

1 STAINLESS STEEL CABLE FENCE SCALE 3/4" = 1'-0" TYPICAL ELEVATION

DEVELOPMENT STANDARDS

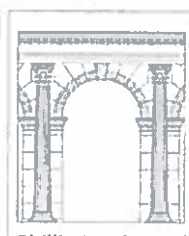
THE 80-FOOT BUFFER AREA SHOWN ON THE PLAN IS THE ONLY AREA OF THE PROPOSED SITE DEVELOPMENT THAT IS BEING COMMITTED TO WITH THIS PLAN SUBMITTAL. THE REMAINDER OF THE SITE IS CONCEPTUAL AND IS ONLY INCLUDED FOR CONVENIENCE OF THE REVIEWER.

LANDSCAPING: THE FRONTAGE AND ENTRY POINT ALONG DUBLIN ROAD SHALL BE LANDSCAPED IN ACCORDANCE WITH THIS PLAN. WITHIN THE "BUFFER AREA" MINIMUM SHADE TREE SIZE SHALL BE 2 TO 2 1/2 INCH CALIPER, MINIMUM EVERGREEN SIZE SHALL BE 8 TO 8 1/2 FEET IN HEIGHT AND MINIMUM ORNAMENTAL TREE SIZE SHALL BE 1 1/2 TO 1 1/4 INCH CALIPER. SAID LANDSCAPING SHALL BE WITHIN A NINETY (90) FOOT BUFFER STRIP ALONG DUBLIN ROAD. IN ADDITION TO THE LANDSCAPING MATERIALS, AN ORNAMENTAL FENCE SHALL BE INSTALLED WITHIN THIS BUFFER AREA IN THE LOCATIONS INDICATED ON THE PLAN.

STREET TREES SHALL BE PROVIDED AS INDICATED ON THE PLAN. STREET TREES SHALL BE SELECTED FROM OAK, MAPLE AND BEECH TREE VARIETIES AVAILABLE AND RECOMMENDED BY PROFESSIONAL LANDSCAPE ARCHITECT AS SUITABLE FOR THE SITUATION.

THIS PARCEL SHALL BE DEVELOPED IN ACCORDANCE WITH CHAPTERS 2012 AND 2201 OF THE COLUMBUS CITY ZONING CODE, UNLESS OTHERWISE INDICATED ON THIS PLAN.

* THE DESIGN TEAM IS CURRENTLY EVALUATING OPTIONS TO SCREEN THE BACKFLOW PREVENTER AND WATER METER EQUIPMENT. THE EXISTING WATER METER PIT FLOODS, SO CITY STAFF DOES NOT WANT TO PLACE THE EQUIPMENT BELOW GRADE.



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Project
First Community Church
 North Campus
 2777 Dublin Road
 Columbus, Ohio 43221
 Tel: 614-488-0581

Project Number
 1383

Dates
 11/18/2016 Zoning Submittal
 02/15/2017 Updated Plan

Revisions

Phillip Markwood
 March 15, 2017

Sheet Title
 SITE PLAN

Sheet
L1.0



A SITE PLAN
 Date: 2-15-17

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
FEBRUARY 9, 2017**

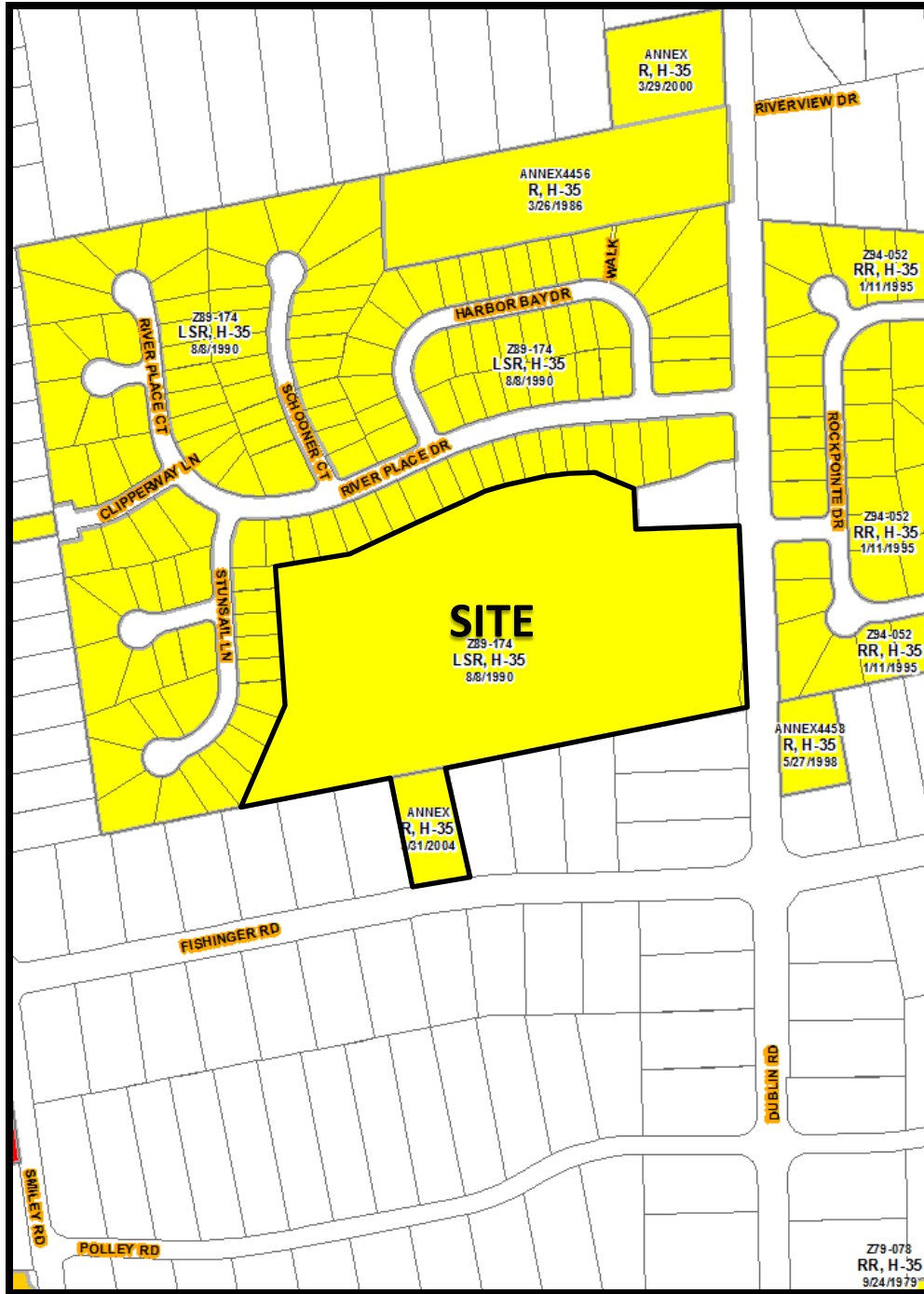
- 3. APPLICATION: Z16-084**
- Location:** **3777 DUBLIN ROAD (43221)**, being 18.5± acres located on the west side of Dublin Road, 360± feet north of Fishinger Road (560-212186 and 203-271289).
- Existing Zoning:** L-SR, Limited Suburban Residential District and R, Rural District.
- Request:** L-SR, Limited Suburban Residential District.
- Proposed Use:** Updated landscaping provisions.
- Applicant(s):** First Community Church of Columbus Ohio; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus OH 43215.
- Property Owner(s):** Same as Applicant.
- Planner:** Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

BACKGROUND:

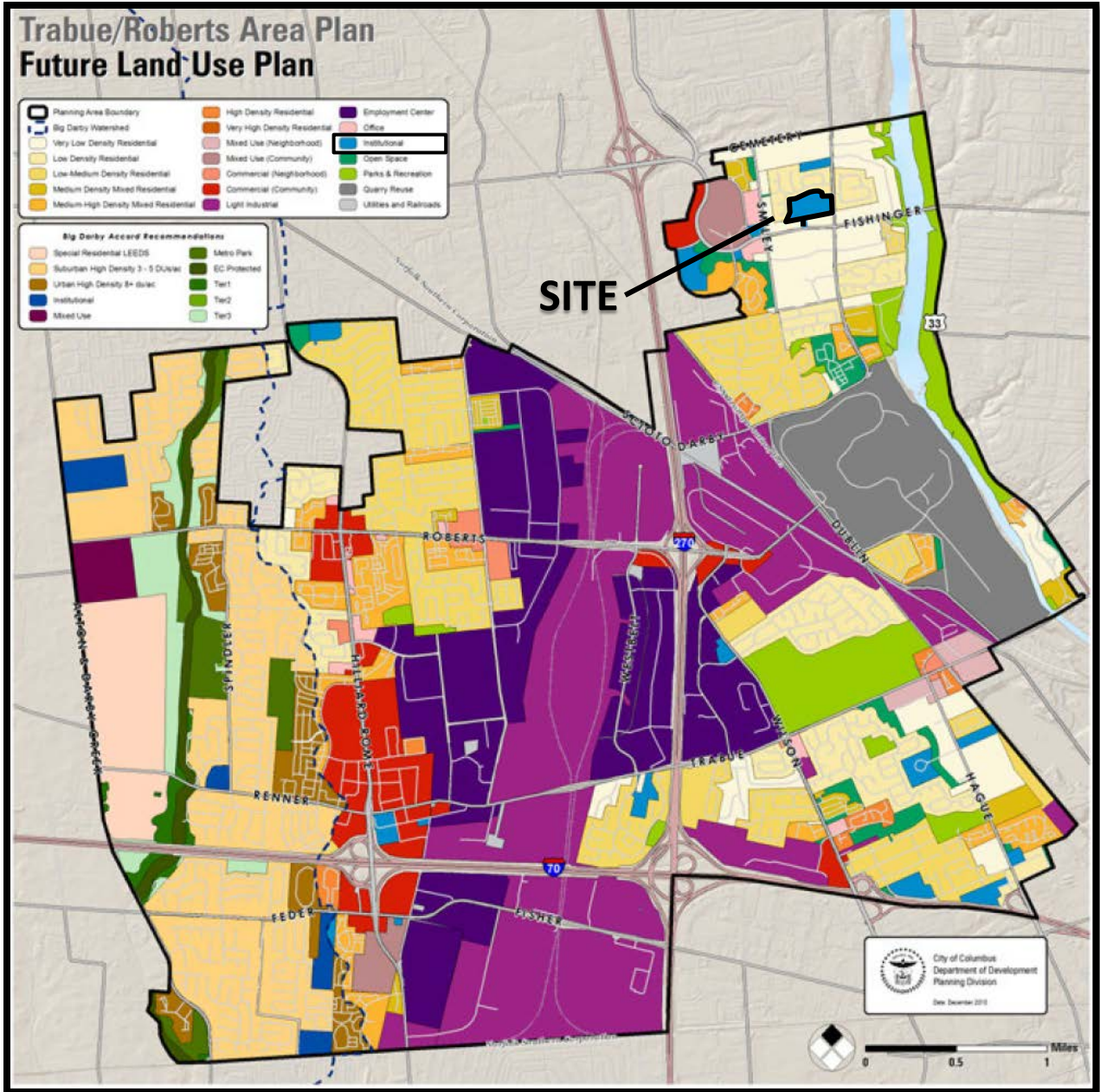
- The 18.5± acre site consists of two parcels zoned in the L-SR, Limited Suburban Residential District and R, Rural District and is developed with a religious facility. The applicant is requesting the L-SR, Limited Suburban Residential District in order to update landscaping provisions along Dublin Road.
- North and west of the site are single-unit dwellings in the L-SR, Limited Suburban Residential District. South of the site are single-unit dwellings in the R-1, Restricted Suburban Residential District in Norwich Township. East of the site are single-unit dwellings in the RR, Rural Residential District.
- The site is within the boundaries of the *Trabue/Roberts Area Plan* (2011), which recommends institutional land uses at this location.
- The limitation text permits a religious facility, along with associated uses such as a child day care, adult day care, and a school. The text also includes commitments to landscaping and fencing within a 90-foot buffer along Dublin Road, as shown on the submitted site plan.
- The Columbus Thoroughfare Plan identifies Dublin Road as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested L-SR, Limited Suburban Residential District will allow the applicant to update landscaping and fencing commitments within a 90-foot landscaping buffer along Dublin Road. The request remains consistent with the land use recommendation of the *Trabue/Roberts Area Plan*, and with the zoning and development patterns of the area.



Z16-084
3777 Dublin Road
Approximately 18.5 acres
L-SR & R to L-SR



Z16-084
3777 Dublin Road
Approximately 18.5 acres
L-SR & R to L-SR



Z16-084
3777 Dublin Road
Approximately 18.5 acres
L-SR & R to L-SR

DEPARTMENT OF BUILDING
AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.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 # 216-084

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown
of (COMPLETE ADDRESS) 37 West Broad Street, 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

<p>1. First Community Church of Columbus Ohio 1320 Cambridge Blvd. Columbus, OH 43212 42 number of Columbus based employees</p>	<p>2.</p>
<p>3. Nancy Weir (614) 538-1153</p>	<p>4.</p>

SIGNATURE OF AFFIANT 

Sworn to before me and signed in my presence this 29th day of November, in the year 2016


SIGNATURE OF NOTARY PUBLIC

9/4/2020
My Commission Expires



Notary Seal Here
Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2020

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

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 checks payable to the Columbus City Treasurer