



CITY OF BEXLEY TREE & PUBLIC GARDENS

COMMISSION APPLICATION STAFF REVIEW

Project Name: TPGR-25-5 124 Stanbery Ave. Landscape Plan

Project Address: 124 Stanbery Ave

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Date: 10-07-25

	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

Project Description:

"The client requested a landscape design to create a courtyard space in the front yard that is a private memorial garden for their daughter. They want the sculpture to be displayed among tiered gardens, providing seasonal color and interest and an ambience in spirit of the sculpture. The courtyard is to be enclosed and screened from Stanbery Ave to provide privacy between the street and the courtyard. The privacy plantings for the courtyard are located within the city Right of Way, in line with and to the inside of the canopy of the existing mature trees that are planted in the City's Right of Way.

A revised front walkway entrance is also desired so that when cars are parked in the driveway, visitors may comfortably access the front door. "

- The proposed landscape plan makes good use of existing trees and shrubs. Preservation of much of the existing plant material, in addition to the newly proposed plant material, will mean a net increase in canopy coverage of the property.
- The proposed plant material consists of site and space appropriate plant material (with 2 exceptions, see below - A, B).
- The selections of trees, shrubs, and perennial plant material will provide a good variety of heights, textures, and forms throughout the proposed planting areas.
- A) Of particular concern is the proximity of the privacy plantings proposed for the west side of the landscape plan, specifically the 'Techny' Arborvitae. The project description states that the privacy plantings are to be located in line with the existing city ROW trees. The landscape plan currently shows the privacy plantings slightly west of and closer to the sidewalk than the existing ROW trees. The ROW trees, a London plane tree to the north and Sugar/Black maple further south and closer to the driveway, have trunks located approx. 5' from the east edge of the sidewalk. 'Techny' Arborvitae can reach a mature width of 6-7', with some sources listing a potential for 6-10' in width. While on site, I accessed the client's and south neighbor's driveway aprons to gauge line of sight visibility when exiting the driveways and looking north for oncoming traffic. The proposed Arborvitae plantings, if located according to current landscape plan specifications and/or project description locations, would likely reach or slightly encroach into the sidewalk space in maturity, significantly reducing the line of sight when looking north and exiting these two driveways. This would likely also present a maintenance issue for the city as the trees encroach on the sidewalk space. It is recommended that these trees be planted/centered no closer than 8' from the east edge of the sidewalk. This would place them slightly east of the trunks of the existing 2 ROW trees. This will likely require an adjustment to the layout and quantities of the plant material adjacent to the north and south borders of the "circle" lawn space.
- B) Also of concern is the Liriope, specified for mass planting as a groundcover along the west side

of the landscape plan (and along the south, but of no concern there). In observing properties along Stanbery Ave. to the north and south, the precedent set for the ROW portions of the front yards is one of maintained lawn space/turfgrass. This provides a clean and easily maintained interface between the front yard and the sidewalk. It is recommended that the portion of the front yard immediately adjacent to the sidewalk be designed and maintained as turfgrass, with no landscape plant material extending west of the existing 2 ROW trees (maintain a border of turfgrass running north/south and adjacent to the sidewalk, preferably 5' in width but no less than 3').

- Due to the landscape plan's close proximity of plantings to the existing 2 ROW trees, standard tree protection around each tree, extending to a minimum of 10' from the trunk, is not possible. Therefore, proper steps should be specified and taken to ensure protection of the ROW trees' root zones. This should include but is not limited to minimizing grade changes/increases within the critical root zones (CRZ), not to exceed more than 25% of the CRZ, as well as contingency locations of plant material if in conflict with major portions of the root systems within the CRZ. (Ex. Roots 2" dia. and larger that are in conflict with planting hole sites should not be cut). Recommend coordination with the city arborist to establish specifications and to determine acceptable impact around the existing 2 ROW trees.
- Recommend approval of landscape plan with the following revisions:
 - Increase the space between city sidewalk and privacy plantings along west side of landscape plan, adjacent to sidewalk, with minimum recommended setback from edge of sidewalk of 8'. Should also include revised layout/quantities of plant material around the north and south perimeters of the proposed lawn area, as needed to maintain proper spacing of plant material.
 - Include a border of turfgrass along the east side of sidewalk, preferably 5' in width but no less than 3' in width, as described above. This should also include revisions to plant material layout and quantities as needed to maintain proper spacing.
 - Establish and include tree preservation specifications with the city arborist for best practices regarding the existing 2 ROW trees located at the front of the property.