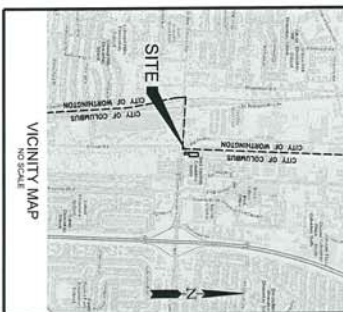


**PAVEMENT LEGEND**



Z17-055 FINAL RECEIVED 3/30/2018 PAGE 1 OF 1

*3/28/18*  
*Elmasian*



**BUILDING AREA:**  
EXISTING STRUCTURE RETAIL: 1,600 S.F.  
TOTAL: 1,600 S.F.  
EXISTING STRUCTURE RETAIL: 31,200 S.F.  
TOTAL: 31,200 S.F.

**PARKING REQUIRED:**  
TOTAL: 271 SPACES  
(1) SPACE / 750 S.F. OF RETAIL: 271  
(2) SPACE / 200 S.F. OF RETAIL: 4  
TOTAL: 275 SPACES  
VARIANCE BEING REQUESTED TO PARKING: 11,600 S.F. : 7 SPACES SHOWN.

**OWNER:**

ELMASIAN ENGINEERING, LLC  
3500 UNIVERSITY ROAD  
COLUMBUS, OH 43227  
TEL: 614.227.2000  
EMAIL: INFO@ELMASIAN.COM

**PLAN DESIGNER:**

NICK ELMASIAN, P.E.  
ELMASIAN ENGINEERING, LLC  
PO BOX 3252  
DUBLIN, OH 43018  
TEL: 614.227.2000  
EMAIL: NICK@ELMASIAN.COM

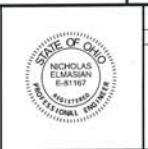
**Ohio**  
Utilities Protection  
SERVICE  
Call Ahead For Fee  
1-800-362-2764  
CALL THE WORKING DAY BEFORE THE DATE FROM BIDDING WILL BE CANCELED OTHERWISE

JOB NO.:	098801
DATE:	MOAR 2018
SCALE:	HORIZONTAL: 1" = 30'
VERTICAL:	1" = 40'
SHEET NO.:	1/1

COLUMBUS, OH  
**WEBER HOLDINGS - NORTH, LLC**  
820 DUBLIN-GRANVILLE ROAD  
**SITE PLAN**

PLAN PREPARED BY:

PO BOX 3252  
DUBLIN, OH 43018  
(614) 227-2000  
WWW.ELMASIAN.COM



**REVISIONS**

DATE	BY	DESCRIPTION

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
MARCH 8, 2018**

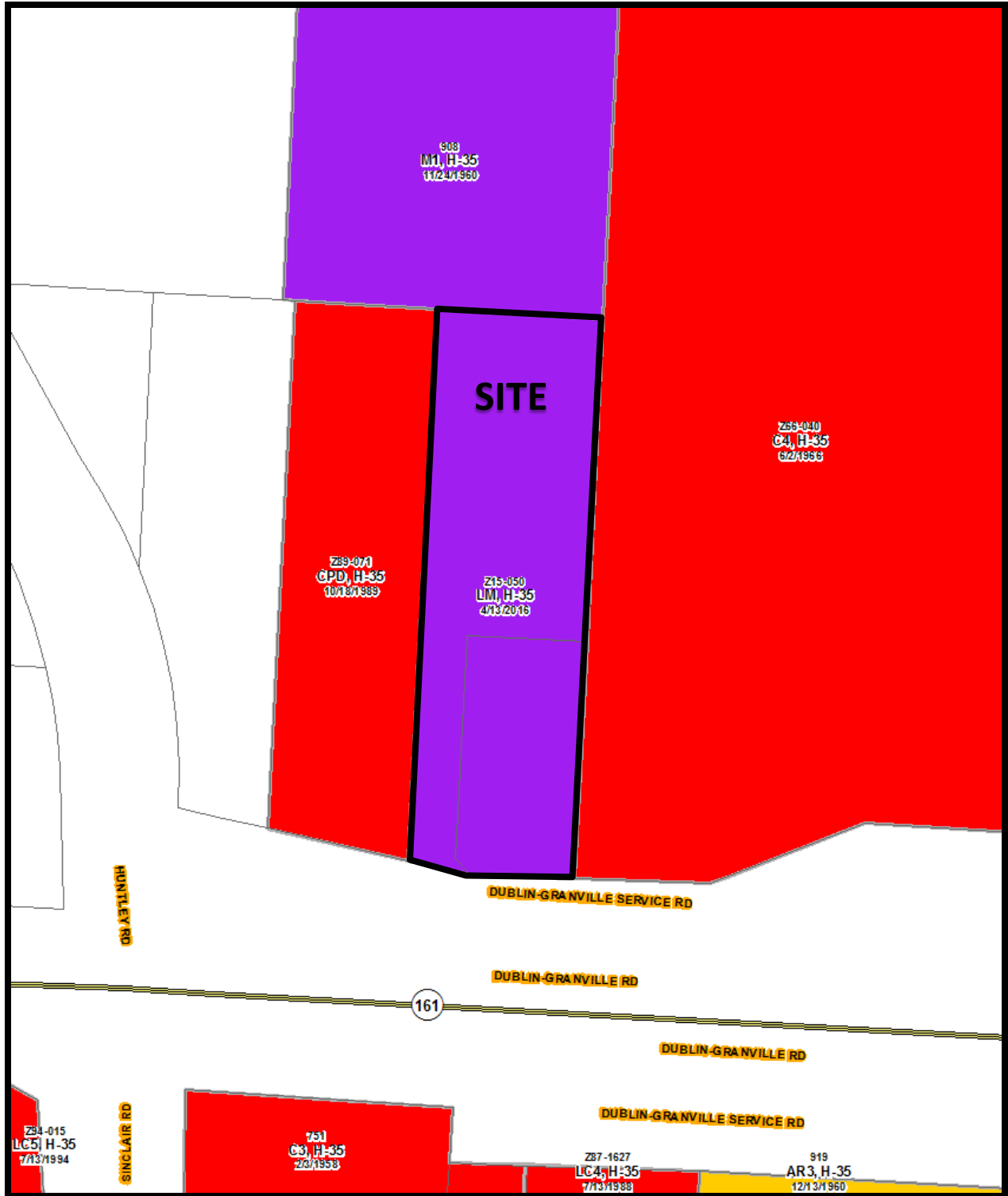
- 4. APPLICATION: Z17-055**  
**Location:** **826 EAST DUBLIN-GRANVILLE ROAD (43229)**, being 1.18± acres located on the north side of East Dublin Granville Road, 160± feet east of Huntley Road (010-109441 and 010-019170; Northland Community Council).  
**Existing Zoning:** L-M, Limited Manufacturing District.  
**Request:** L-M, Limited Manufacturing District.  
**Proposed Use:** Landscaping and mulch retail and wholesale.  
**Applicant(s):** Ohio Mulch, c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.  
**Property Owner(s):** Weber Holdings North, LLC; 1602 Foxhall Road; Blacklick, OH 43004.  
**Planner:** Michael Maret; 614-645-2749; [mjmaretcolumbus.gov](mailto:mjmaretcolumbus.gov)

**BACKGROUND:**

- The 1.2± acre site is zoned in the L-M, Manufacturing District and consists of two parcels, each developed with nonconforming single-unit dwellings. The applicant proposes an updated L-M, Limited Manufacturing District to modify the approved site plan (Z15-050) for the retail and wholesale landscaping and mulch business. The limitation text carries over landscaping/screening, signage, and site plan commitments from the current district.
- To the north is a warehouse facility in the M-1, Manufacturing District. To the south, east, and west are commercial buildings along the East Dublin-Granville Road corridor in the C-3, C-4, and L-C-4, Commercial districts, and the CPD, Commercial Planned Development District.
- Council variance #CV15-068 was previously approved with Z15-050 to reduce the number of required parking spaces and the building and storage setbacks.
- The site is located within the planning area of the *Northland I Area Plan* (2014), which recommends “Community Commercial” such as retail, office, hotel, or institutional uses that serve multiple neighborhoods, but generally do not attract residents from outside the area.
- The site is located within the boundaries of the Northland Community Council, whose recommendation is for approval.
- The development text provides appropriate use restrictions, landscaping/screening, signage restrictions, and a commitment to a site plan.
- The *Columbus Thoroughfare Plan* identifies East Dublin-Granville Road as a 6-2DS arterial requiring a minimum of 110 feet of right-of-way from centerline.

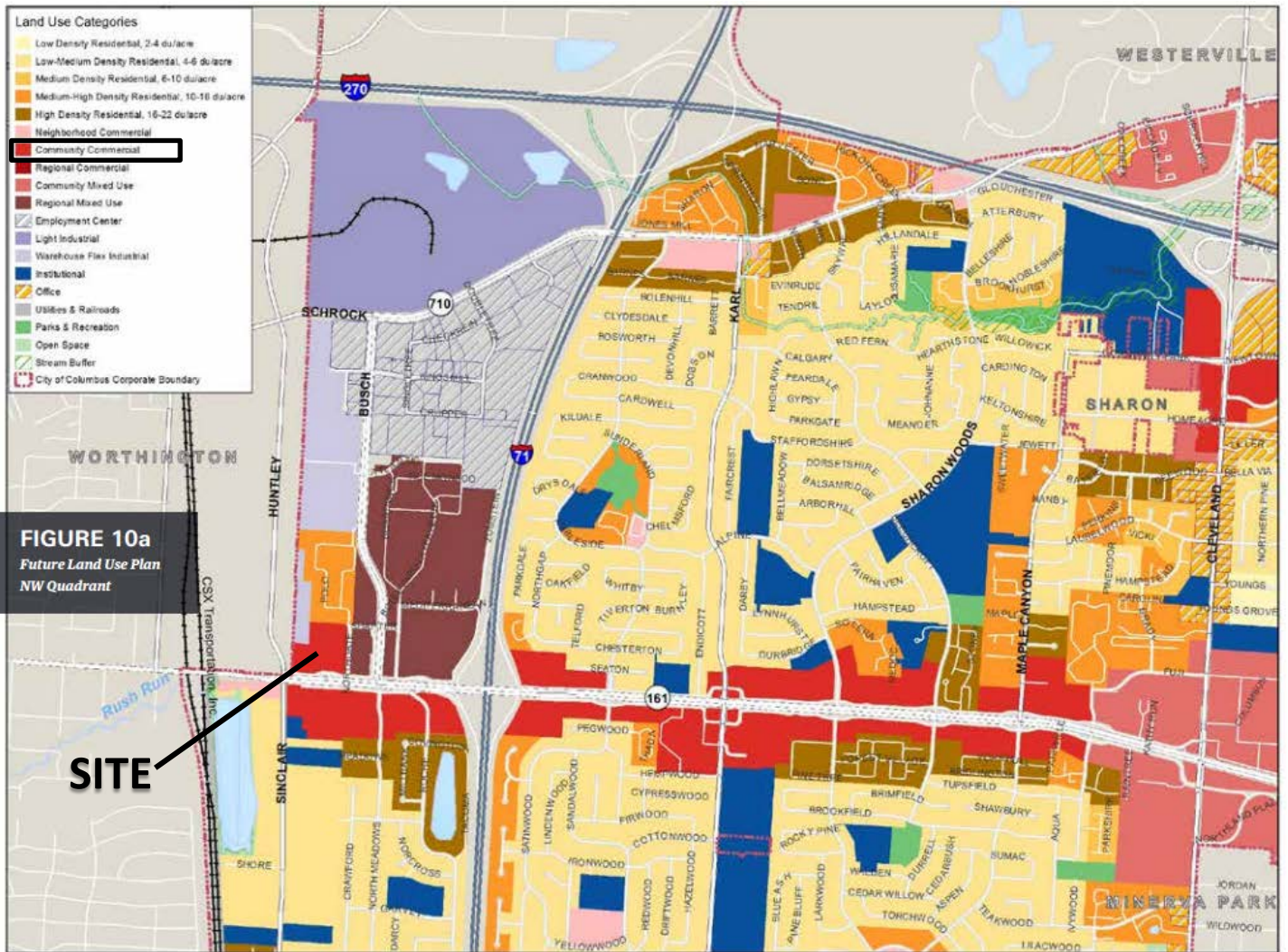
**CITY DEPARTMENTS' RECOMMENDATION:** Approval

The requested L-M District will permit the reconfiguration of a previously approved plan (Z15-050) for a retail and wholesale landscaping and mulch business that is compatible with the development standards of adjacent commercial and manufacturing properties. Appropriate use restrictions and development standards in consideration of adjacent properties and a commitment to a site plan are included in this request. The proposal is also consistent with the land use recommendations of the *Northland I Area Plan* for community commercial uses.



Z17-055  
826 East Dublin-Grandville Road  
Approximately 1.2 acres  
L-M to L-M

Northland I Area Plan (2014)  
"Community Commercial" Recommended



**FIGURE 10a**  
Future Land Use Plan  
NW Quadrant

**SITE**

NORTHLAND I AREA PLAN - FUTURE LAND USE PLAN



Z17-055  
826 East Dublin-Grandville Road  
Approximately 1.2 acres  
L-M to L-M



Z17-055  
826 East Dublin-Grandville Road  
Approximately 1.2 acres  
L-M to L-M



THE CITY OF  
**COLUMBUS**  
ANDREW J. GINTHER, MAYOR

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 #: 217-055

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeffrey L Brown  
of (COMPLETE ADDRESS) 37 W. Broad St, Suite 460, 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. Ohio Mulch 1600 Universal Road Columbus, OH 43207 Sally Geraghty 614-445-4455	2. Weber Holdings North LLC 1602 Foxhall Rd. Blacklick, OH 43004 Jim Weber 614-445-4455
3. 250 number of Columbus based employees	4. <u>0</u> number of Columbus based employees

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Jeffrey L Brown

Subscribed to me in my presence and before me this 21<sup>st</sup> day of December, in the year 2017

SIGNATURE OF NOTARY PUBLIC

Jackson B. Reynolds III

My Commission Expires:

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

Notary Seal Here



Jackson B. Reynolds, III, Attorney At Law  
NOTARY PUBLIC - STATE OF OHIO  
My commission has no expiration date  
Sec. 147.03 R.C.

**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