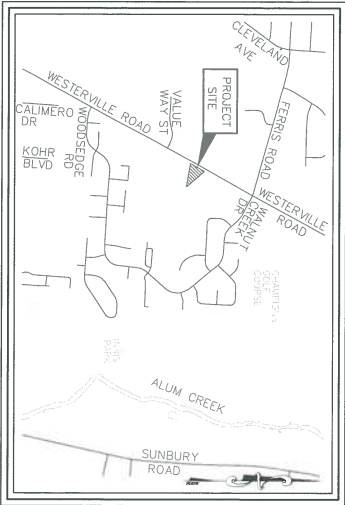


LEGEND	
	PROPOSED ASPHALT PAVING
	PROPOSED FENCE
	EXISTING FENCE
	E/P - EX. EDGE OF ROADWAY PAVEMENT
	E/P - EX. EDGE OF ROADWAY PAVEMENT
	EXISTING HIGHWAY EASEMENT
	EXISTING FIRE HYDRANT
	EXISTING GAS MAIN
	EXISTING WATER MAIN
	10' TO 5' LANDSCAPE BED
	25' STORAGE SETBACK



LOCATION MAP

SCALE: N.T.S.

SITE PLAN NOTES:

1. SITE  
- SITE ACREAGE = 1.324 AC.  
- SITE ZONING = L-C-2, LIMITED COMMERCIAL DISTRICT
2. SETBACKS  
- FRONT BUILDING SETBACK = 25'  
- SIDE & REAR YARD BUILDING SETBACK = 10'  
- FRONT PAVEMENT SETBACK = 25'  
- TOTAL BUILDING AREA (3,284 S.F. TOTAL):  
- EXISTING BUILDING = 1,384 S.F. (OFFICE)  
- PROPOSED BUILDING = 880 S.F. (WAREHOUSE)  
- PROPOSED BUILDING = 880 S.F. (WAREHOUSE)  
- OFFICE SPACE (2,324 SF OFFICE @ 1 SPACE/400 SF MIN.) = 6 SPACES  
- WAREHOUSE SPACE (880 SF WAREHOUSE @ 1 SPACE/1,000 SF) = 1 SPACE  
- (6 COMMERCIAL/BUSINESS VEHICLES) = 7 SPACES
3. PARKING REQUIREMENT CALCULATION  
a. OFFICE SPACE (2,324 SF OFFICE @ 1 SPACE/400 SF MIN.) = 6 SPACES  
b. WAREHOUSE SPACE (880 SF WAREHOUSE @ 1 SPACE/1,000 SF) = 1 SPACE  
c. BICYCLE PARKING REQUIRED = 1 SPACE
4. PROVIDED PARKING SPACES  
a. PROVIDED = 17 SPACES (INCLUDES 1 HANDICAP SPACE)  
b. BICYCLE PARKING = 1 SPACE  
c. PLAN WILL COMPLY WITH LANDSCAPE SCREENING PER 3321.08.

John B. Reynolds III  
1/19/23

Compliance Plan Tracking No. 5

1/1

SITE PLAN  
COLONIAL LANDSCAPING  
COMMERCIAL DEVELOPMENT  
3730 WESTERVILLE ROAD

ABOVE GRADE LLC  
7901 Greenside Ln  
COLUMBUS, OH 43235  
(614) 365-0578  
bryan@abovegradeconsultants.com

REVISIONS		
MARK	DATE	DESCRIPTION

Z22-048; Final Received 1/9/23

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
DECEMBER 8, 2022**

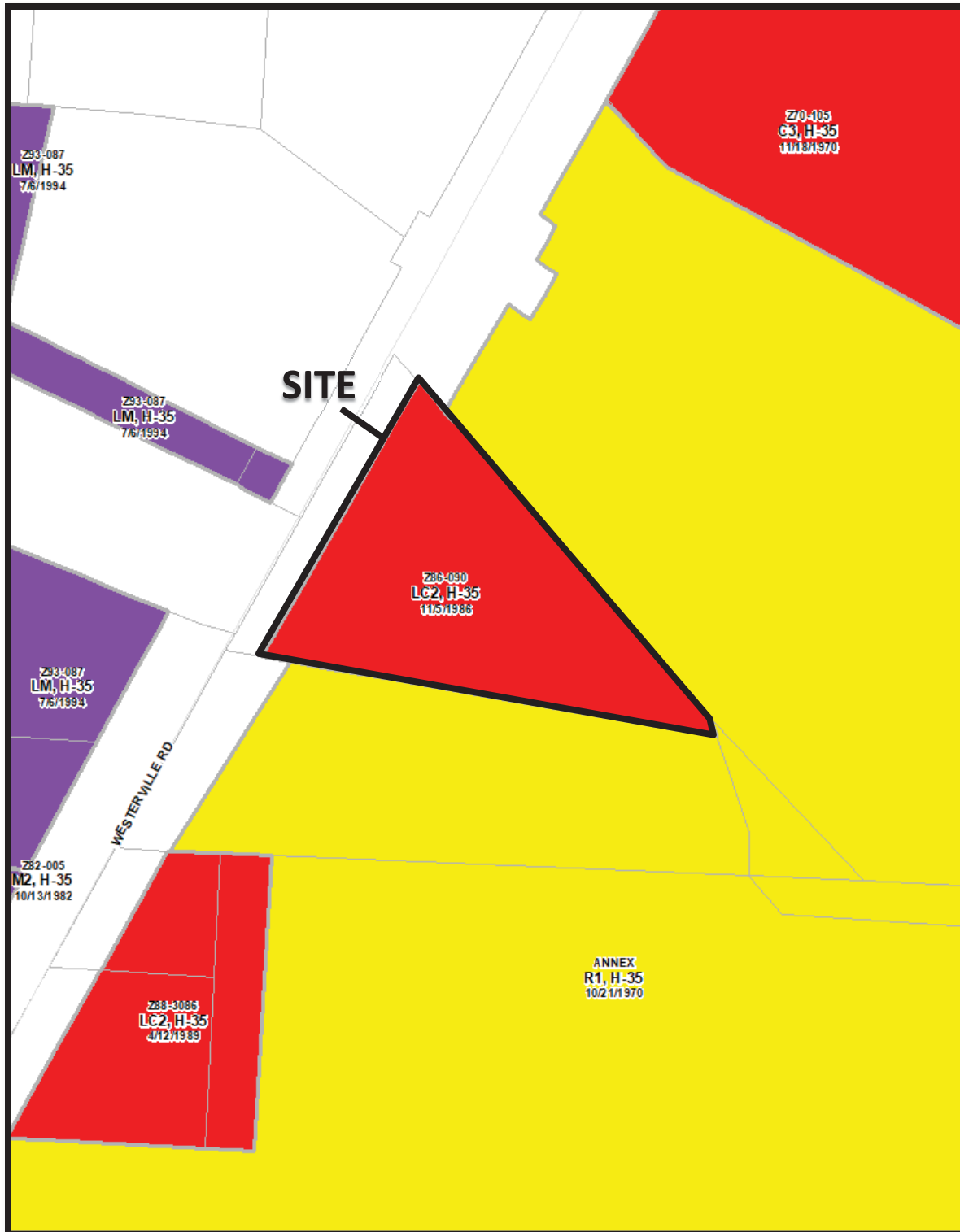
- 6. APPLICATION:** [Z22-048](#)  
**Location:** **3730 WESTERVILLE RD. (43224)**, being 1.32± acres located on the east side of Westerville Road, 870± feet south of Walnut Creek Drive (010-158605; Northeast Area Commission).  
**Existing Zoning:** L-C-2, Limited Commercial District.  
**Request:** L-M, Limited Manufacturing District (H-35).  
**Proposed Use:** Landscape contractor's facility.  
**Applicant(s):** Colonial Landscaping; c/o Jackson B. Reynolds, III, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.  
**Property Owner(s):** A.E.M. Real Estate LLC; 253 Park Boulevard; Worthington, OH 43085.  
**Planner:** Kelsey Priebe; 614-645-1341; [krpriebe@columbus.gov](mailto:krpriebe@columbus.gov)

**BACKGROUND:**

- The site is developed with a landscape contractor's facility in the L-C-2, Limited Commercial District. The site was issued a Building Order for working without a permit; a new two-story structure was built on the rear of the property and no plan approval or permits have been obtained for any of the work. The applicant is requesting the L-M, Limited Manufacturing District, to bring the landscape contractor's facility site with outside storage into compliance.
- To the northeast of the site is a single-unit dwelling in the R-1, Residential District. To the southeast is a commercial garage in the R-1, Residential District (as a result of annexation). To the west, across Westerville Road, is a single-unit dwelling and a contractor's office in Mifflin Township.
- Concurrent CV22-058 has been filed to vary the setback requirements, storage, and building lines. 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 *Northeast Area Plan* (2007), which recommends "Low Density Residential" land uses at this location.
- The site is located within the boundaries of the Northeast Area Commission, whose recommendation is for approval.
- The limitation text commits to a site plan and includes development standards addressing setbacks, site access, landscaping, and lighting, and graphics commitments.
- The *Columbus Multimodal Thoroughfare Plan* identifies Westerville Road as a Suburban Commuter Corridor requiring 120 feet of right-of-way.

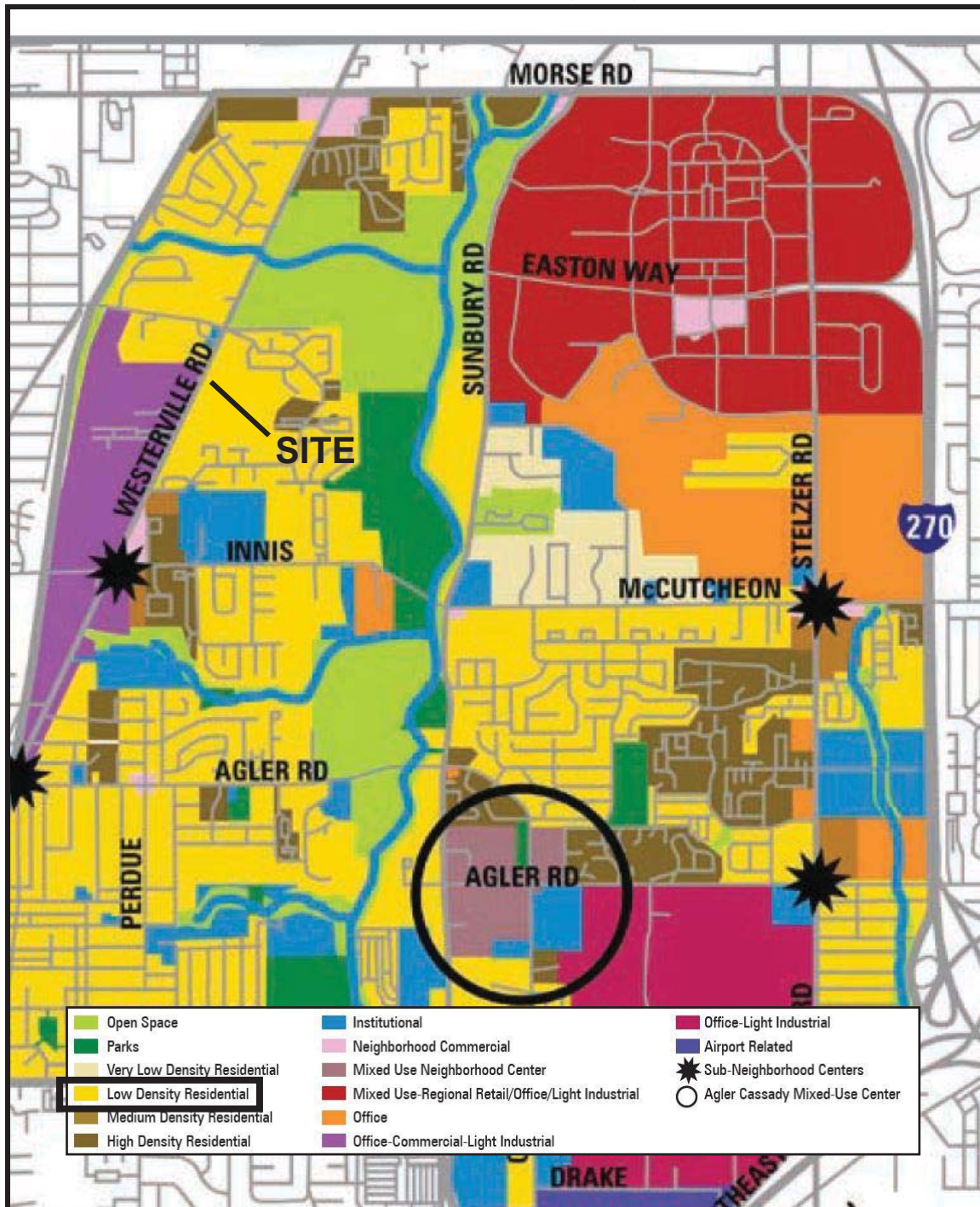
**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The requested L-M, Limited Manufacturing District will bring the existing landscape contractor's facility site with outside storage into compliance. While inconsistent with the land use recommendation of the *Northeast Area Plan*, the site plan includes landscape beds contributing to screening of the site from the Westerville Road frontage, softening the parking lot's impact from the roadway consistent with Plan's design guidelines.



Z22-048  
3730 Westerville Rd.  
Approximately 1.32 acres  
L-C-2 to L-M

Northeast Area Plan (2007)



Z22-048  
3730 Westerville Rd.  
Approximately 1.32 acres  
L-C-2 to L-M





Z22-048  
3730 Westerville Rd.  
Approximately 1.32 acres  
L-C-2 to L-M

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

DEPARTMENT OF BUILDING  
 AND ZONING SERVICES

## Standardized Recommendation Form

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** Z22-048

**Address** 3730 WESTERVILLE RD

**Group Name** NORTHEAST AREA COMMISSION

**Meeting Date** 11/3/2022

**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:**

Complied with committee recommendations.

**Vote** 7 yes, 0 no

**Signature of Authorized Representative** Commissioner E. Quora Thae

**Recommending Group Title** Northeast Area Commission

**Daytime Phone Number** 614-519-2195

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

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

### PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z22-048

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) Jackson B. Reynolds, III  
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 (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. Colonial Landscaping 3730 Westerville Road Columbus, OH 43224 Eric Mateo - 614-414-6962 Employees -	2. A.E.M. Real Estate LLC 253 Park Blvd. Worthington, OH 43085 Eric Mateo - 614-633-8625 Employees - 0
3.	4.

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

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this

9<sup>th</sup>

day of

January

, in the year

2023

SIGNATURE OF NOTARY PUBLIC

My Commission Expires

9/4/2025

Notary Seal Here



**Natalie C. Timmons**  
Notary Public, State of Ohio  
My Commission Expires 09-04-2025

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