lot frontage up to 300 feet frontage. The maximum size of a sign shall be 60 square feet per face.

4. Where multiple tenants are located in one (1) building, one (1) monument sign shall be permitted to identify all tenants. Such signage shall not exceed fifteen (15) feet in height and 60 square feet per face.
5. Multiple tenants in multiple buildings on one (1) or more parcels are strongly encouraged to share one (1) sign at a maximum height of fifteen (15) feet.
6. Identification signage shall be commonly located at a suitable location to the north, south, east, or west location in the development to minimize visual impact of excessive signage and to provide continuity to the design of the site. Identification signage should not exceed 30 ft. in height and 100 square feet per face.
7. Wall signs shall be no larger than 30% of the wall area and shall not exceed 75 square feet per frontage. For double frontage lots, both frontages shall be counted. The size of the wall sign may be increased to 35% if no free-standing sign is constructed.
8. All other signage must conform to the City of Vandalia Codified Ordinance.

IV. Building Design Requirements

The intent of the Building Design Standards is to support Vandalia’s unique character within the design and construction of the buildings. They will help to achieve good design and establish a consistent framework for assessing quality development. Variety within this theme is also encouraged to enrich the distinctiveness of the development.

A. Building Exterior and Main Entrances

1. Buildings that front on an existing street must integrate that street into the site design. Buildings must front on a street, unless deemed appropriate otherwise.
2. Four-sided architecture (meaning there is no “back-side”) shall include windows, doors, or other architectural features to break up uninterrupted walls.
3. A building located at a street intersection shall not have parking, loading or service areas at the corner.



4. A primary building frontage shall incorporate at least one main entrance door. At a building corner where two primary building frontages meet, one main entrance door may be located to meet the requirement for both building frontages.

Figure 12: Covered two-story

main entrance.

5. Special attention shall be given to building entrances. Building entrances shall be designed to provide coverage for the doorways and shall be of a scale appropriate to the overall building façade as well as the pedestrian. Arched, curved, canopied, or multiple story entrance features that call special attention to the main entrance are required.

B. Exterior Finish Materials

1. The predominant exterior building material for commercial/retail and office buildings shall be brick, wood, natural stone, smoked or non-reflective glass, tinted/textured concrete masonry units or similar material. Pre-cast concrete panels or 'tilt-up' construction shall only be permitted with specific approval from the Planning Commission.



Figure 13: Corporate headquarters with brick as predominant exterior building material.

2. Façade colors shall not include metallic, black or fluorescent colors. Building accents and trim may incorporate brighter colors than the façade colors.
3. Blank, uninterrupted façades shall not be permitted where visible from a right-of-way. The use of windows, doors and other architectural features such as cornices, belt courses, pilasters, or sills shall be required at regular intervals to break up a blank wall. Planting areas and landscaped beds may be permitted in place of architectural features.
4. All sides of a building or structure that are visible from any right-of-way or residentially zoned property shall be finished with the same materials utilized on the front façade to provide a finished face towards all locations visible to the public.



5. Building exterior shall include patterns created with various materials, color and texture changes, or architectural elements to enhance the façade.

Figure 14: Material and texture variation along exterior adds interest to façade.

6. Prefabricated metal buildings, untreated masonry block structure, and buildings featuring an exterior finish entirely of glass are prohibited.
7. Elements such as cornices, belt courses, pilasters, and sills shall be incorporated into the design. These elements are meant to enrich the façade and the perception of a high level of quality.

C. Roof Treatment

1. Retail buildings and restaurants shall have a combination of pitched and flat roofs at different heights to add interest, texture and variety.



**Figure 15: Retail building with roof height and elements.
roof pitch variations.**



Figure 16: Flat roof with decorative

2. Flat roof buildings should employ decorative elements such as crown molding and cornices at the rooflines.
3. All roof-mounted mechanical equipment shall be screened from public view to the height of the equipment. The materials used for screening shall be consistent with the color, size and texture of other materials used on the building.
4. Roof and building façade colors shall be coordinated to complement each other.

5. The material used for sloped roofs shall be dimensional shingles, slate, synthetic slate, batten seam or standing seam metal roofing.
6. Exposed downspouts or gutters shall be permitted only in association with sloped roofs and should be integrated into the overall design.