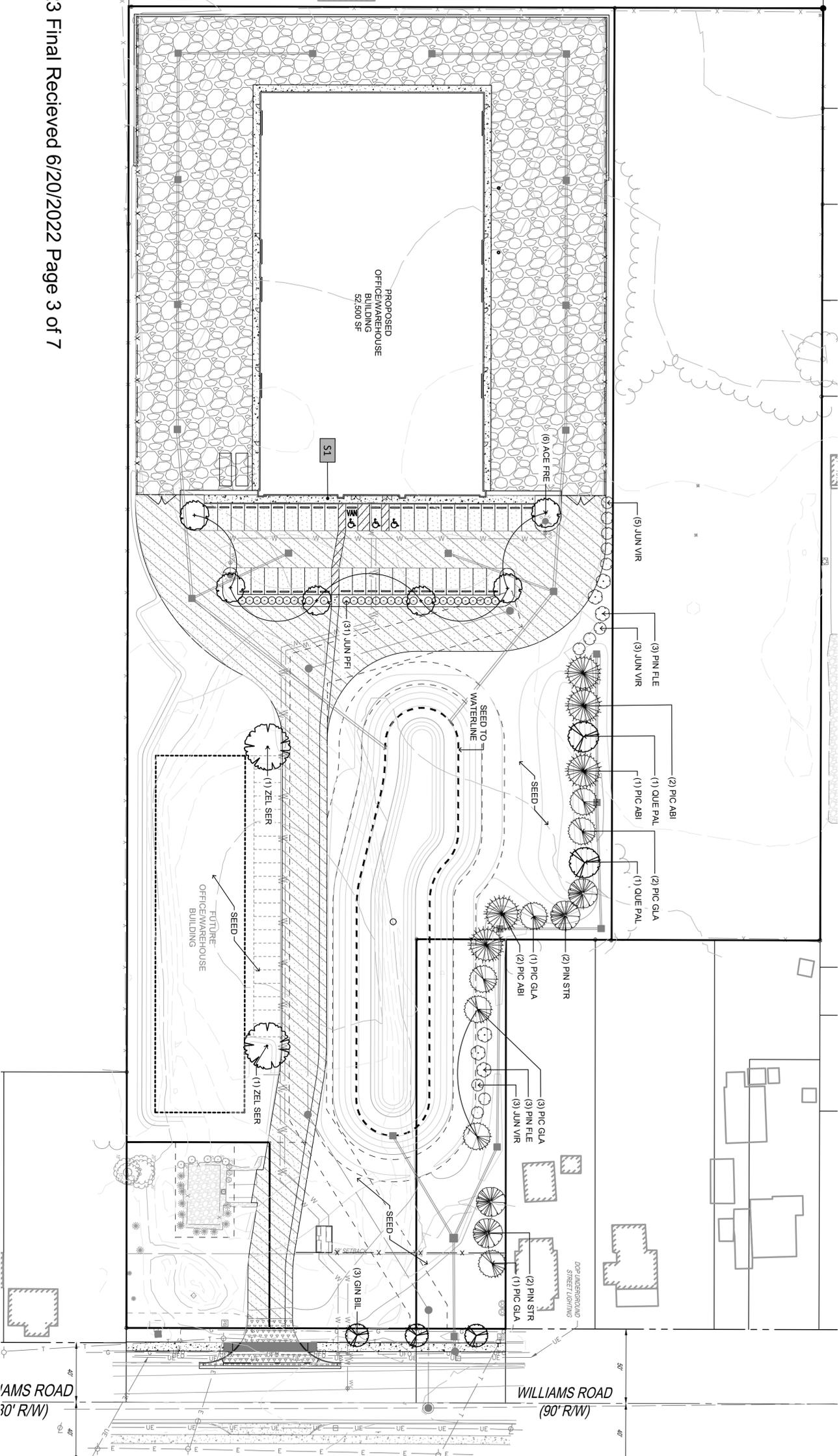


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CITY OF COLUMBUS LANDSCAPE ZONING REQUIREMENTS

3312.21 LANDSCAPING AND SCREENING	REQUIRED	PROPOSED
A. INTERIOR LANDSCAPING	THE INTERIOR OF ANY PARKING LOT CONTAINING 10 PARKING SPACES OR MORE SHALL BE LANDSCAPED. INTERIOR LANDSCAPING SHALL BE PROVIDED AT A MINIMUM RATIO OF 1 SHADE TREE FOR EVERY 10 PARKING SPACES OR FRACTION THEREOF.	63 PARKING SPACES @ 1 TREE / 10 SPACES = 7 TREES
B. PARKING SETBACK AND PERIMETER LANDSCAPING	LANDSCAPING IN THE PARKING SETBACK AREA SHALL BE REQUIRED TO BUFFER AUTOMOBILE AND PEDESTRIAN AREAS AND USES. TO PROVIDE HEADLIGHT SCREEN. TO PROVIDE ADEQUATE VISIBILITY AND SAFETY. AND TO AVOID THE ILLEGAL USE OF SAID AREA FOR PARKING. ANY PORTION OF A PARKING LOT LOCATED WITHIN 80 FEET OF RESIDENTIALLY ZONED PROPERTY SHALL BE SCREENED ON THE PERIMETER AFFECTING THE SAME.	SCREENING PROVIDED ALONG PARKING LOT PERIMETER LOCATED WITHIN 80 FEET OF RESIDENTIALLY ZONED PROPERTY.
3321.09 SCREENING		
B. SCREENING	A PROPERTY WITH A NONRESIDENTIAL ZONING CLASSIFICATION ABUTTING RESIDENTIALLY ZONED PROPERTY SHALL PROVIDE SCREENING THAT SHALL INCLUDE A FENCE, WALL, LANDSCAPED MOUND, DENSELY PLANTED PLANTING STRIP	SCREENING PROVIDED ALONG THE EAST, WEST & SOUTH PROPERTY LINES WHERE ABUTTING RESIDENTIAL PROPERTY



PLANT SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
DECIDUOUS TREES:					
ACE FRE	ACER X FREEMANII 'JEFFSRED'	AUTUMN BLAZE MAPLE	2" CAL. MIN.	B&B	
GIN BIL	GINKGO BILBOA 'PRINCETON SENTINEL'	PRINCETON SENTINEL GINKGO	2" CAL. MIN.	B&B	
ZEL SER	ZELKOVA SERRATA GREEN VASE	GREEN VASE ZELKOVA	2" CAL. MIN.	B&B	
EVERGREEN TREES:					
JUN VIR	JUNIPERUS VIRGINIANA 'BURKII'	BURK JUNIPER	5' HT. MIN.	B&B	
PIC ABI	PICEA ABIES	NORWAY SPRUCE	5' HT. MIN.	B&B	
PIC GLA	PICEA GLAUKA 'DENSA TA'	BLACK HILLS SPRUCE	5' HT. MIN.	B&B	
PIN FLE	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	VANDERWOLF'S PYRAMID LAMBER PINE	5' HT. MIN.	B&B	
PIN STR	PINUS STROBUS	WHITE PINE	5' HT. MIN.	B&B	
SHRUBS:					
JUN PFI	JUNIPERUS X PTERIANNA 'SEA GREEN'	SEA GREEN JUNIPER	30" HT. MIN.	B&B	SPACE 5' O.C.

TURFGRASS SEED: SEE SPECIFICATIONS

- PLANTING NOTES
1. EACH CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING UTILITIES.
 2. CONTRACTOR SHALL VERIFY ALL PLANTING CONDITIONS FOR OBSTRUCTIONS, EXISTING TREE CANOPY COVERAGE AND OVERHEAD ELECTRICAL POWER LINES PRIOR TO PLANTING. IF ADVERSE PLANTING CONDITIONS ARE OBSERVED, CONTACT THE OWNERS REPRESENTATIVE IMMEDIATELY.
 3. ALL SHRUB MASSES TO BE INCORPORATED BY A CONTINUOUS MULCH BED TO LIMITS SHOWN AND AS SPECIFIED. MULCH BEDS TO HAVE A NEAT, EDGED APPEARANCE.
 4. SURFACE IMPROVEMENTS SHALL BE OBSERVED. THE CONTRACTOR SHALL CONTACT THE OHIO UTILITIES PROTECTION SERVICE (OUPS) 48 HOURS PRIOR TO ANY EXCAVATION OR DIGGING TO ENSURE THE LOCATION OF UNDERGROUND UTILITIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT SUCH UNDERGROUND UTILITIES.
 5. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE FINE GRADED AND SEEDED.
 6. ALL AREAS WITHIN STREETS SHALL HAVE MAINTAIN PLANTED TREES ARE PERFECTLY ALIGNED AND SET PLUMB WITH PROPER RELATIONSHIP TO THE SURROUNDING GRADE. CONFIRM FINISHED GRADE PRIOR TO PLANTING.
 7. ALL PLANT MATERIAL SHALL BE OF THE SIZE AND TYPE SPECIFIED. IF SUBSTITUTIONS ARE APPROVED BY THE OWNERS REPRESENTATIVE, THE SIZE AND GRADING STANDARDS SHALL CONFORM TO THOSE OF THE AMERICAN ASSOCIATION OF NURSERYMEN.

LEGEND

PROPERTY LINE

SURFACE ITEMS

S1 STANDARD CONCRETE TYP. SEE CIVIL DRAWINGS

PLANT MATERIAL

DECIDUOUS TREE TYP. (4/5)

EVERGREEN TREE TYP. (4/5)

SHRUBS TYP. (7)

EXISTING TREES TO REMAIN, PROTECT IN PLACE (7)

North Arrow

Scale: 1"=40'

DATE: 06/17/22

SCALE: 1"=40'

JOB NO.: 210455.000

SHEET: 3/3

811 Know what's below. Call before you dig.

My gate 6-20-22

LANDSCAPE PLAN

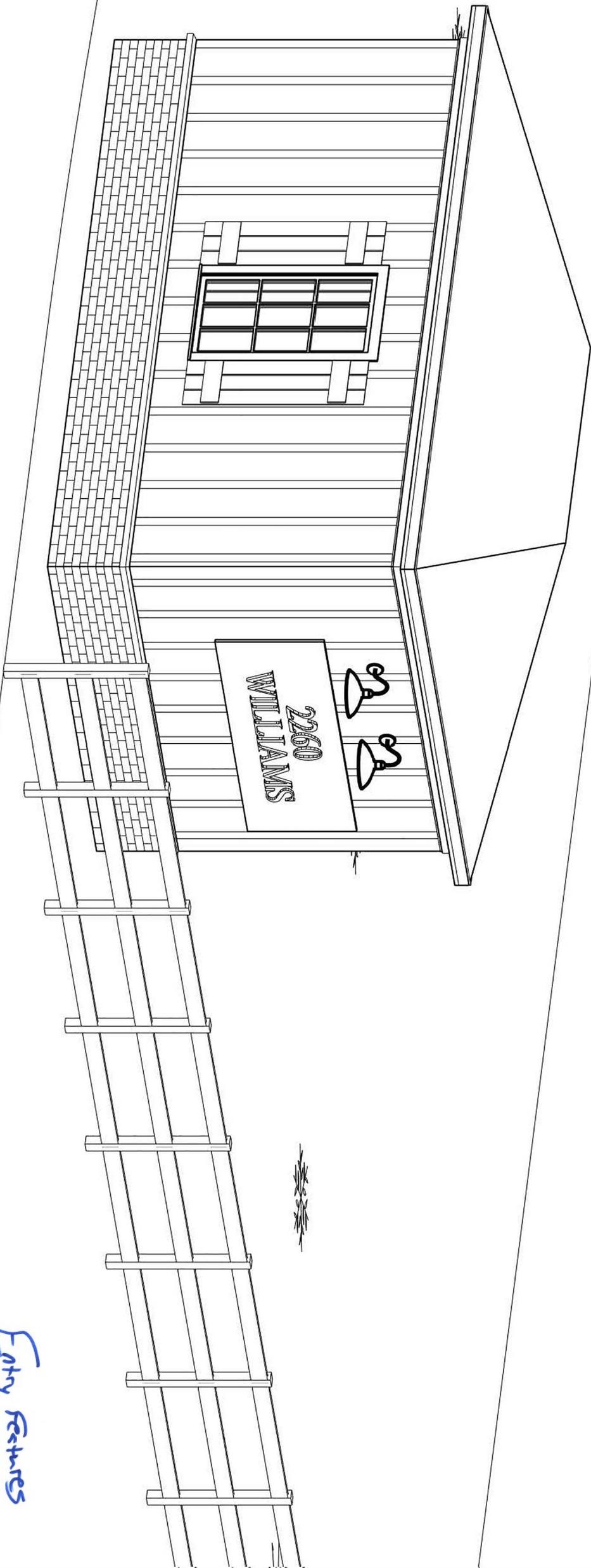
2260 WILLIAMS ROAD
COLUMBUS, OHIO
CITY OF COLUMBUS

PLANS PREPARED BY:

CIVIL ENGINEERING SURVEYING LANDSCAPE ARCHITECTURE

THE KLEINGERS GROUP

300 Washington Rd
Westerville, OH 43081
614.882.0311



Entry Features

My gate 6-20-22

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JUNE 9, 2022**

- 3. APPLICATION** **Z22-023**
- Location:** **2270 WILLIAMS RD. (43207)**, being 6.24± acres located on the north side of Williams Road, 500± feet west of Alum Creek Drive (530-111878 & 530-111820; Far South Columbus Area Commission).
- Existing Zoning:** L-M-2, Limited Manufacturing District and C-2, Commercial District.
- Proposed Zoning:** L-M-2, Limited Manufacturing District (H-35).
- Proposed Use:** Warehouse and office uses.
- Applicant(s):** 868 Partners, LLC; c/o Brad Woltz; 138 East High Street; Circleville, OH 43113; and David Hodge, Atty.; Underhill and Hodge; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.
- Property Owner(s):** 2260 Williams Road LTD; 15950 Ringgold Northern Road; Ashville, OH 43103.
- Planner:** Joseph Rose; 614-645-3526; jmrose@columbus.gov

BACKGROUND:

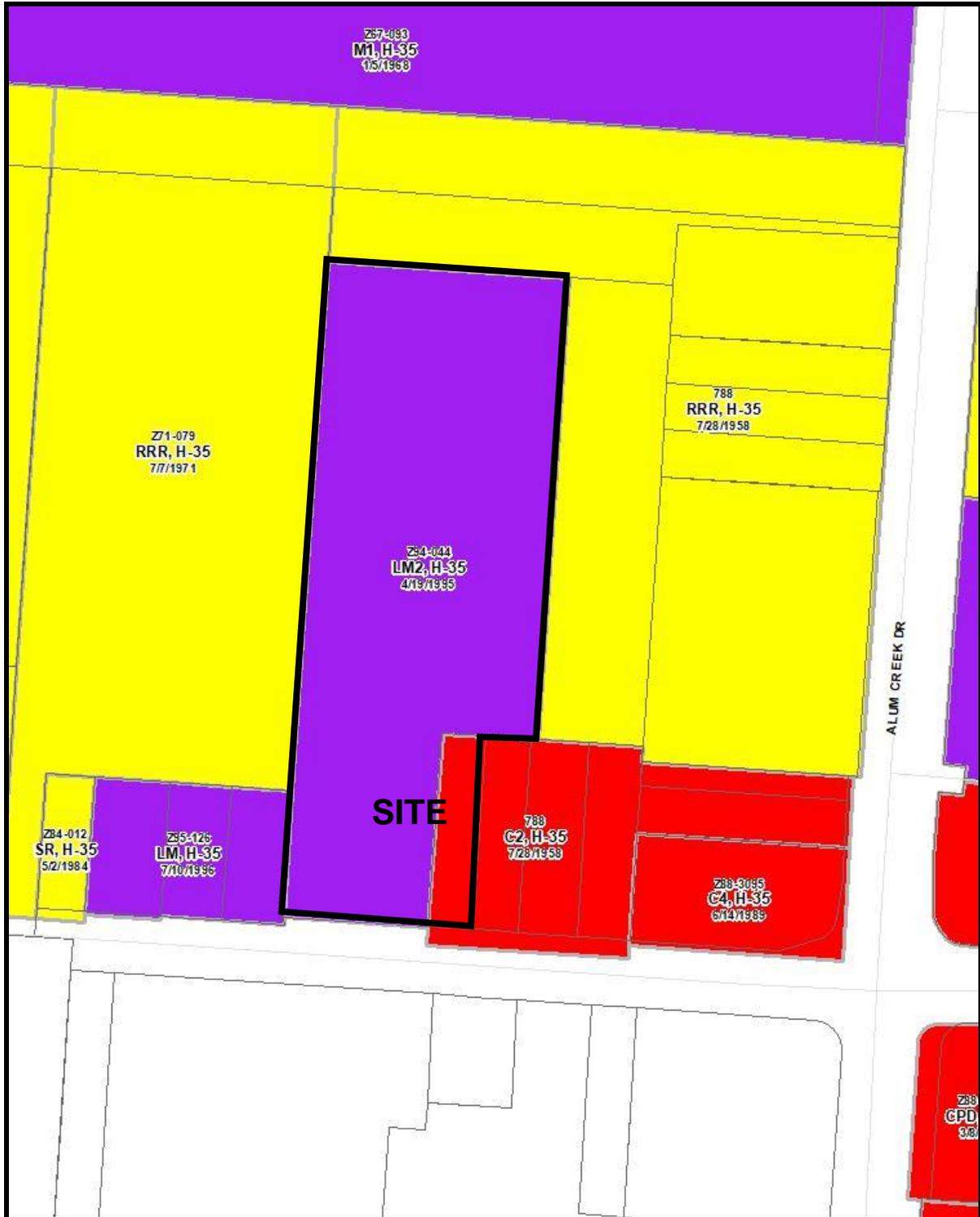
- The 6.24± acre site consists of two parcels located on the north side of Williams Road. The larger 5.83± acre parcel, zoned L-M-2, Limited Manufacturing District, is undeveloped except for a communications satellite dish along Williams Road which will be split from the site. The smaller 0.36± acre parcel, zoned C-2, Commercial District, contains an existing single-unit dwelling which will be removed. The requested rezoning to L-M-2, Limited Manufacturing District proposes the development of warehouse and office uses.
- To the north is a single-unit dwelling in the RRR, Restricted Rural Residential District. To the south are truck rental facilities and industrial uses within the boundaries of the City of Obetz. To the east are single-unit dwellings and a religious facility in the RRR, Restricted Rural Residential District, and the C-2, Commercial District. To the west is a canine training facility in the RRR, Restricted Rural Residential District.
- The site is within the planning boundaries of the *South Alum Creek Neighborhood Plan* (2004), which recommends office and retail commercial land uses at this location. The plan includes the adoption of the *Columbus Citywide Planning Policies (C2P2) Design Guidelines* (2018).
- Concurrent CV22-027 has been filed and includes variances to reduce the minimum separation of less objectionable manufacturing uses from a residential district from 25 feet to 20 feet; to permit maneuvering across parcel lines; to permit parking spaces with less than 20 feet of maneuvering area; to eliminate the required striping and marking for parking spaces which are on unimproved surfaces; required surface parking to allow parking, loading, and stacking spaces on unimproved surfaces; to reduce the minimum

number of parking spaces required (92 required; 63 provided); to allow open and unenclosed storage of materials and equipment in the side yard; and to reduce the minimum separation of the open storage of materials from a residential district from 100 feet to 5 feet, and lot lines from 20 feet to 5 feet. That request will be heard by City Council and will not be considered at this Development Commission meeting.

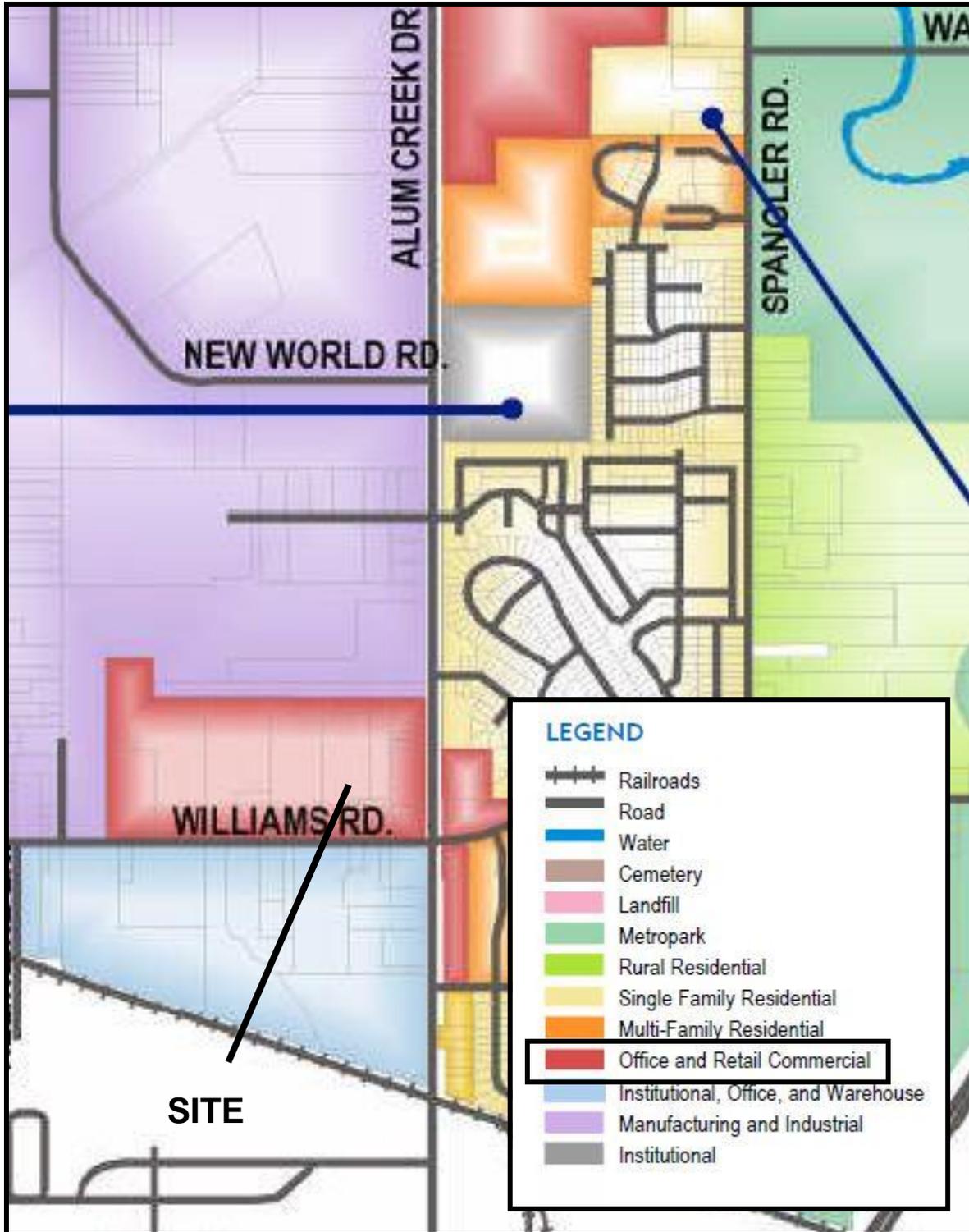
- The site is located within the boundaries of the Far South Columbus Area Commission, whose recommendation had not been received at the time this report was finalized.
- The limitation text commits to a site plan and includes development standards addressing building and parking setbacks, access, landscaping, building design, and graphics provisions.
- At the time this Staff Report was finalized, the traffic access study is still in progress. There may be a need for additional commitments for this site to implement offsite improvements or access changes based on the results of the approved traffic access study which could result in site plan revisions.
- The *Columbus Multimodal Thoroughfare Plan* identifies the portion of Williams Road as a Suburban Community Connector requiring 100 feet of right-of-way.

CITY DEPARTMENTS' RECOMMENDATION: Conditional approval.

The requested L-M-2, Limited Manufacturing District will permit the development of warehouse and office uses at this location. The proposed use is not considered to be an introduction of an incompatible use and is generally consistent with the development pattern in the surrounding area. Planning Division staff are supportive of the proposal and notes that the site plan includes a pedestrian walkway connecting the Williams Road sidewalk to the warehouse, and provides additional landscaping to buffer the property to the east, consistent with C2P2 design guidelines. The recommendation will be updated to approval upon an approved traffic access study, with necessary commitments added to the limitation text and revisions to the site plan as required by the Division of Traffic Management.



Z22-023
2270 Williams Rd.
L-M2 & C-2 to L-M-2
Approximately 6.24 acres



Z22-023
2270 Williams Rd.
L-M2 & C-2 to L-M-2
Approximately 6.24 acres



Z22-023
2270 Williams Rd.
L-M2 & C-2 to L-M-2
Approximately 6.24 acres



Standardized Recommendation Form

DEPARTMENT OF BUILDING AND ZONING SERVICES

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

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

Case Number _____

Address _____

Group Name _____

Meeting Date _____

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

Recommendation
(Check only one) **Approval**
 Disapproval

LIST BASIS FOR RECOMMENDATION:

Vote _____

Signature of Authorized Representative Michael D. Walker, Sr

Recommending Group Title _____

Daytime Phone Number _____

Please e-mail this form to the assigned planner within 48 hours of meeting day; OR FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.



Rezoning Application

DEPARTMENT OF BUILDING AND ZONING SERVICES

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

PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z22-023

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) Eric Zartman
of (COMPLETE ADDRESS) 8000 Walton Parkway, Suite 260, New Albany, Ohio 43054
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 (including contact name and number)
Business or individual's address; City, State, Zip Code
Number of Columbus-based employees
(Limited to 3 lines per box)

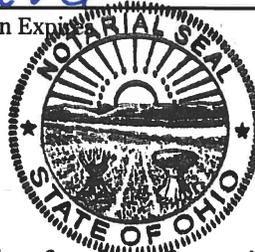
1. 2260 Williams Road LTD 15950 Ringgold Northern Road Ashville, Ohio 43103	2. Russell and Lise Roth 2273 Williams Road Columbus, Ohio 43207
3. 868 Partners, LLC c/o Brad Woltz 138 East High Street Circleville, Ohio 43113	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT *Eric Zartman*

Sworn to before me and signed in my presence this 20th day of March, in the year 2022

SIGNATURE OF NOTARY PUBLIC *Kimberly R. Grayson* My Commission Expires 1-11-2026 Notary Seal Here



KIMBERLY R. GRAYSON
Notary Public, State of Ohio
My Commission Expires
01-11-2026

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