



CITY OF BEXLEY TREE & PUBLIC GARDENS COMMISSION APPLICATION STAFF REVIEW

Project Name: TPGR-24-1 ROW Plantings
 Project Address: 2529 E. Broad Street
 Reviewed by: Elena Andrews
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 626-676-3330
 Date: 3-14-24

	Project Description	Completed	Incomplete	Missing	N/A
1a	Application	X			
1b	Project Description	X			
	Research				
2a	Significant examples				X
	Design Documentation Drawings				
3a	Existing conditions photographs	X			
3b	Site plan or location plan	X			
3c	Schematic plan with north arrow and bar scale	X			
3d	Elevations, perspectives, isometrics, axonometrics or detailed model	X			
3e	Existing City trees indicated on plan				X
3f	Proposed vegetation	X			
	Recommended information				
4a	Irrigation and maintenance plans				X
4b	Hardscape layout and materials				X
4c	Lighting locations and specifications				X
4d	Fixtures, furniture and equipment				X
4e	Accessories				X
4f	Buildings				X
4g	Other				X

Comments

4g Per BZAP-23-16, the landscape plan associated with a new fence planned for the property needs to be reviewed by the City Landscape Consultant. The location of the fence has been modified and in order to screen the 42" tall fence along Cassady Ave, plants will need to be located in the Right-of-Way (ROW) and reviewed by the Tree Commission. Note that at this time, a fence along Broad Street is not proposed but if it is installed in the future, the Staff Consultant will need to review the plan and any associated landscape improvements.

The location of the fence which has been approved by BZAP on the property line is approximately 67" behind the sidewalk. A 2-foot lawn area is provided immediately adjacent to the sidewalk to prevent plant material and mulch from obstructing pedestrian traffic.

An existing tree sits just inside of the property line, south of the pedestrian walk to the front door. The homeowner explained that they will modify the fence around the tree as necessary in the field but the fence will move onto the property and not into the ROW to avoid the trunk.

The submitted landscape plan includes evergreen boxwood, two hydrangea on either side of the pedestrian gate, as well as arborvitae at the northeast corner which continue west along Broad Street to screen the property. A row of boxwood to define a property line or screen a fence is a common typology seen throughout Bexley and fits with the traditional architecture of the home.

Once the boxwoods mature, a 2-foot space will exist between the boxwood. The homeowner may want to consider planting a perennial between the boxwood to provide a variety of plant material and visual interest. This is up to the discretion of the Tree Commission.

City Staff recommends approving the plan as presented and will support the Tree Commissions recommendation on additional plant material between the boxwood if required.