

PLANT LIST

| CODE | BOT. NAME/COMMON NAME | SIZE | CONDITION | SPACING |
|-----------------|---------------------------|----------|-----------|----------|
| VINES | | | | |
| PCT | Parthenocarpus tripartita | #1 Cont. | Cont. | 12' o.c. |
| | Boston Ivy | | | |
| EMERGREEN TREES | | | | |
| PCA | Novaya Starva | 5" H. | 8-8 | AS SHOWN |
| PG | White Starva | 5" H. | 8-8 | AS SHOWN |

GENERAL NOTES

1. ALL PLANTS SHALL BE OR EXCEED SPECIFICATIONS SET IN THE AMERICAN LANDSCAPE ASSOCIATION STANDARDS.
2. ALL PLANTING OPERATIONS SHALL ADHERE TO AMERICAN LANDSCAPE ASSOCIATION STANDARDS.
3. PLANTING BEDS SHALL HAVE A MINIMUM OF 2" DEPTH OF DOUBLE PROCESSED HARDWOOD BARK MULCH.
4. LOCATE AND PROTECT ALL EXISTING UTILITIES DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGED TO EXISTING UTILITIES RESULTING FROM CONSTRUCTION ACTIVITIES. CONTACT OHIO UTILITIES PROTECTION SERVICE AT 1-800-342-2274 AT LEAST 30 DAYS PRIOR TO CONSTRUCTION.
5. CONTRACTOR RESPONSIBLE FOR THE COST OF REPAIRS TO EXISTING UTILITIES.
6. SITE CONDITIONS WHEN DAMAGED BY CONTRACTOR, EVALUATE FINISHED SURFACE, GRADES, TOPSOIL, QUALITY AND DEPTH. DO NOT START WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
7. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN LAWN AREAS.
8. FINE GRADE LAWN AREAS TO PROVIDE A SMOOTH AND CONTINUOUS GRADE FREE OF RESIDUALS AND DEBRIS.
9. ALL CONDITIONS AND DIMENSIONS FROM TO AIR POLLUTION OR INSULATION.

STORAGE BUILDING LANDSCAPE PLAN

PRELIMINARY NOT FOR CONSTRUCTION

Lurie Family LP
Chestnut Ridge - Phase II
Columbus, Ohio

LANDSCAPE PLAN: STORAGE BUILDING SITE



600 oneakside plaza
gahanna, ohio 43230
phone 614.416.0000
www.bird-houk.com

job no. 0908
date: 01.04.09
sheet
L1.02
2 of 2

209-006 Final Received 5/28/09 by Planner of Prop

*Approved by
May 28, 2009*

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MAY 14, 2009**

- 2. APPLICATION: Z09-006**
- Location:** **5923 CHESTNUT HILL DRIVE (43230)**, being 4.3± acres located on the south side of Chestnut Hill Drive, 400± feet east of North Hamilton Road (545-257082).
- Existing Zoning:** L-C-4, Limited Commercial District.
- Request:** L-AR-12, Limited Apartment Residential, and L-M, Limited Manufacturing Districts.
- Proposed Use:** Multi-family residential and self-storage development.
- Applicant(s):** Lurie Family LP; c/o David L. Hodge, Atty.; Smith & Hale; 37 West Broad Street, Suite 725; Columbus, OH 43215.
- Property Owner(s):** Lurie Family LP; 20 South Third Street, 2nd Floor; Columbus, Ohio 43215.
- Planner:** Shannon Pine; 645-2208; spine@columbus.gov.

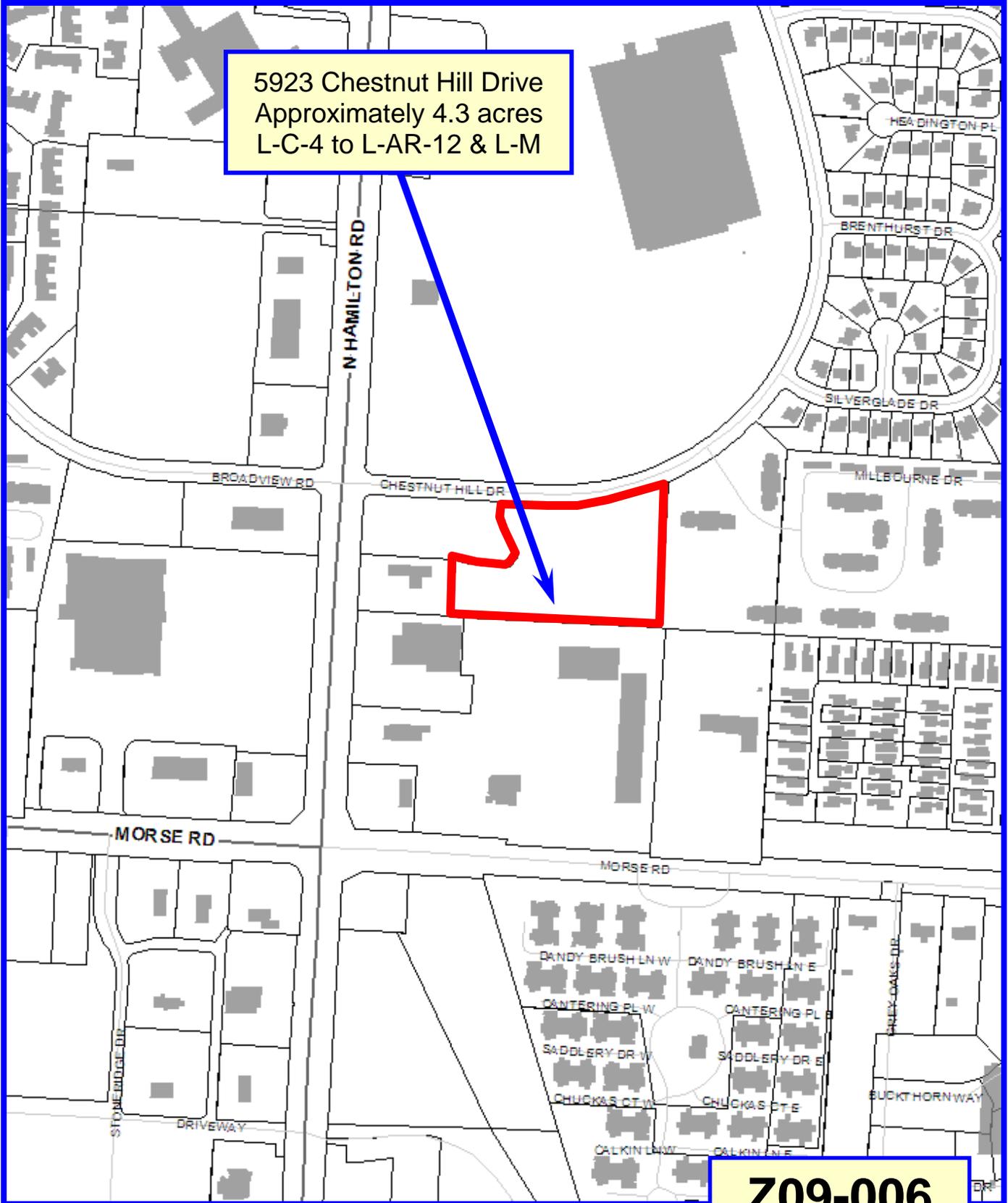
BACKGROUND:

- The 4.3± acre site is undeveloped and zoned in the L-C-4, Limited Commercial District. The applicant requests the L-AR-12, Limited Apartment Residential District for multi-family residential development on 3.3 acres and the L-M, Limited Manufacturing District on the remainder of the parcel for a self-storage unit and parking lot. The proposed L-AR-12 District would allow a maximum of 36 units on the site, and includes a companion Council variance to permit two-family dwellings and reduced perimeter yard along the east property line. The proposed L-M District is limited to self-storage as the only permitted industrial use, and the parking lot will only be used by the restaurant located to west of the site.
- To the north of the site is a super market in the L-C-4, Limited Commercial District. To the east is multi-family residential development in the L-AR-12, Limited Apartment Residential District. To the south is a shopping center in the L-C-4, Limited Commercial District. To the west are a restaurant and a car wash in the CPD, Commercial Planned Development District.
- This site is within a quarter mile of commercial retail and a bus stop; however, it is not connected by sidewalks. The bus stop on the east side of Hamilton also lacks a sidewalk. Healthy Places recommends the following considerations to encourage an active living lifestyle: 1) Residential sidewalks are recommended to be at least 5 feet, which has been shown to increase walkability; 2) Strengthen the connection to the public sidewalk, retail and bus stop via safe pedestrian means (i.e. sidewalk or multi-use path) for walkers and bus riders; 3) Provide walking paths within the development for residents to have an opportunity for physical activity; 4) Centrally located bike racks for employees or visitors that ride their bike by choice or because of limited alternatives.

- The limitation text includes commitments for use restrictions, 80% maximum lot coverage, sidewalk connections, landscaping, exterior building materials for the storage building, lighting controls, and bicycle parking.
- The site is located within the boundaries of the Preserve District of the *Northland Plan: Volume II* (2002), but no specific land use guidelines apply to this site.

CITY DEPARTMENTS RECOMMENDATION: Approval.

The requested L-AR-12, Limited Apartment Residential and L-M, Limited Manufacturing Districts, with the proposed limitations, provide a transition from the commercial uses along North Hamilton Road and the multi-family residential development to the east. The request is compatible with development in the area.



5923 Chestnut Hill Drive
Approximately 4.3 acres
L-C-4 to L-AR-12 & L-M

Z09-006



5923 Chestnut Hill Drive
Approximately 4.3 acres
L-C-4 to L-AR-12 & L-M

Z09-006

Mr. Jeff S. Murray – Chairperson FAX 614-818-4399

**NORTHLAND
COMMUNITY
COUNCIL
DEVELOPMENT COMMITTEE**

Fax

| | |
|---|---------------------|
| To: Jeffrey Brown | Jeff Murray |
| Fax: | Pages: 1 |
| Phone: 614-221-4255 | Date: 5/1/09 |
| Re: Z09-006/CV09-004 5923 Chestnut Hill | Email: |

Dear Mr. Brown,

Our committee voted to not support this application.

If you have any questions please contact me at:

Work, 614-882-8558, ext. 207

Fax, 614-818-4399

Email, jeffmurray@wideopenwest.com.

Best regards,

Jeff S. Murray
Chairperson, 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 # 209-006

Being first duly cautioned and sworn (NAME) David Hodge / Smith & Hale LLC
of (COMPLETE ADDRESS) 37 W. Broad St., Suite 725, 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

| | |
|--|----|
| 1. Lurie Family LP 20 South Third St., 2nd Floor Columbus, OH 43215 -0- Tom Lurie 221-4255 | 2. |
| 3. | 4. |

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

David Hodge

Subscribed to me in my presence and before me this 3rd day of March, in the year 2009

SIGNATURE OF NOTARY PUBLIC

Aaron Underhill

My Commission Expires: _____

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

Notary Seal Here



AARON L. UNDERHILL
ATTORNEY AT LAW
Notary Public, State of Ohio
My Commission Has No Expiration
Section 147.03 R.C.