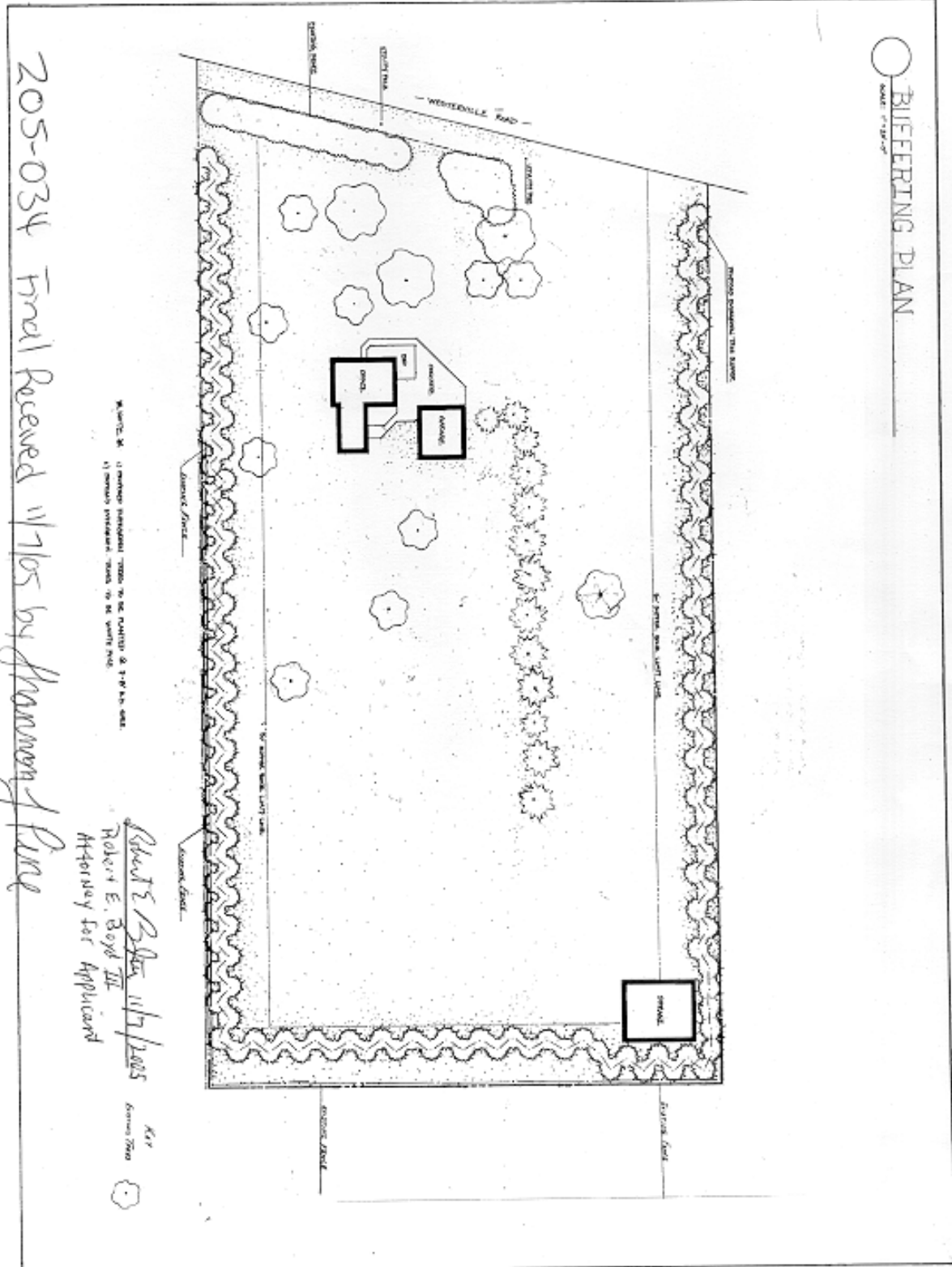


BUFFERING PLAN



DATE	11/7/05
BY	Robert Boyd
FOR	TOP SEED LAWN MANAGEMENT
PROJECT	205-034
SCALE	AS SHOWN

TOP SEED LAWN MANAGEMENT
 4706 WESTERVILLE ROAD
 COLUMBUS, OHIO 43231

EG. LANDSCAPE DESIGN

100% COMPLETE

100% COMPLETE

100% COMPLETE

NO.	DATE	DESCRIPTION
1	11/7/05	FINAL PLAN

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
AUGUST 11, 2005**

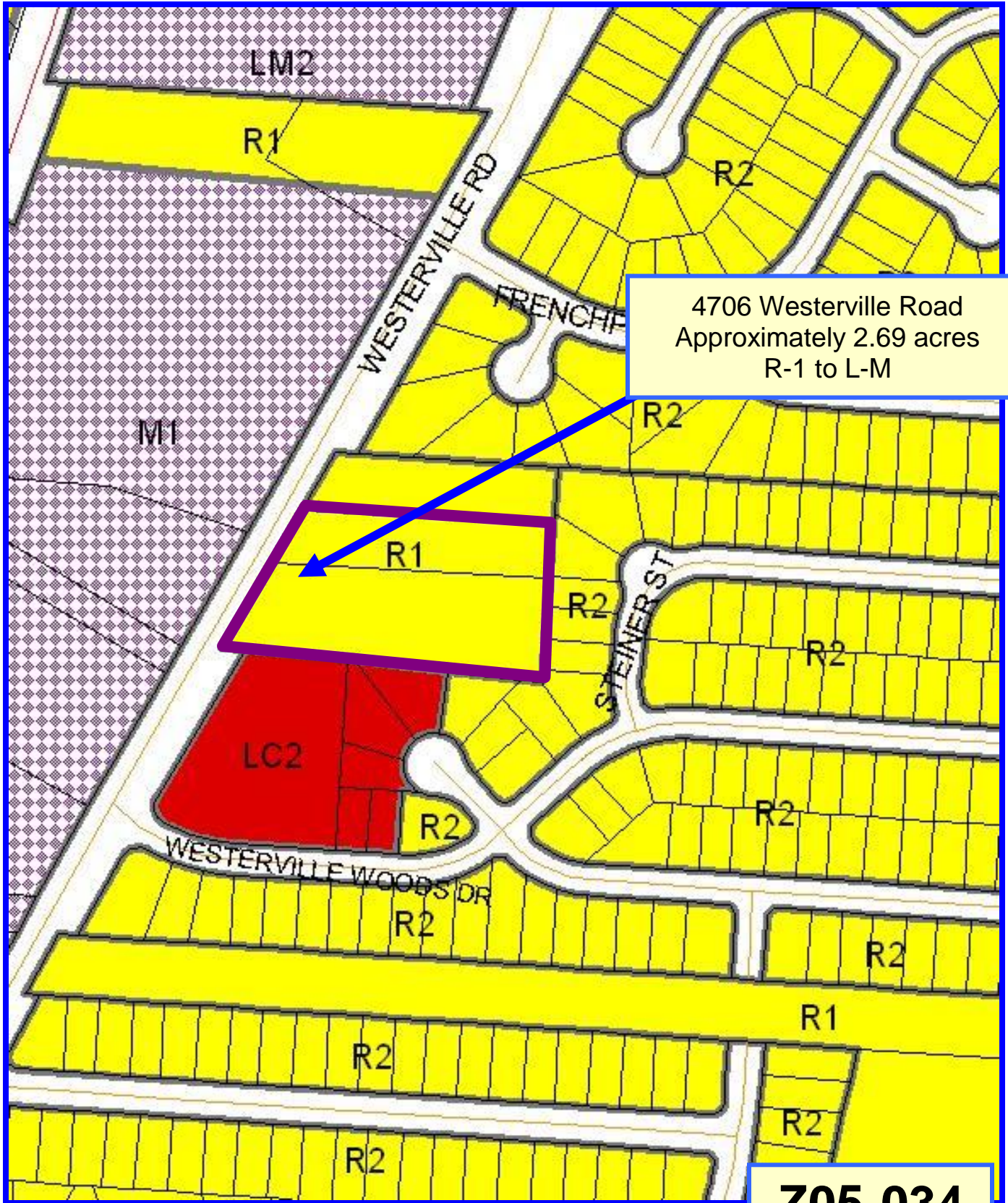
- 4. APPLICATION: Z05-034**
Location: 4706 WESTERVILLE ROAD (43231), being 2.69± acres located on the east side Westerville Road, 277± feet north of Westerville Woods Drive (600-148988).
Existing Zoning: R-1, Residential District.
Request: L-M, Limited Manufacturing District.
Proposed Use: Landscaping contractor.
Applicant(s): Top Seed Properties, LLC; c/o Timothy S. Rankin & Robert E. Boyd III, Attys.; Onda, LaBuhn & Rankin Co., LPA; 266 North Fourth Street; Columbus, OH 43215
Property Owner(s): Top Seed Properties, LLC; 4706 Westerville Road; Columbus, OH 43231
Planner: Shannon Pine, 645-2208, spine@columbus.gov

BACKGROUND:

- o The 2.69± acre site is developed with a single-family dwelling and is zoned in the R-1, Residential District. The applicant requests the L-M, Limited Manufacturing District for a landscaping contractor's business and limited commercial development.
- o To the north is a single-family dwelling in the R-1, Residential District. To the east is single-family subdivision in the R-2, Residential District. To the south is single-family subdivision in the R-2, Residential District, and vacant land in the L-C-2, Limited Commercial District. To the west across Westerville Road are a mulch company and an office/warehouse in the M-1, Manufacturing District.
- o The limitation text incorporates applicable Northland Development Standards, addressing use restrictions, street trees, lot coverage, and lighting controls, and commits to a buffering plan that includes a thirty-foot landscaped buffer area adjacent to the single-family subdivision and dwelling to the north. The industrial use of the site is limited only to storage associated with a landscaping contractor's business with no open storage of materials permitted.
- o The site is within the planning area of *The Northland Plan Volume I* (2001), but no specific land use recommendation is given.
- o The *Columbus Thoroughfare Plan* identifies Westerville Road as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline.

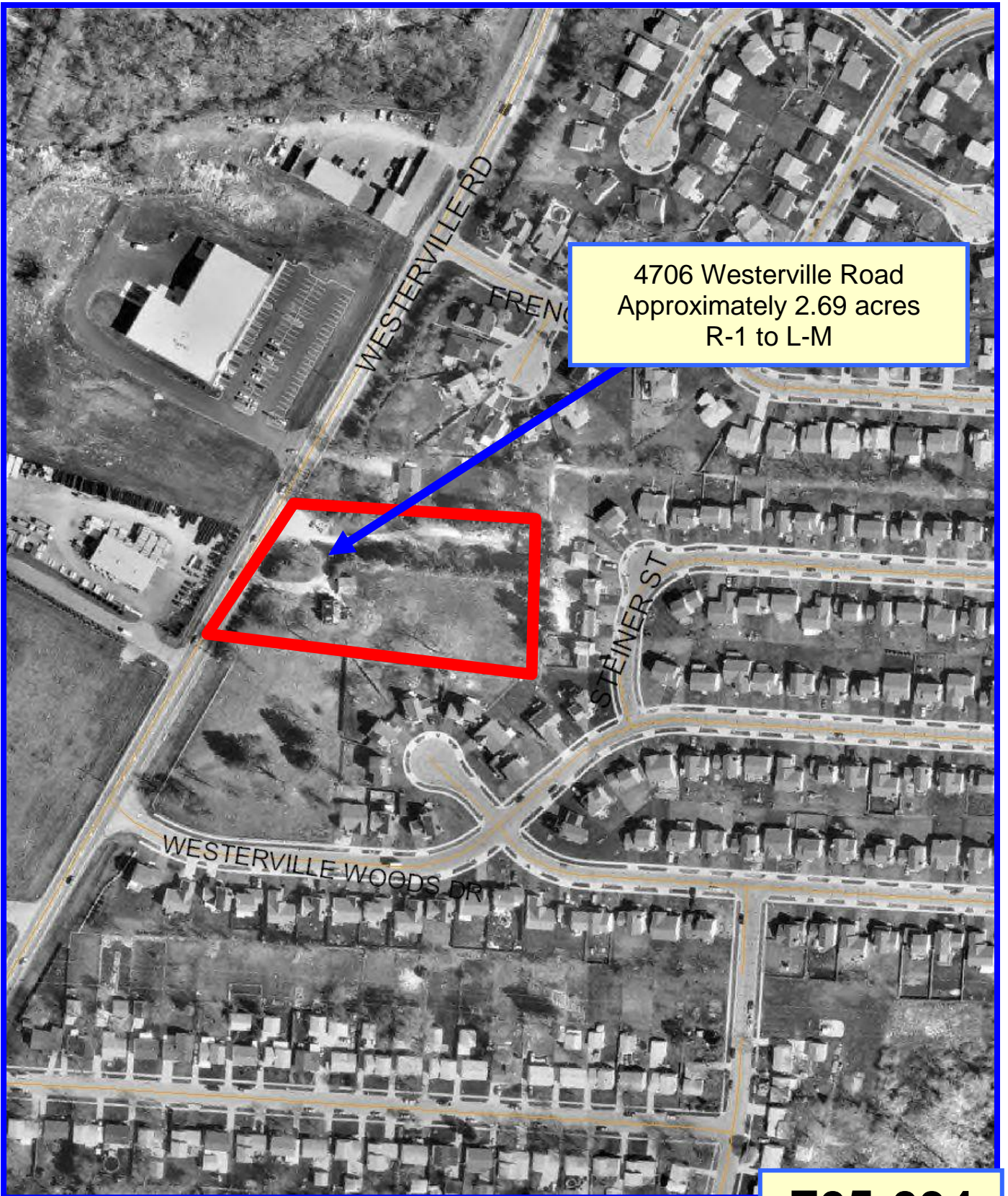
CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested L-M, Limited Manufacturing District will allow a landscaping contractor's business along with limited commercial development. The proposed limitation text incorporates applicable Northland Development Standards, and contains use restrictions and development standards including a 30-foot buffer area adjacent to residential districts. The proposed L-M, Limited Manufacturing District is compatible with the surrounding development.



4706 Westerville Road
Approximately 2.69 acres
R-1 to L-M

Z05-034



4706 Westerville Road
Approximately 2.69 acres
R-1 to L-M

Z05-034

**NORTHLAND
COMMUNITY
COUNCIL
DEVELOPMENT COMMITTEE**

Mr. Jeff Murray – Chairman FAX 614-818-4399

Fax

To: Timothy Rankin tsr@olrlaw.com	From: Jeff Murray
Fax: 614-716-0511	Pages: 1
Phone: 614-716-0500	Date: 5/26/05
Re: Z05-034 4706 Westerville Rd.	CC: spine@columbus.gov mkmcsweeney@columbus.gov

Mr. Rankin,

Our committee voted to not support this application. We feel that Manufacturing zoning does not belong adjacent to residential properties.

If there are any questions, you can contact me at 614-882-8558.

Sincerely,

Jeff Murray
Chairman, Development Committee
Northland Community Council

City of Columbus | Department of Development | Building Services Division | 757 Carolyn Avenue, Columbus, Ohio 43224

PROJECT DISCLOSURE STATEMENT



Parties having a 5% or more interest in the project that is the subject of this application.
THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

STATE OF OHIO
 COUNTY OF FRANKLIN

APPLICATION # z05-034

Being first duly cautioned and sworn (NAME) Robert E. Boyd III
 of (COMPLETE ADDRESS) 266 N. Fourth Street, Suite 100 Columbus OH 43215
 deposes and states that (he/she) is the APPLICANT, AGENT or DULY AUTHORIZED ATTORNEY FOR SAME and the following
 is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the
 subject of this application in the following format:

- Name of business or individual
- Business or individual's address
- Address of corporate headquarters
- City, State, Zip
- Number of Columbus based employees
- Contact name and number

If applicable, check here if listing additional parties on a separate page (REQUIRED)

<p>1. Top Seed Properties, LLC 4706 Westerville Road Columbus Ohio 43231 35 Columbus based employees Attn: Travis Thomas 614-776-5501</p>	<p>2.</p>
<p>3.</p>	<p>4.</p>

SIGNATURE OF AFFIANT

Robert E. Boyd III

Subscribed to me in my presence and before me this 15th day of March, in the year 2006

SIGNATURE OF NOTARY PUBLIC

Jacqueline Ferris

My Commission Expires:

This Project Disclosure Statement expires six months after date of notarization.

Notary Seal Here



JACQUELINE ANNE FERRIS
 ATTORNEY AT LAW
 Notary Public-State of Ohio
 My Commission has no Expiration Date
 Section 147.03 ORC
 page 9 — Rezoning Packet