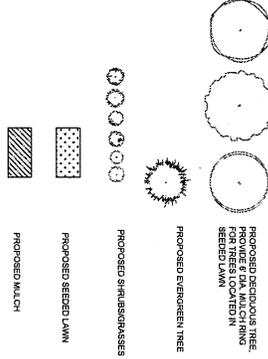


PLANTING NOTES

1. STAKE ALL BED LINES AND TREE LOCATIONS FOR THE INSTALLATION. ALL PLANTING PROCEDURES ARE ARCHITECT AND THE CONTRACTOR SHALL CORRECT ANY DIMENSIONS FOUND AT NO ADDITIONAL COST TO THE OWNER.
2. PROTECT ALL PLANT MATERIALS DURING DELIVERY TO PROJECT. ALL PLANT MATERIALS DURING SHIPPING WITH PROTECTIVE MATERIALS TO BE REMOVED IMMEDIATELY UPON DELIVERY TO THE PROJECT. ALL PLANT MATERIALS SHALL BE MAINTAINED IN PROPER CONDITION AND HEALTH OF PLANT MATERIALS THROUGHOUT THE PROJECT. ALL PLANT MATERIALS SHALL BE REMOVED IMMEDIATELY UPON DELIVERY TO THE PROJECT. ALL PLANT MATERIALS SHALL BE MAINTAINED IN PROPER CONDITION AND HEALTH OF PLANT MATERIALS THROUGHOUT THE PROJECT.
3. ALL PLANT MATERIALS INCLUDING RECOVERED PLANT MATERIALS SHALL BE MAINTAINED IN PROPER CONDITION AND HEALTH OF PLANT MATERIALS THROUGHOUT THE PROJECT. ALL PLANT MATERIALS SHALL BE MAINTAINED IN PROPER CONDITION AND HEALTH OF PLANT MATERIALS THROUGHOUT THE PROJECT.
4. REFER TO PLANTING PLAN AND DETAIL SHEET FOR ADDITIONAL NOTES AND REQUIREMENTS.
5. REVISIONS: DEMANDS FOR EXISTING SCENERY IMPROVEMENTS SHALL BE NOTED.

PLANTING LEGEND

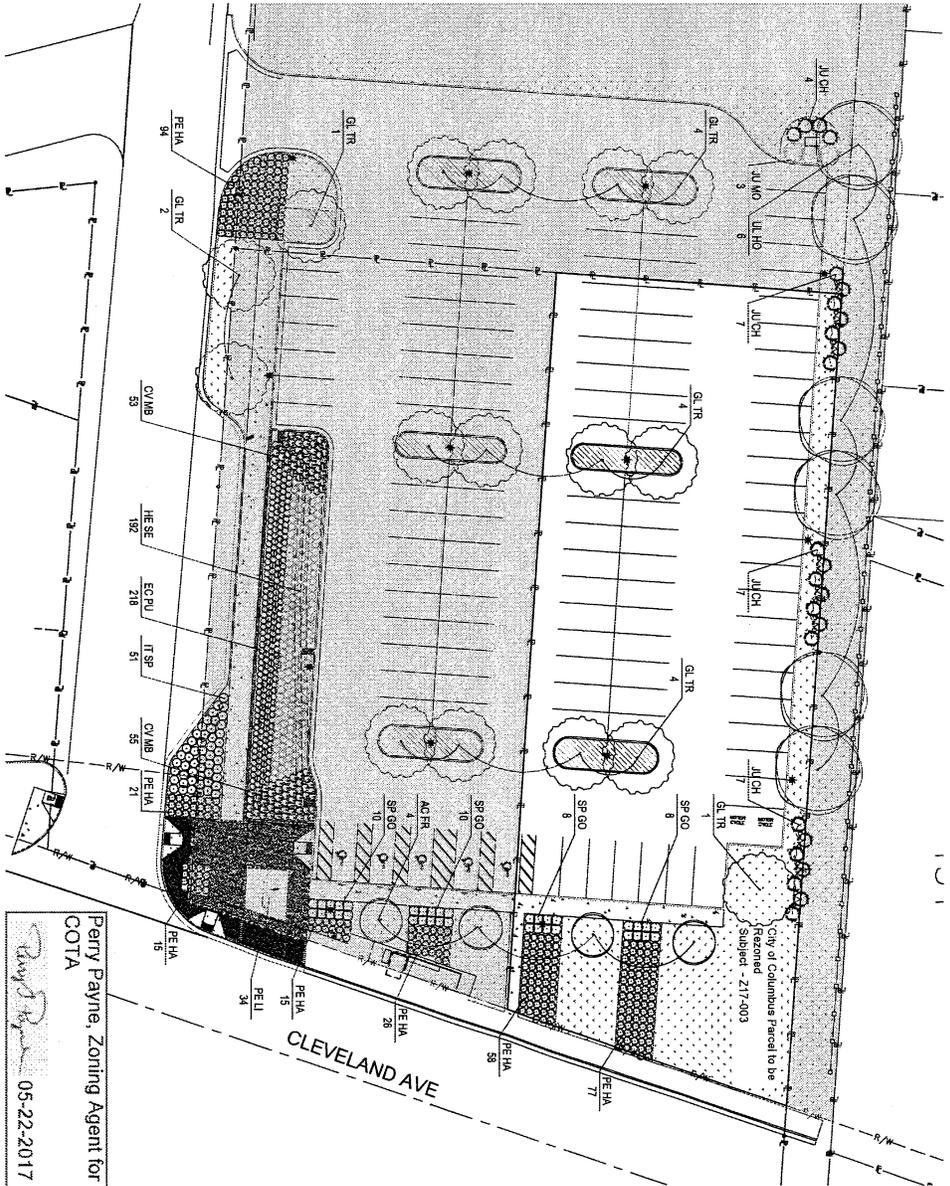


PLANT LIST

| CODE | COMMON NAME | LATIN NAME | SIZE | COND | SPACING | QUANTITY |
|---|---------------------------|-----------------------------------|-------------|--------------|------------|----------|
| TR01 | WINTERBURN RED MAPLE | Acer rubrum 'Winterburn' | 1 1/2" CAL. | B&B | PER PLAN | 4 |
| TR02 | INDIAN WAX MAHOGANY | Quercus macrocarpa 'Indian' | 1 1/2" CAL. | B&B | PER PLAN | 16 |
| TR03 | WINTERBURN LILAC | Syringa 'Winterburn' | 1 1/2" CAL. | B&B | PER PLAN | 28 |
| TR04 | HOBBESIA ELM | Ulmus 'Hobbesia' | 1 1/2" CAL. | B&B | PER PLAN | 6 |
| SHRUBS & GRASSES | | | | | | |
| PE01 | SMART FOUNTAIN GRASS | Panicum scoparium 'Smart' | 2 1/4" HT. | 2 GAL. CONT. | 32" OC. | 112 |
| PE02 | LITTLE BLUNT POINT GRASS | Panicum capillare 'Little Blunt' | 2 1/4" HT. | 2 GAL. CONT. | 2 1/2" OC. | 24 |
| PE03 | SCOTT'S BROOM SWEET GRASS | Panicum capillare 'Scott's Broom' | 2 1/4" HT. | 2 GAL. CONT. | 2 1/2" OC. | 24 |
| PE04 | WINTERBURN LILAC | Syringa 'Winterburn' | 3 1/2" HT. | 2 GAL. CONT. | 1 1/2" OC. | 3 |
| PE05 | WINTERBURN LILAC | Syringa 'Winterburn' | 3 1/2" HT. | 2 GAL. CONT. | 1 1/2" OC. | 3 |
| BIORETENTION PLANT LIST PERENNIALS & GRASSES | | | | | | |
| BE01 | PARLE CONCRETE OVER | Decorative concrete | 2 1/2" HT. | 42 CONT. | 2 1/2" OC. | 216 |
| BE02 | EXPOSED CONCRETE | Decorative concrete | 42 CONT. | 42 CONT. | 1 1/2" OC. | 108 |
| BE03 | INTERLOCKING CONCRETE | Decorative concrete | 42 CONT. | 42 CONT. | 1 1/2" OC. | 108 |

QUANTITIES
 MULCH - 58 CV
 PLANTING SOIL MIXTURE - 238 CV
 (SEE ENG. DRAWING FOR BIOWALL MULCH & SOIL QUANTITIES)

| REVISIONS | DESCRIPTION | APPROVAL/DATE |
|-----------|-------------|---------------|
| | | |
| | | |
| | | |



COTA BRT: NORTHERN LIGHTS PARK
PLANTING PLAN

OWNER: COTA BRT
 CONTRACTOR: H2R OHM
 ARCHITECT: H2R OHM
 ENGINEER: H2R OHM

CITY OF COLUMBUS
 DEPARTMENT OF PUBLIC UTILITIES
 DIVISION OF SEWER AND DRAINAGE

SCALE: 1" = 20'
 SHEET: L1.01
 RECORD PLAN NO.

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MAY 11, 2017**

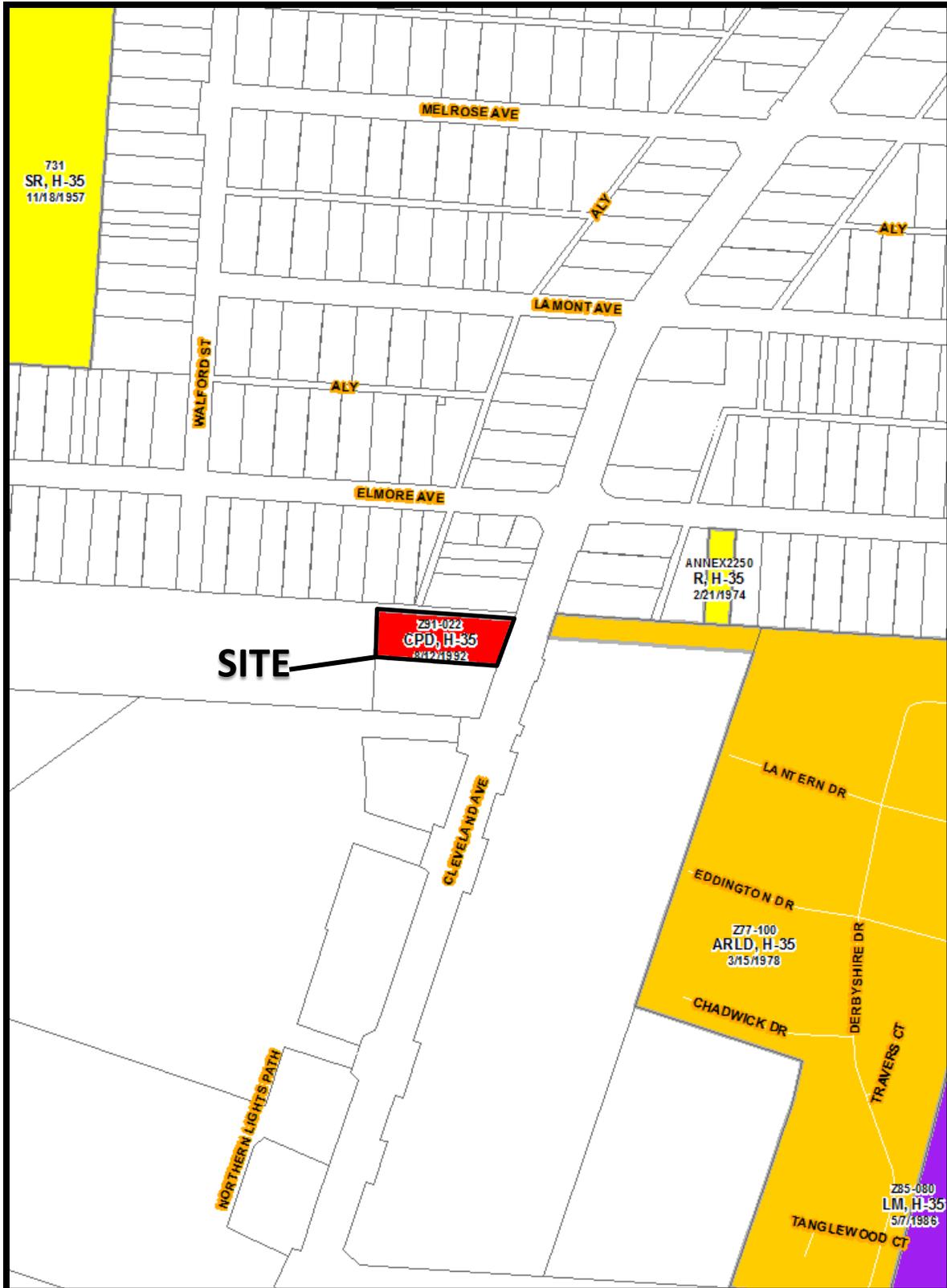
- 4. APPLICATION: Z17-003**
Location: **3575 CLEVELAND AVENUE (43224)**, being 0.58± acres located on the west side of Cleveland Avenue, 210± feet south of Elmore Avenue (010-219215; North Linden Area Commission).
Existing Zoning: CPD, Commercial Planned Development District.
Request: CPD, Commercial Planned Development District.
Proposed Use: COTA park and ride.
Applicant(s): Central Ohio Transit Authority; c/o Perry Payne, Resource International, Inc., Agent; 6350 Presidential Gateway; Columbus, OH 43231.
Property Owner(s): Jaber Al Khader, LLC; 3000 Culver Drive; Hilliard, OH 43206.
Planner: Michael Maret; 614-645-2749; mjmaret@columbus.gov

BACKGROUND:

- The 0.58± acre site consists of a single parcel, developed with a drive through carry out / self-serve car wash and zoned CPD, Commercial Planned Development District. The existing CPD district established commercial zoning for the existing development (Z91-022), while the new CPD district would permit a COTA park and ride development in conjunction with adjacent properties in Clinton Township. The CPD will permit only the COTA park and ride use on the site with provisions for setbacks, access, buffering, and lighting.
- The site is bordered to the north, south, and east by commercial developments along the Cleveland Avenue corridor in Clinton Township. Also to the north are single-unit dwellings along Elmore Avenue. To the west is undeveloped land in Clinton Township.
- The site is located within the planning area of the *North Linden Neighborhood Plan Amendment* (2014), which recommends “Community Mixed Use” at this site.
- The site is located within the boundaries of the North Linden Area Commission whose recommendation is for approval.
- The development text provides commitments for the permitted use, setbacks, access, screening, and lighting. Additionally, variances for reduced front, rear, and side parking setback lines, parking lot drive aisle width, minimum parking lot trees, minimum soil area around trees, headlight screening, maneuvering, and parking space requirements are included since the parking lot will be divided by parcel lines.
- The *Columbus Thoroughfare Plan* identifies Cleveland Avenue as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

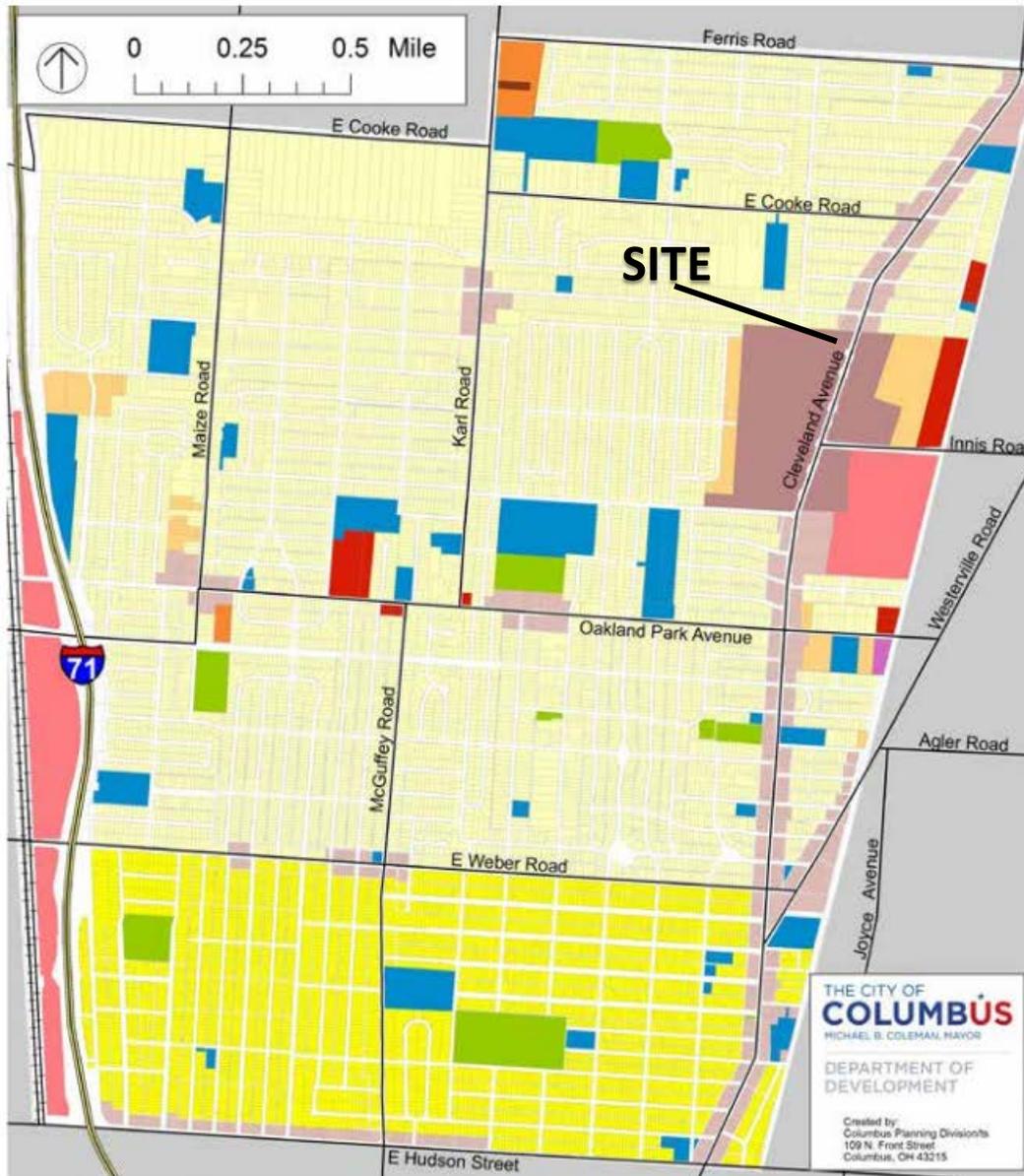
CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District would permit the construction of a COTA park and ride facility on the parcel. The proposed use is compatible with the land use recommendation of the *North Linden Neighborhood Plan Amendment*, which recommends "Community Mixed Uses." The plan also encourages public transit, pedestrian, and bicycle use which are supported by this proposed development.



Z17-003
3575 Cleveland Avenue
Approximately 0.58 acres
CPD to CPD

FIGURE 11: FUTURE LAND USE PLAN



Legend: Land Uses

| | | | |
|---------------------------|------------------------------|------------------|------------------|
| Residential | Commercial and Office | Mixed Use | Other |
| High Density | Employment Center | Community | Institutional |
| Medium-High Density Mixed | Community Commercial | Neighborhood | Parks/Recreation |
| Medium Density Mixed | Office | | Light Industrial |
| Low-Medium Density | | | |

Z17-003
 3575 Cleveland Avenue
 Approximately 0.58 acres
 CPD to CPD



Z17-003
3575 Cleveland Avenue
Approximately 0.58 acres
CPD to CPD

Department of Building & Zoning Services
Scott Messer, Director
757 Carolyn Avenue, Columbus, Ohio 43224-3218
Phone: 614-645-7433 www.columbus.gov

DEPARTMENT OF BUILDING
AND ZONING SERVICES

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

Case Number: 217-003

Address: 3575 Cleveland Ave

Group Name: North Linden Area Commission

Meeting Date: APRIL 20 2017

- Specify Case Type:
- BZA Variance / Special Permit
 - Council Variance
 - Rezoning
 - Graphics Variance / Plan / Special Permit

- Recommendation:
(Check only one)
- Approval
 - Disapproval

NOTES: THE NORTH LINDEN AREA COMMISSION
APPROVED REZONING Z17-003 FOR 3575 CLEVELAND AVE.
AND ALL VARIANCES REQUESTED. SEE APRIL 21, 2017 LETTER
ATTACHED HERETO AND MADE A PART HEREOF FOR THE
DETAILS OF SAID VARIANCES A, B, C, D, E, F, G.

Vote: ALL IN FAVOR FOR NORTH LINDEN AREA COMMISSION

Signature of Authorized Representative: Walter G. Reiner
SIGNATURE

PLANNING AND DEVELOPMENT ZONING CHAIRMAN
RECOMMENDING GROUP TITLE

614-8820800
DAYTIME PHONE NUMBER

NOTE: E-MAIL NOT LISTED ON THIS FORM

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or FAX to Zoning at 614-645-2463; or MAIL to: Assigned Planner, City of Columbus, Department of Building & Zoning Services, 757 Carolyn Avenue, Columbus, OH 43224.

North Linden Area Commission

c/o 5030 Westerville Rd.
Columbus, Ohio 43231
614-882-0800

April 21, 2017

City of Columbus
Building and Zoning Services
757 Carolyn Avenue
Columbus, OH 43224

VIA FACSIMILE

Re: 3575 Cleveland Avenue
Variance Application Z17-003

To Whom It May Concern:

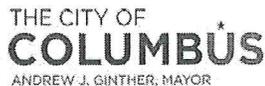
On April 20, 2017, the North Linden Area Commission, with a quorum present, voted to approve the Section 5 variances of the above application, items A, B, C, D, E, F, and G, which are attached hereto and made a part hereof.



Walter G. Reiner
Planning and Development-Zoning Chairman

WGR/ms

cc: Columbus Building and Zoning Services (via fax 614-645-2463)
Jennifer A. Adair, Chair, North Linden Area Commission (via email)
North Linden Area Commission (via email)
Perry Payne, Agent (via email)



DEPARTMENT OF BUILDING AND ZONING SERVICES

REZONING APPLICATION

Department of Building & Zoning Services
Scott Messer, Director
757 Carolyn Avenue, Columbus, Ohio 43224-3218
Phone: 614-645-7433 www.columbus.gov

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.

APPLICATION # 217-003

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Brian D. Weiss, Central Ohio Transit Authority of (COMPLETE ADDRESS) 33 North High Street, 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

Table with 2 columns and 2 rows. Row 1: 1. Central Ohio Transit Authority, 33 North High Street, Columbus, OH 43215, Brian D. Weiss 614-275-5969; 2. Jaber Al Khader, 3000 Culver Drive, Hilliard, OH 43206. Rows 3 and 4 are empty.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

[Handwritten signature]

Subscribed to me in my presence and before me this 7th day of February, in the year 2017

SIGNATURE OF NOTARY PUBLIC

[Handwritten signature: Cindy J. Romine]

My Commission Expires:

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

Notary Seal Here



Cindy J. Romine
Notary Public, State of Ohio
My Commission Expires 11-13-2020

PLEASE NOTE: incomplete information will result in the rejection of this submittal. Applications must be submitted by appointment. Call 614-645-4522 to schedule. Please make all checks payable to the Columbus City Treasurer