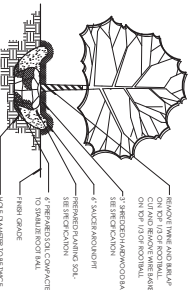
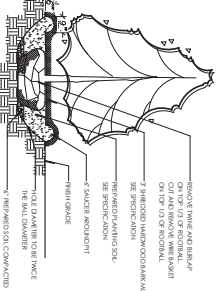


A LANDSCAPE PLAN  
SCALE: 1"=40'

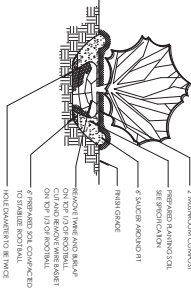
B SHADE TREE PLANTING DETAIL  
N.T.S.



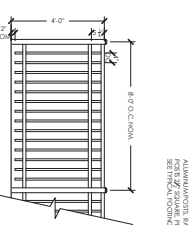
C EVERGREEN PLANTING DETAIL  
N.T.S.



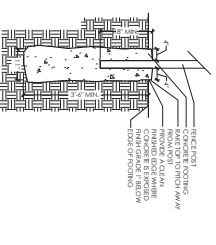
D SHRUB PLANTING DETAIL  
N.T.S.



E 4' H. ORNAMENTAL METAL FENCE  
N.T.S.



F FENCE FOOTING DETAIL  
N.T.S.



PLANT LEGEND

QTY	REV	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	WIDTH	MAINTENANCE
Shrub, Evergreen and Deciduous Trees							
8	ADCO	Adiantum	White Fern	5' H	30-50'	24-48"	
3	ACBP	Acacia saligna	Black Wattle	7'-00"	40-45'	25-30"	
2	AMAB	Amelanchier	Star of Bethlehem	1.5'-00"	15-20'	15-20"	
4	CECC	Ceanothus	Blueberry	7'-00"	40-45'	40-45"	
4	CECC	Ceanothus	Blueberry	1.5'-00"	20-30'	20-30"	
4	CECC	Ceanothus	Blueberry	7'-00"	40-45'	25-30"	
4	CECC	Ceanothus	Blueberry	7'-00"	40-45'	25-30"	
12	FLAB	Ficus	Fig	5' H	40-45'	25-30"	
3	STRE	Styrax	Witch Hazel	1.5'-00"	20-30'	15-20"	
2	TRE	Tilia	White Linden	7'-00"	50-70'	30-45"	

LANDSCAPE NOTES

1. Material quantities are shown only for the convenience of the Contractor. The Contractor is responsible for verification of all materials and supplies in sufficient quantity to complete the job per plan.
2. All work shall conform to American Nursery & Landscape Association 2004 Standard Specification for Planting and Maintenance of Plants and Trees.
3. All plant material shall be established on these drawings.
4. All plant material shall be established on these drawings.
5. All plant material shall be established on these drawings.
6. All plant material shall be established on these drawings.
7. The landscape architect and/or owner reserves the right to inspect trees and shrubs prior to planting and to reject any material that does not meet the requirements of the drawings. Any plant material rejected by the landscape architect and/or owner shall be replaced at the contractor's expense.
8. Provide one-inch square planting markers for new trees and shrubs and one-half inch square markers for existing trees and shrubs. Markers shall be placed at the base of the plant and shall be visible from the street.
9. Planting shall be done in accordance with the drawings and specifications. All trees and shrubs shall be planted in the specified locations and shall be established on these drawings.
10. Planting shall be done in accordance with the drawings and specifications. All trees and shrubs shall be planted in the specified locations and shall be established on these drawings.
11. All shrub beds shall be mulched by a depth of 2" to 3" of finely shredded hardwood bark mulch.
12. Water trees and shrubs within the first 8 hours of their planting.
13. All trees and shrubs shall be watered within the first 8 hours of their planting.
14. Contractor shall maintain all planting under the contract work for a period of no less than 90 days or through the end of the calendar year following season.
15. Maintenance operations shall include mowing, edging, pruning, cultivating, weeding, and watering. All maintenance operations shall be performed in accordance with the drawings and specifications.
16. Planting design uses plant species native to the region or regionally native species. All plant species shall be native to the region or regionally native species.

Silver Birch of  
Columbus

147 & 1487 McNaughten Road  
Columbus, Ohio 43213

WW  
Architects

401 N. Riverside St., Suite 400, Columbus, Ohio 43215  
614.265.1111

Falling  
Leaf  
Design Group

101 N. Riverside St., Suite 400, Columbus, Ohio 43215  
614.265.1111

GENERAL NOTES:

1. Contractor is responsible for verification of all materials and supplies in sufficient quantity to complete the job per plan.
2. Contractor shall maintain clear and open access to the roadway and pedestrian crossings at all times during the construction period.
3. Contractor is responsible for verification of all existing conditions in the field prior to construction.
4. Contractor is responsible for acquisition of all necessary permits and for the maintenance of the work area and for the protection of the work area.
5. Contractor shall protect the property and is strictly responsible for any damage to all trees and shrubs from the work.
6. Contractor shall protect the property and is strictly responsible for any damage to all trees and shrubs from the work.

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	10/1/2025
2	REVISED PER CITY COMMENTS	10/1/2025
3	REVISED PER CITY COMMENTS	10/1/2025
4	REVISED PER CITY COMMENTS	10/1/2025
5	REVISED PER CITY COMMENTS	10/1/2025
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7	REVISED PER CITY COMMENTS	10/1/2025
8	REVISED PER CITY COMMENTS	10/1/2025
9	REVISED PER CITY COMMENTS	10/1/2025
10	REVISED PER CITY COMMENTS	10/1/2025

PROJECT NAME: LANDSCAPE PLAN FOR 147 & 1487 MCNAUGHTEN ROAD, COLUMBUS, OHIO

PROJECT NO: 24989

DATE: 10/1/2025

BY: [Signature]

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LANDSCAPE PLAN  
DETAILS AND NOTES

PROJECT NAME: LANDSCAPE PLAN FOR 147 & 1487 MCNAUGHTEN ROAD, COLUMBUS, OHIO

PROJECT NO: 24989

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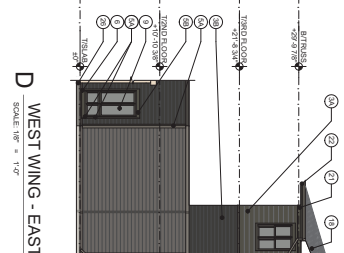
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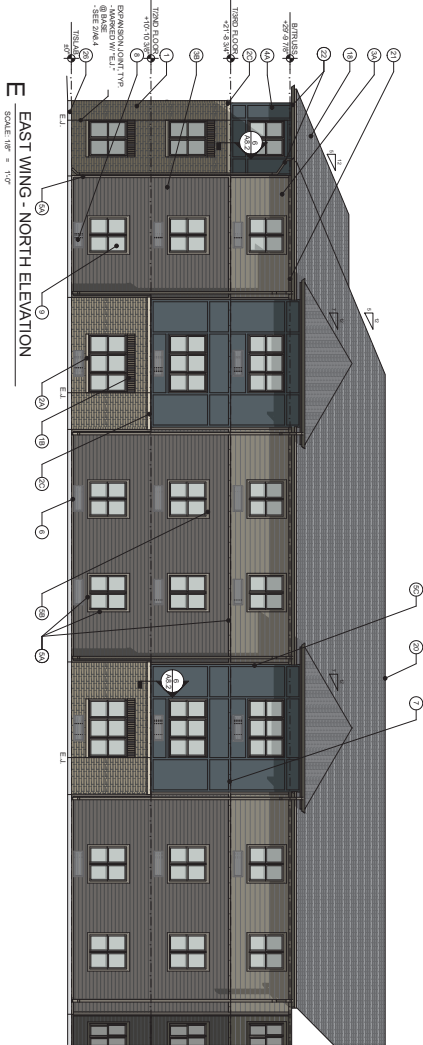
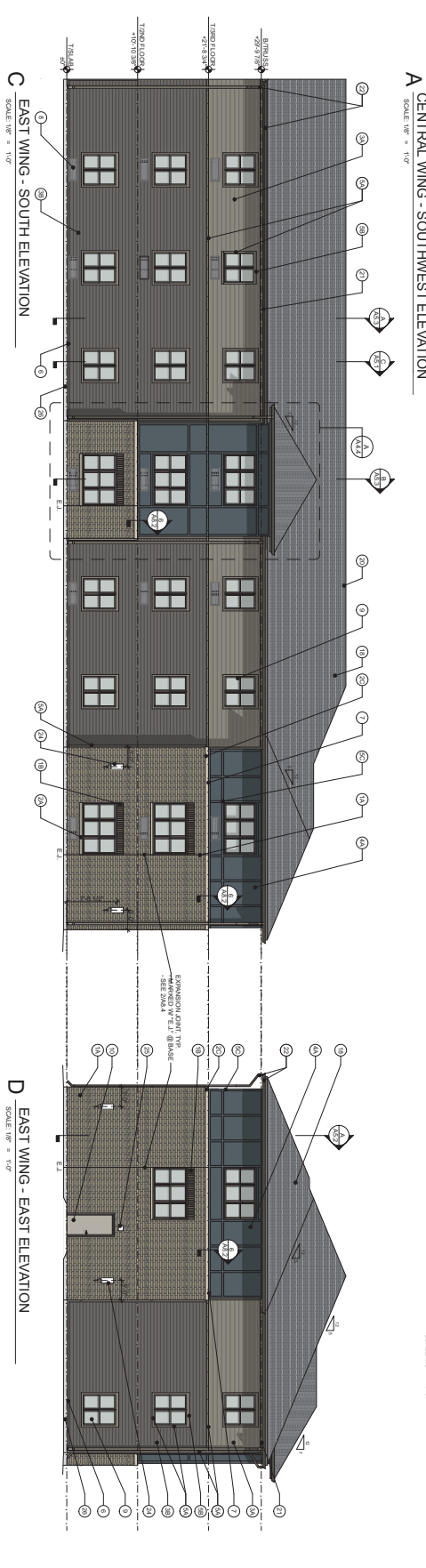
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24X	CLAY TILE
24Y	CLAY TILE
24Z	CLAY TILE
25A	CLAY TILE
25B	CLAY TILE
25C	CLAY TILE
25D	CLAY TILE
25E	CLAY TILE
25F	CLAY TILE

[illegible]

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
JUNE 12, 2025**

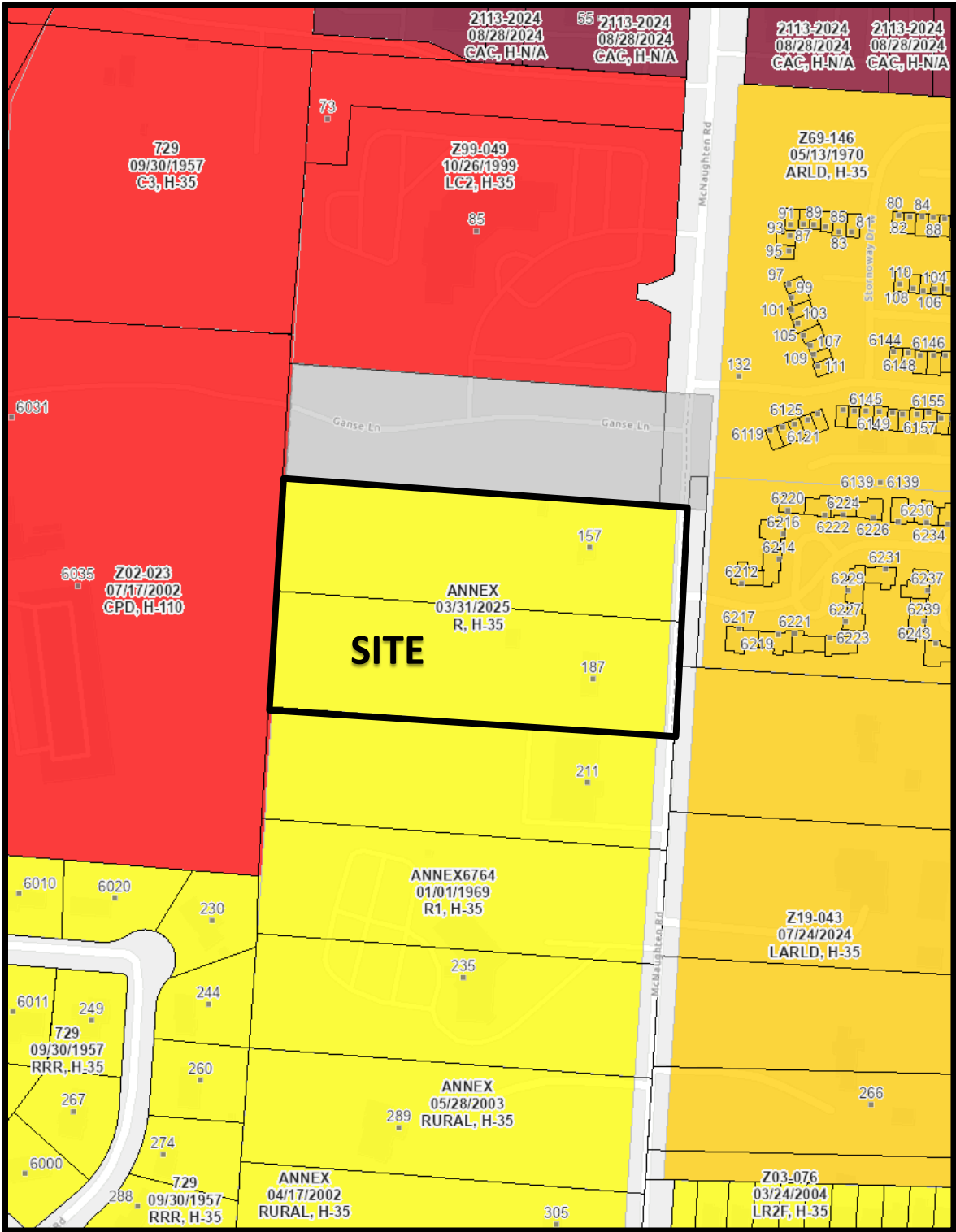
- 5. APPLICATION:** [Z25-008](#)  
**Location:** **171 MCNAUGHTEN RD. (43213)**, being 6.4± acres located on the west side of McNaughten Road; 1,100± feet south of East Broad Street (263-000269 and 263-000270; Far East Area Commission).  
**Existing Zoning:** R, Rural District.  
**Request:** CPD, Commercial Planned Development District (H-60).  
**Proposed Use:** Assisted living facility.  
**Applicant(s):** Vermilion Acquisitions Ohio, LLC; c/o Stephen M. Griffith, Jr., Atty.; 425 Walnut Street, Suite 1800; Cincinnati, OH 45202.  
**Owner(s):** Judy and Woodford Holzbacher; 3773 Greencook Road; Johnstown, OH 43031.  
**Planner:** Brandon Carpenter; 614-645-1574; [bmcarpenter@columbus.gov](mailto:bmcarpenter@columbus.gov)

**BACKGROUND:**

- The 6.4 acre site consists of two parcels, each developed with a single-unit dwelling in the R, Rural District. The requested CPD, Commercial Planned Development District will allow for the development an assisted living facility.
- West of the site is Mount Carmel East Hospital in the CPD, Commercial Planned Development District. North of the site is an access road for Mount Carmel East Hospital in the R, Rural District within Truro Township. South of the site is a City of Columbus fire station in the R-1, Residential District. East of the site is a multi-unit residential development in the L-AR-12, Limited Apartment Residential District.
- The site is within the planning area of the *Far East Land Use Plan* (2018), which recommends “Employment Center” uses for this location. Additionally, the Plan includes complete adoption of the *Columbus Citywide Planning Policies* (C2P2) Design Guidelines (2018).
- The site is located within the boundaries of the Columbus Far East Area Commission, whose recommendation is for approval.
- The CPD text includes use restrictions and supplemental development standards that address building height, parcel combination, parking, site access, parking lot screening, and dumpster enclosure. Commitments to develop the site in accordance with the submitted site plan, landscape plan, and building elevations are included in the text. Additionally, a code modification for reduced required parking is also included in the text.
- The *Columbus Multimodal Thoroughfare Plan* (2019) identifies McNaughten Road as a Suburban Community Connector requiring 100 feet of right-of-way.

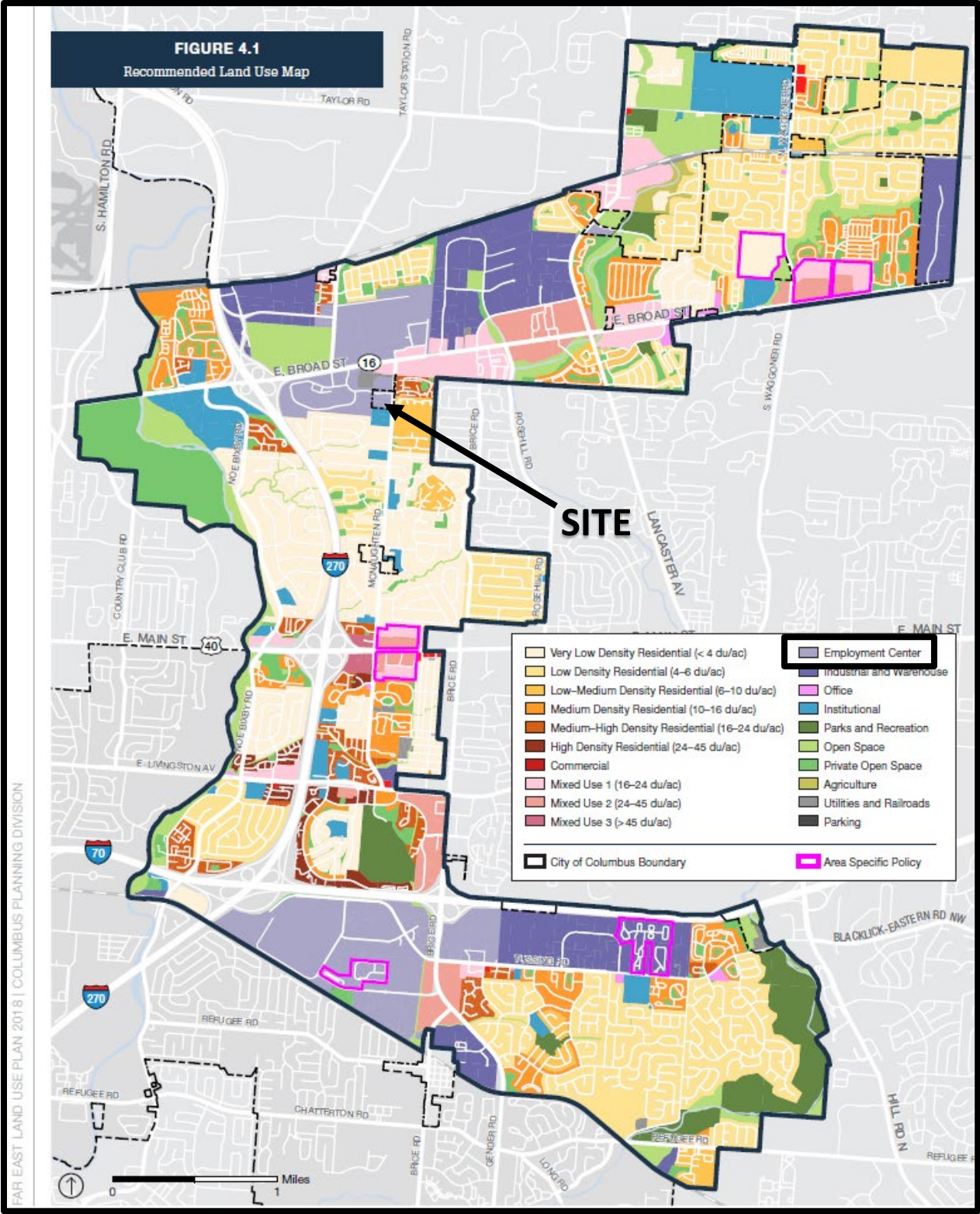
**CITY DEPARTMENTS' RECOMMENDATION:** ~~Conditional approval~~ **Approval**

The requested CPD, Commercial Planned Development District will allow the site to be developed with an assisted living facility. The CPD text includes appropriate use restrictions and supplemental development standards as well as commitments to develop the site in accordance with the submitted site plan, landscape plan and building elevations. The proposal is consistent with the land use recommendations of the *Far East Land Use Plan*. Although C2P2 design guidelines note that parking should be located to the rear of the facility and be hidden from view to the greatest extent possible, the proposed use of the property and level of screening along the McNaughten Road frontage are mitigating factors in this instance. The proposal is otherwise consistent with C2P2 Commercial Design Guidelines. ~~There is a pending traffic access study with the Department of Public Service. Once any resulting comments are resolved to the satisfaction of the Department of Public Service, Staff's recommendation will be for full approval.~~ **The traffic access study has been approved and all Department of Public Service comments are resolved. Conditions have been met for Staff to recommend approval.**



Z25-008  
171 McNaughten Rd.  
Approximately 6.4 acres  
R to CPD





Z25-008  
171 McNaughten Rd.  
Approximately 6.4 acres  
R to CPD



Z25-008  
171 McNaughten Rd.  
Approximately 6.4 acres  
R to CPD

**FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP**  
**(PLEASE PRINT)**

**Case Number** Z25-008

**Address** 171 MCNAUGHTEN ROAD

**Group Name** FAR EAST AREA COMMISSION

**Meeting Date** April 1, 2025

**Specify Case Type**

☐ BZA Variance / Special Permit

☐ Council Variance

☒ Rezoning

☐ Graphics Variance / Plan / Special Permit

**Recommendation** ☒ Approval

(Check only one) ☐ Disapproval

**LIST BASIS FOR RECOMMENDATION:**

Approved with Density, height, lot and setbacks

Approved with access, loading, parking and other traffic related commitments.

Approved with Buffering, landscaping, open space and screenings

Approved building design and interior, exterior treatment

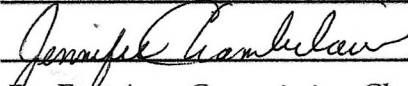
Approved dumpsters, lighting, and outdoor areas

Approved CPD criteria,

Approved Modifications to cod standards

Approved landscape plans

**Vote** Yes 6, No 0, Absent 2

**Signature of Authorized Representative** 

**Recommending Group Title** Far East Area Commission Chair

**Daytime Phone Number** 614-307-4708

Please e-mail this form to the assigned planner within 48 hours of meeting day; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.



DEPARTMENT OF BUILDING  
AND ZONING SERVICES

Rezoning Application

111 N Front Street, Columbus, Ohio 43215  
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z25-008

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

Being first duly cautioned and sworn (NAME) Vermilion Ohio Acquisitions LLC  
of (COMPLETE ADDRESS) 121 W. Wacker Drive, Suite 400, Chicago, IL 60601  
deposes and states that they are 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:

For Example:    Name of Business or individual  
                          Contact name and number  
                          Business or individual's address; City, State, Zip Code  
                          Number of Columbus-based employees

1. Vermilion Ohio Acquisitions LLC Darrin Jolas (773) 914-7740, Authorized Signatory 121 W. Wacker Drive, Suite 400 Chicago, IL 60601 No Columbus based employees	2.
3.	4.

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 11th day of FEBRUARY, in the year 2025

[Signature]  
SIGNATURE OF NOTARY PUBLIC

[Signature] Notary Seal Here  
MARCH 29, 2028  
My Commission Expires



This Project Disclosure Statement expires six (6) months after date of notarization.