



City of Columbus
Mayor Michael B. Coleman

Department of Public Utilities
Talyana Arsh, P.E. Director

Exhibit A - 1 of 4

November 24, 2010

Mr. Shawn Arden, P.E., CFM
ms consultants, inc
2221 Schrock Road
Columbus, OH 43229

Subject: Request for Variance – Menard’s on E. Broad St.

Mr. Arden:

The Division of Sewerage and Drainage (DOSD) Stormwater Variance Committee (Committee) has reviewed the information for the referenced project that was submitted in a November 10th revision to the September 2, 2010 application. Applicant Request for Variance was made from provisions of the Stormwater Drainage Manual (SWDM) for Stream Corridor Protection Zone (SCPZ) encroachment (Section 1.3).

The DOSD policy on encroachment into the SCPZ must demonstrate that for any impact to the existing stream condition proposed mitigation must meet or exceed the potential quality of the stream under full compliance with the SWDM. At minimum the Preferred Alternative must provide adequate room for maintenance of drainage infrastructure, future stream meander, floodwater retention and conveyance, and protect proposed structures from possible stream erosion.

The response provided by the applicant on November 10, 2010 addressed concerns outlined by the Committee. The applicant has committed to providing trees and natural vegetation in the additional overbank just west of Utzinger Ditch and due to the change in vegetation the grading in the additional overbank was revised to prevent an increase in the flood profile. The applicant committed to removing the outlet structure from the offsite detention area and replacing it with a natural outlet. A grading plan detailing the cut/fill volumes and revised exhibits in response to the Committee’s comments were provided.

The variance request is conditionally approved contingent on the following:

*Z10-005.
transmission
11/24/10*

1. A conservation easement is placed on the additional overbank on the west side of Utzinger Ditch,

Utilities Complex	910 Dublin Road	Columbus, Ohio 43216
Director's Office	614/645-0141	FAX: 614/645-8019 TDD: 614/645-0454
Power and Water Division	614/645-7020	FAX: 614/645-8177 TDD: 614/645-7186
Operational Support Division	614/645-1508	
Fairwood Complex	1250 Fairacres Avenue	Columbus Ohio 43206
Sewerage and Drainage Division	614/645-7175	FAX: 614/645-3801 TDD: 614/645-6338

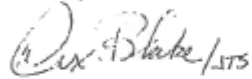
Mr. Shawn Arden, P.E., CFM
ms consultants, inc.
November 24, 2010
Page 2

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2. a conservation easement is placed over the off-site mitigation area to the north,
3. the vegetation placed in the additional overbank is of wetland variety capable of withstanding expected periodic inundation, drought, etc., and
4. a detailed mitigation and tree replacement plan for any vegetation removed from the SCPZ shall be included in the CC plan.

No approval contained herein relieves or absolves the Applicant of any provision of State or Federal law regarding water quality. If you have questions, please contact Jason Sanson, P.E. at (614) 645-3702.

Sincerely,

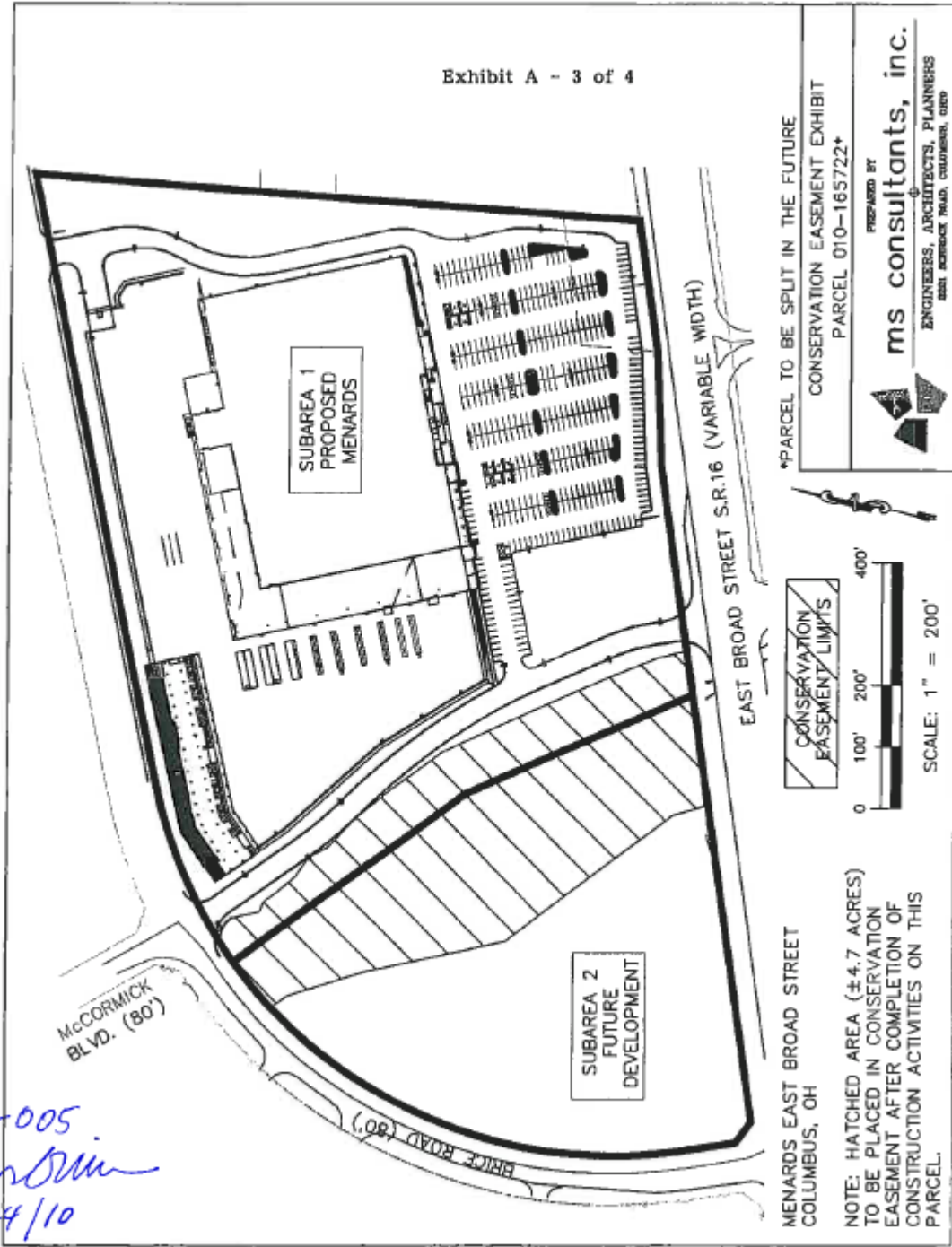


Dax J. Blake, P.E., Administrator
Division of Sewerage and Drainage

Pc: Stormwater Variance Committee
File

Z10-005
transmission
11/24/10

Exhibit A - 3 of 4

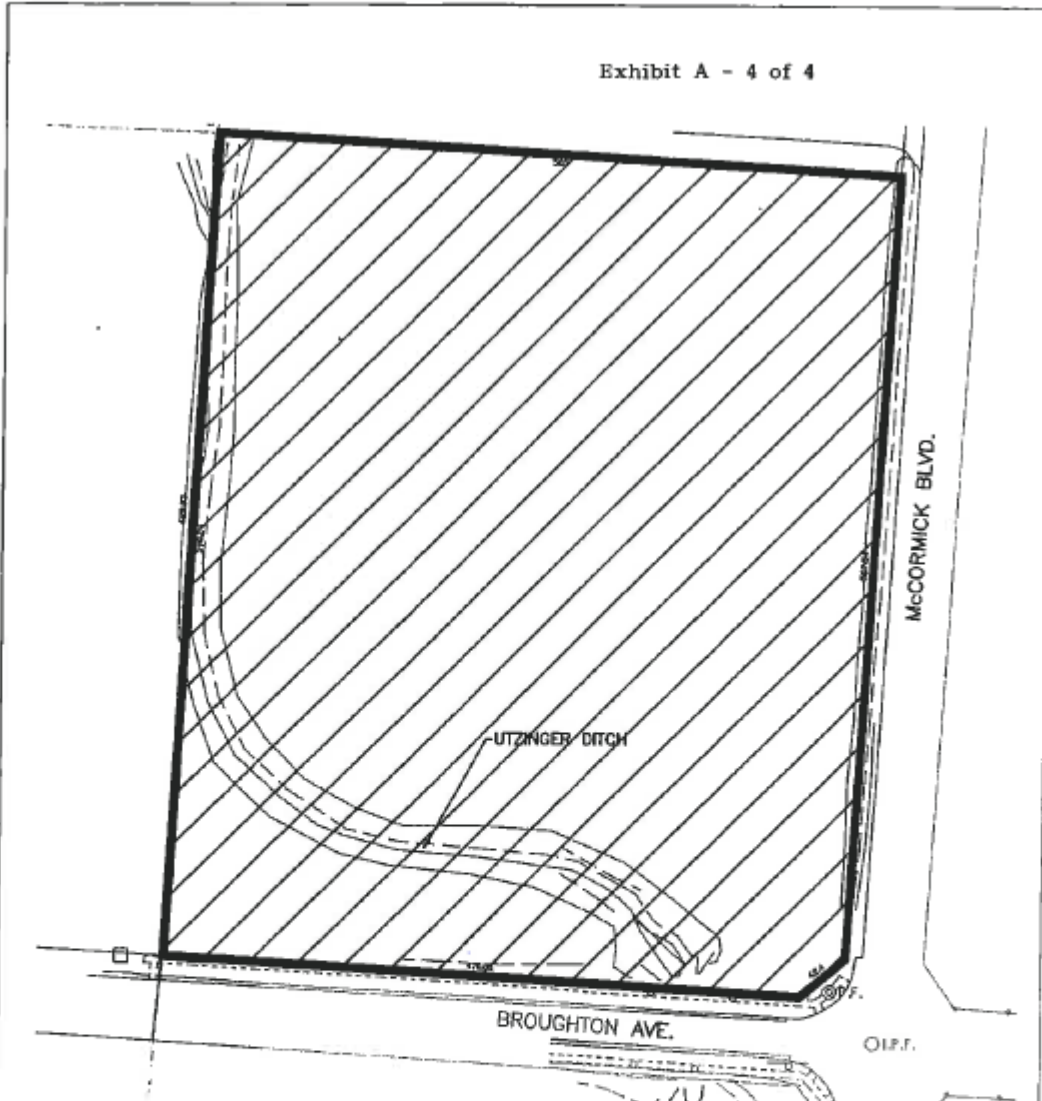


*Z10-005
Thomas D. ...
11/24/10*

MENARDS EAST BROAD STREET
COLUMBUS, OH

NOTE: HATCHED AREA (±4.7 ACRES)
TO BE PLACED IN CONSERVATION
EASEMENT AFTER COMPLETION OF
CONSTRUCTION ACTIVITIES ON THIS
PARCEL.

Exhibit A - 4 of 4



CONSERVATION EASEMENT LIMITS



SCALE: 1" = 100'

210-005
thomasm
11/24/10

*MENARDS EAST BROAD STREET
 COLUMBUS, OH

NOTE:
 ENTIRE PARCEL TO BE PLACED IN
 CONSERVATION EASEMENT AFTER
 COMPLETION OF CONSTRUCTION
 ACTIVITIES ON THIS PARCEL.



CONSERVATION EASEMENT EXHIBIT
 PARCEL 520-165724



PREPARED BY
ms consultants, inc.

ENGINEERS, ARCHITECTS, PLANNERS
 1222 SCHROCK ROAD, COLUMBUS, OH 43260

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
NOVEMBER 11, 2010**

- 4. APPLICATION: Z10-005 (ACCELA # 10335-00000-00074)**
Location: **6698 EAST BROAD STREET (43213)**, being 31± acres located at the northeast corner of East Broad Street and Brice Road. (010-165722)
Existing Zoning: M-2, Manufacturing District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Building materials supply dealer and commercial uses.
Applicant(s): Menard Inc; a Wisconsin Corporation; 5101 Menard Drive; Eau Claire, WI 54703.
Property Owner(s): Columbus Corporate Center Inc; 191 West Nationwide Boulevard; Suite 200; Columbus, OH 43215
Planner: Dana Hitt, AICP, 645-2395, dahitt@columbus.gov

BACKGROUND:

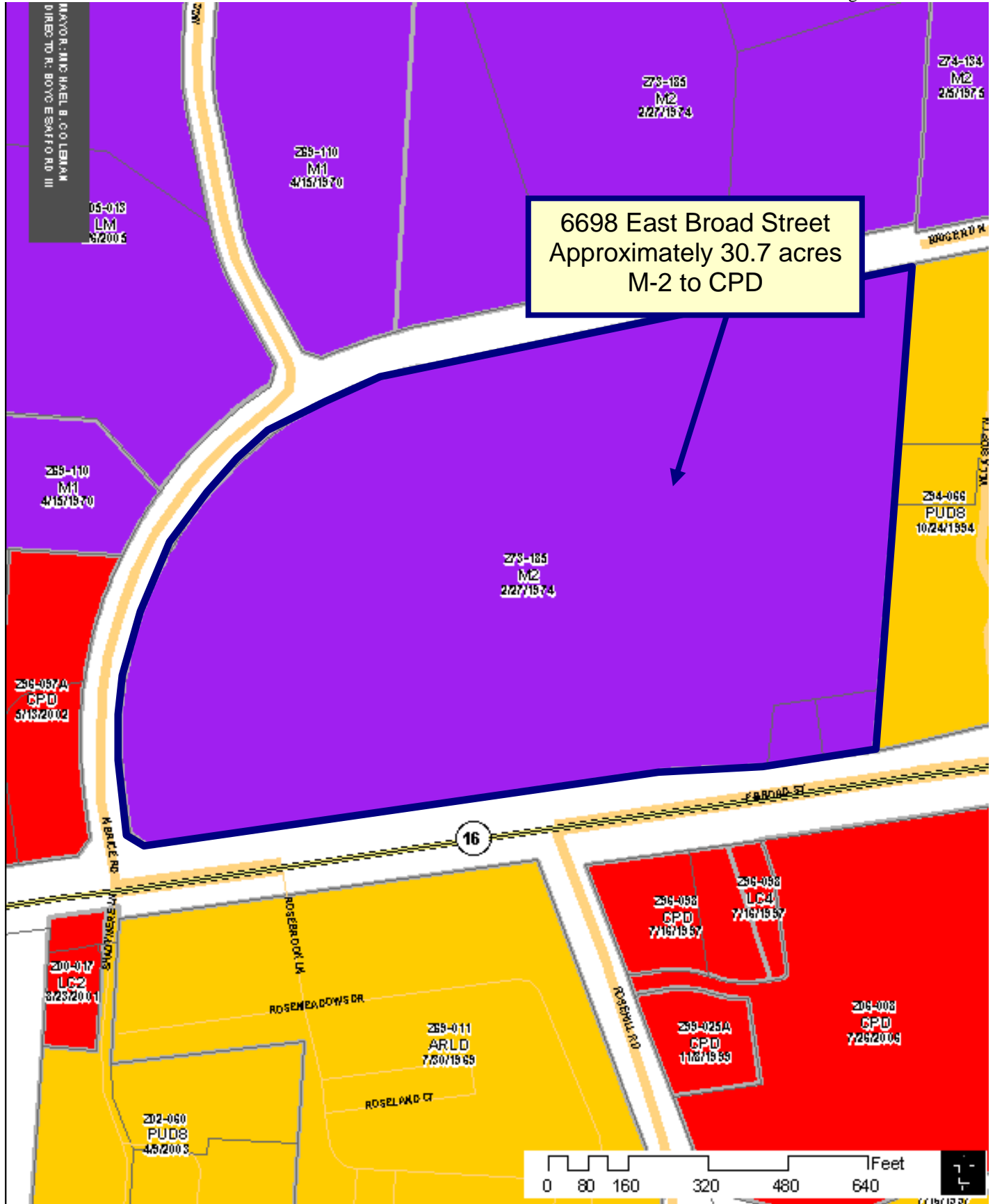
- The applicant is requesting the CPD, Commercial Planned Development District to develop this vacant site with retail and office uses in two separate sub-areas. A building materials supply dealer is proposed for the east sub-area and unspecified retail or office uses could be developed in the west sub-area.
- To the north is vacant land and warehouse development in the L-M, Limited Manufacturing and M-1 and M-2, Manufacturing Districts. To the east is a multi-family residential development in the PUD-8, Planned Unit Development District. Across East Broad Street to the south are fast-food restaurants in the CPD, Commercial Planned Development District, multi-family residential development in the ARLD, Apartment Residential District and a shopping center in the L-C-4, Limited Commercial District. To the west across Brice Road are a restaurant and a retail tire/service facility in the CPD, Commercial Planned Development District.
- The *Columbus Comprehensive Plan* (1993) identifies the site as lying within a recommended industrial/office development district. Deviation for commercial development can be supported because the zoning and development trend along this portion of East Broad Street over the last ten years has been almost exclusively commercial or residential in nature.
- The site is located within the “Extended Study Area” of the *East Broad Street Study* (2000). The Study makes no specific land use recommendation for this site; however, the “Extended Study Area” classifies the preferred development as ‘neighborhood based’ that would serve the residential population already existing in the area.” The Study encourages low vehicle trip generating uses but the resulting mixture of land uses must account for the overall impacts on the East Broad Street Corridor.
- The CPD text includes development standards that address building and parking setbacks, lighting, screening and street trees, as well as a conservation easement along the floodway

and along the east property line as well.

- The applicant requests a variance to reduce the building setback on East Broad Street from 80 feet to 50 feet within Subarea II, to eliminate the five foot parking lot screening otherwise required by code within Subarea I, and to reduce the minimum required parking from 811 parking spaces to 410 parking spaces within Subarea I. The Division of Planning and Operations supports the requested parking variance which is consistent with a parking variance granted by the BZA at the applicant's site at the former Northland mall.
- The *Columbus Thoroughfare Plan* identifies East Broad Street as a 6-2D arterial requiring a minimum of 80 feet of right-of-way from centerline.

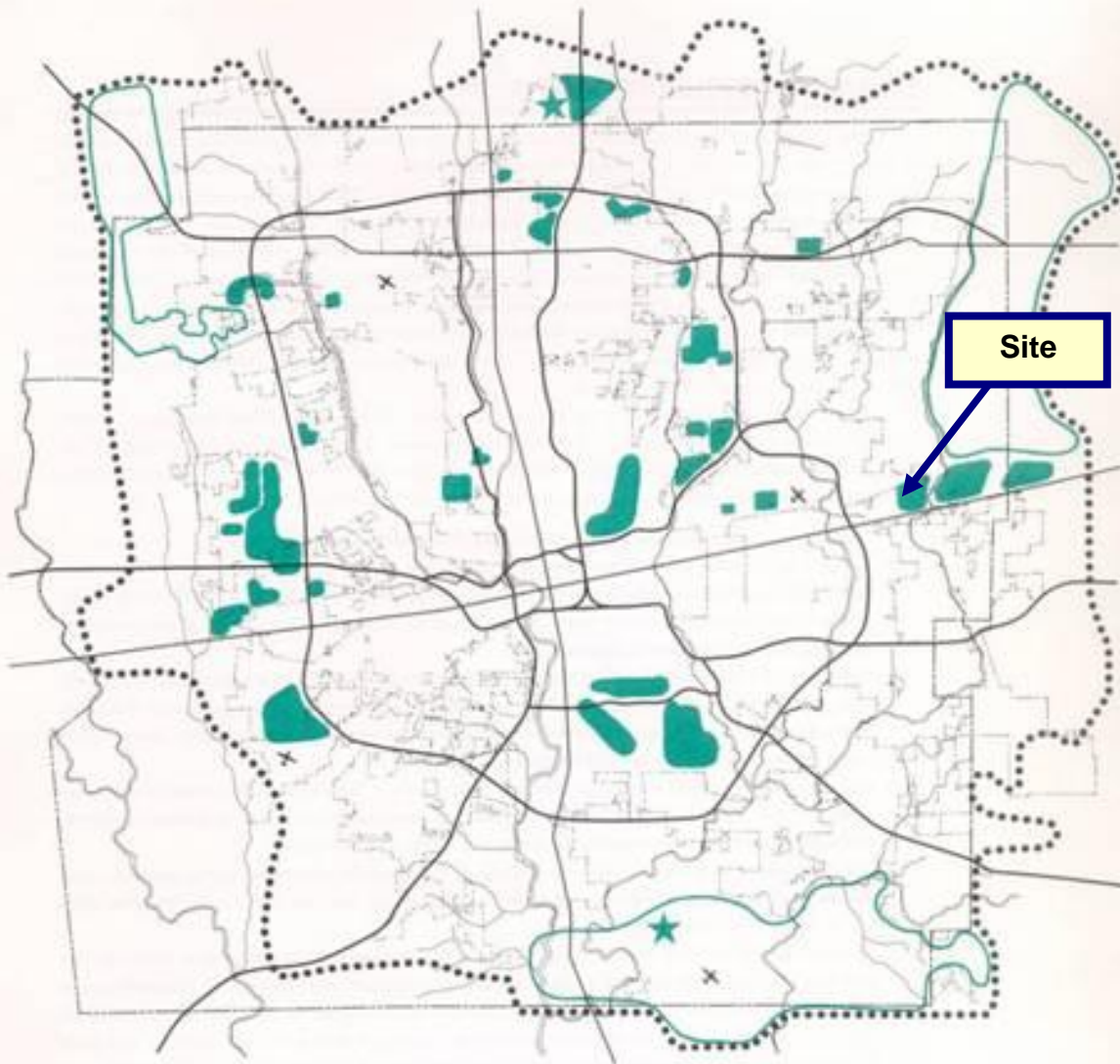
CITY DEPARTMENTS' RECOMMENDATION: Approval.

The proposed Commercial Planned Development District will allow retail and office development which is appropriate and consistent with the development and zoning pattern in the area. The zoning and development trend along this portion of East Broad Street over the last ten years has been almost exclusively commercial or residential in nature.







MAYOR JIM HANEL, CO. LEONAN
 DIRECTOR: R. BOVO ESQUIFO RD III

6698 East Broad Street
 Approximately 30.7 acres
 M-2 to CPD



◆ Columbus Comprehensive Plan

Development Districts

-  expansion development districts
-  fringe village development districts
-  industrial/office development districts
-  planning area boundary



COLUMBUS DEVELOPMENT COMMISSION
Basis for Recommendation

Date: November 11, 2010



Application #: Z10-005	Requested: CPD	Address: 6698 EAST BROAD STREET (43213)					
# Hearings:	Length of Testimony: 6:18 →	Staff Position:	Approval	Disapproval			
# Speakers Support:	Development Commission Vote: Yes (6) No (1) Abstain (0)	Area Comm/ Civic Assoc:	Approval	Disapproval			
Position Y=Yes N=No (write out ABSENT or ABSTAIN)	Fitzpatrick	Ingwersen	Anderson	Cooley	Conroy	Onwukwe	Coe
+ = Positive or Proper - = Negative or Improper	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Land Use		+	+	+	+		
Use Controls		+	+	+	+		
Density or Number of Units		+	+	+	+		
Lot Size							
Scale							
Environmental Considerations		-	-	-	-		
Emissions							
Landscaping or Site Plans							
Buffering or Setbacks		-	-	-	-		
Traffic Related Commitments		-	-	-	-		
Other Infrastructure Commitments		-	-	-	-		
Compliance with City Plans		-	-	-	-		
Timeliness of Text Submission		-	-	-	-		
Area or Civic Assoc. Recommendation							
Governmental or Public Input							
MEMBER COMMENTS:							
FITZPATRICK: LAND USE IS APPROPRIATE; ENGINEERING ISSUES WERE RESOLVED LATE BUT APPEARED SATISFACTORILY HEADED FOR COMPLETION. APPLICANT UNDERSTANDS HIS OBLIGATION TO ACHIEVE APPROVAL FROM EACH STATE DEPARTMENT PRIOR TO CITY COUNCIL REVIEW.							
INGWERSEN: APPROPRIATE LAND USE, DEVELOPMENT/ENGINEERING DETAILS NEED TO BE COMPLETED, BUT APPLICANT ASSESSANCES APPEAR TO BE ADEQUATE.							
ANDERSON: Concern re: traffic issues; lack of necessary committee approval							
COOLEY: ONE OF ISSUES RESOLVED, LAND USE IS APPROPRIATE. TIMING ON SITE, BUT BEYOND JURISDICTION OF LAND USE.							
CONROY: Timing was a concern though use is appropriate. Use great caution on wetlands dev - functions need to be preserved + BMPs used!							
ONWUKWE:							
COE: I was/am concerned about the lack of completion of all studies etc. but I'm convinced they will successfully complete the process.							

City of Columbus | Department of Development | Building Services Division | 757 Carolyn Avenue, Columbus, Ohio 43224



PROJECT DISCLOSURE STATEMENT

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

APPLICATION # Z10-005

Being first duly cautioned and sworn (NAME) Menard, Inc., a Wisconsin corporation
of (COMPLETE ADDRESS) 5101 Menard Drive, Eau Claire, WI 54703
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
- Business or individual's address
- Address of corporate headquarters
- City, State, Zip
- Number of Columbus based employees
- Contact name and number

1. Menard, Inc., a Wisconsin corporation 5101 Menard Drive Eau Claire, WI 54703 Attn: Tom O'Neil (715) 876-2810	2. Columbus Corporate Center, Inc. 191 W. Nationwide Blvd., Suite 200 Columbus, OH 43215 (614) 228-5331 Attn: Paul Lukeman
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Thomas O'Neil
THOMAS O'NEIL

Subscribed to me in my presence and before me this 29th day of November, in the year 2010

SIGNATURE OF NOTARY PUBLIC

Timothy Enyeart

My Commission Expires:

permanent

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

Notary Seal Here

