City of Worthington

CONDITIONAL USE PERMIT APPLICATION

Case # CU 21-15
Date Received 7/14/15
Fee $25.00
Meeting Date
Filing Deadline
Rcpt # 16E523

1. Property Location 481 Schrock Road, Worthington, OH 43229
2. Zoning District I-2
3. Applicant Asplundh Construction Corp.

   Address 136 Mill Street; Suite 230 Gahanna, OH 43230

   Home Phone / Work Phone 614-532-5527 - Jerrod Wachter 614-532-5224 - Brian Delmonico
4. Property Owner Northview Schrock LLC - Mid-America Management

   Address 3333 Richmond Road; Suite 350, Beachwood, OH 44122

   Home Phone / Work Phone Robert Walick - 216-771-4440
6. Business Name Asplundh Construction Corp.
7. Type of Business/Conditional Use Outdoor Storage of Materials + Equipment used for construction

PLEASE READ THE FOLLOWING STATEMENT AND SIGN:

The information contained in this application and in all attachments is true and correct to the best of my knowledge. I further acknowledge that I have familiarized myself with all applicable sections of the Worthington Codified Ordinances and will comply with all applicable regulations.

Jonathan Schuen
Applicant (Signature)
Colliers International
Applicant's Real Estate Representative

NORTHVIEW SCHROCK LLC
HGREAT
Property Owner (Signature)

Abutting Property Owners List for
481 Schrock Rd.

Columbus Industrial Owner I LLC	11111 Santa Monica Blvd.	Los Angeles, CA 90025
Worthington Mini-Warehouse Co.	1221 Granvdview Ave.	Columbus, OH 43212
Northpointe Distribution Center LLC	1111 Superior Ave., Suite 1100	Cleveland, OH 44114

1. ***Write a Supporting Statement describing the request and addressing the basic standards and review elements:***

- **Effect on traffic pattern**

  We do not expect significant impacts on traffic. There will be 20 +/- vehicles entering in the morning and 20+/ vehicles existing in the evening. In addition, there will be a low frequency of trips in and out per day.

- **Effect on public facilities**

  None Expected.

- **Effect on sewerage and drainage facilities**

  Since we are not changing the current grading, the storm runoff will not be impacted. The sewer is adequately sized for the office.

- **Utilities required**

  No new utilities are expected.

- **Safety and health considerations**

  No known concerns.

- **Noise, odors and other noxious elements, including hazardous substances and other environmental hazards**

  No known concerns.

- **Hours of use**

  Typically 5:30 am to 5:30 PM. Hours will vary somewhat by season. There will be occasional evening activity when required by our projects.

- **Shielding or screening considerations for neighbors**

  Fencing on west side (RR facing) to have mesh screen with chain link fence.

- **Appearance and compatibility with the general neighborhood**

  The property will be consistent with the adjacent parcels.

Additional Questions:

- **Will all the fencing be new?**

There is existing fence along the west border of the property, however that will most likely need to be repaired and replaced to provide a consistent and aesthetically pleasing look to the yard. The rest of the fencing and gates that have been drawn in will be new.

- **How high will the fencing be, and is barbed wire necessary?**

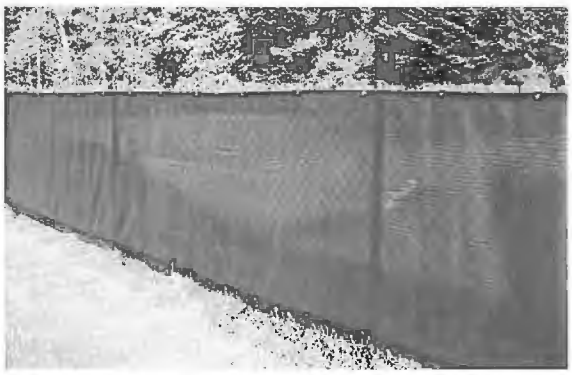
The fencing ideally would be 6 ft. Barbed wire is not necessary, but certainly ideal, as it would offer the best security. However, we are open to options the city finds acceptable.

- **What does the privacy screen look like?**

Black or green privacy screening fabric

- **What would the fence look like from Schrock Rd.?**

Black or Silver chain link (similar to the picture below)



- **Is the parking lot near Schrock Rd. all existing?**

Yes, per the provided site plan/survey, all parking of vehicles and trucks will remain on existing paved surfaces. There will be roughly 20 auto spaces used by office employees and field techs out front. Overnight parking will include approximately 6-10 trucks in secured yard south of the building.

- **What will be stored inside the fence?**

A combination of materials and equipment. To be more specific light poles, traffic poles, conduit (majority), lighting fixtures, and miscellaneous off road equipment (trencher & back hoe) and parts.

- **Are any improvements or landscaping planned for the building or near Schrock Rd.?**

Any additional improvements pertaining to the building and landscaping are at the sole cost and expense of the owner, and will be determined upon completion of negotiations. Asplundh will certainly require that all shrubbery and landscaping be cleaned up, as they will be client interfacing at this location.

481 Schrock Rd.

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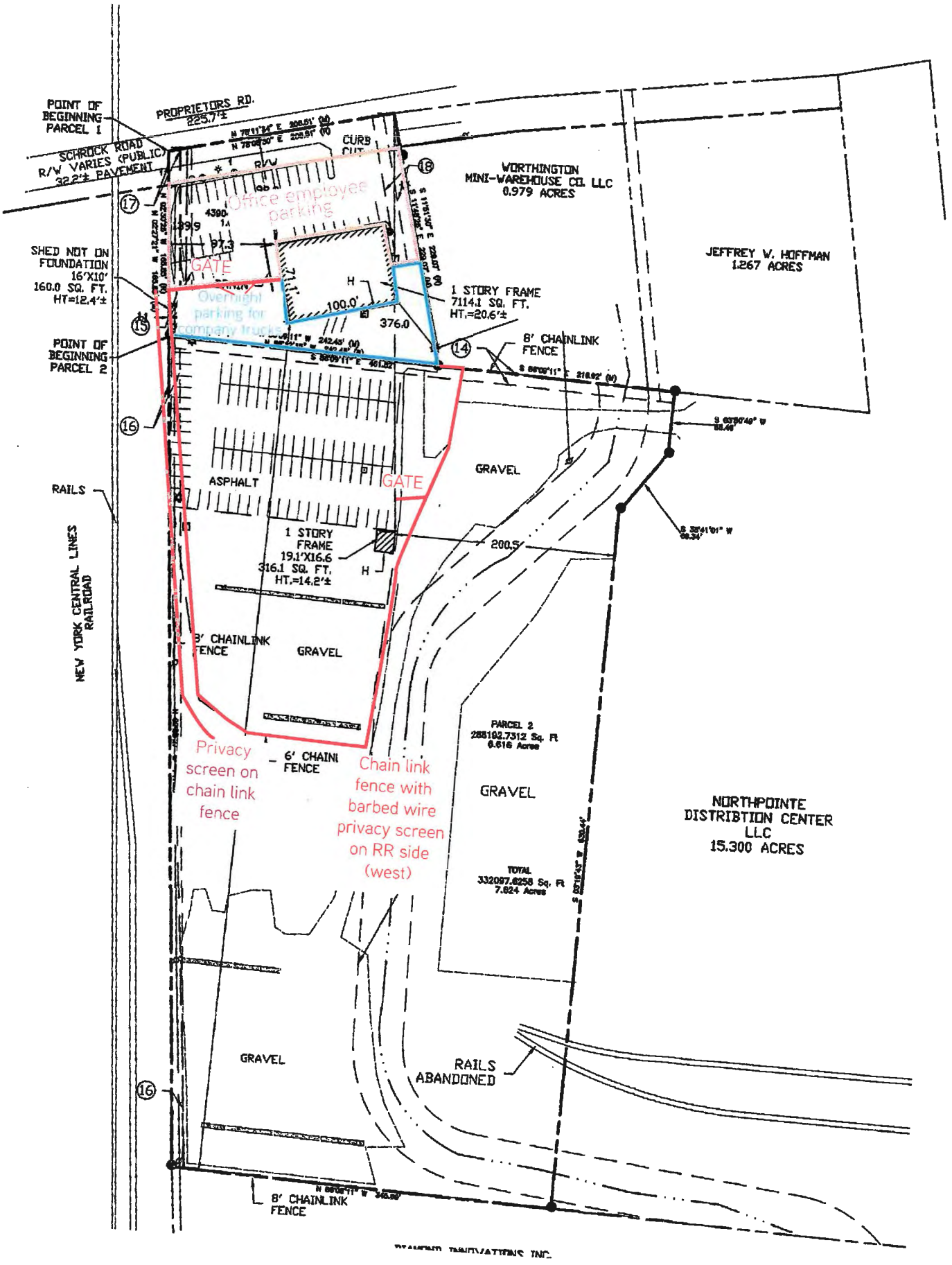

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