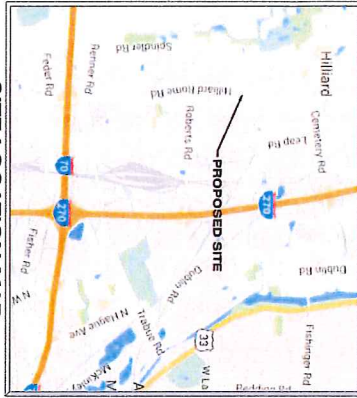


Z16-020 (3146 HILLIARD-ROME ROAD)



ZONING REQUIREMENTS SUBAREA 'A'

ZONING
 O-10

SETBACKS
 BUILDING SETBACKS:
 FRONT = 35' ADJUTING RESIDENTIAL
 REAR = 9' ADJUTING RESIDENTIAL
 SIDE = 9' ADJUTING RESIDENTIAL
 PARKING SETBACKS:
 FRONT = 25' ADJUTING RESIDENTIAL
 REAR = 0' ADJUTING RESIDENTIAL
 SIDE = 0' ADJUTING RESIDENTIAL

PROPOSED USE
 RETAIL STORE

PARKING
 REQUIRED: 26 SPACES (1 SPACE/200 SFT FLOOR AREA; 9,100 SFT/250 = 20)
 PER CITY SPACES PER ORDINANCE REQUIREMENTS
 PER BARRETT FREE SPACES 2
 ALL BARRETT FREE SPACES DESIGNED PER ADA REQUIREMENTS

BUILDING AREA
 TYPICAL PARKING SPACE DIMENSION = 9'20"
 DRIVE ABLE VIOLETIS = 4'1"
 THIS BUILDING IS SUBJECT TO ANY CITY ORDINANCES THAT MAY AFFECT THE BUILDING AREA AND DIMENSIONS.

OWNER
 DOLLAR GENERAL, LLC
 301 SUITE BLDG, SUITE 110
 BIRMINGHAM, AL 35243
 205.989.9220

ZONING REQUIREMENTS SUBAREA 'B'

ZONING
 O-10

SETBACKS
 BUILDING SETBACKS:
 FRONT = 35' ADJUTING RESIDENTIAL
 REAR = 9' ADJUTING RESIDENTIAL
 SIDE = 9' ADJUTING RESIDENTIAL
 PARKING SETBACKS:
 FRONT = 25' ADJUTING RESIDENTIAL
 REAR = 0' ADJUTING RESIDENTIAL
 SIDE = 0' ADJUTING RESIDENTIAL

PROPOSED USE
 RETAIL STORE

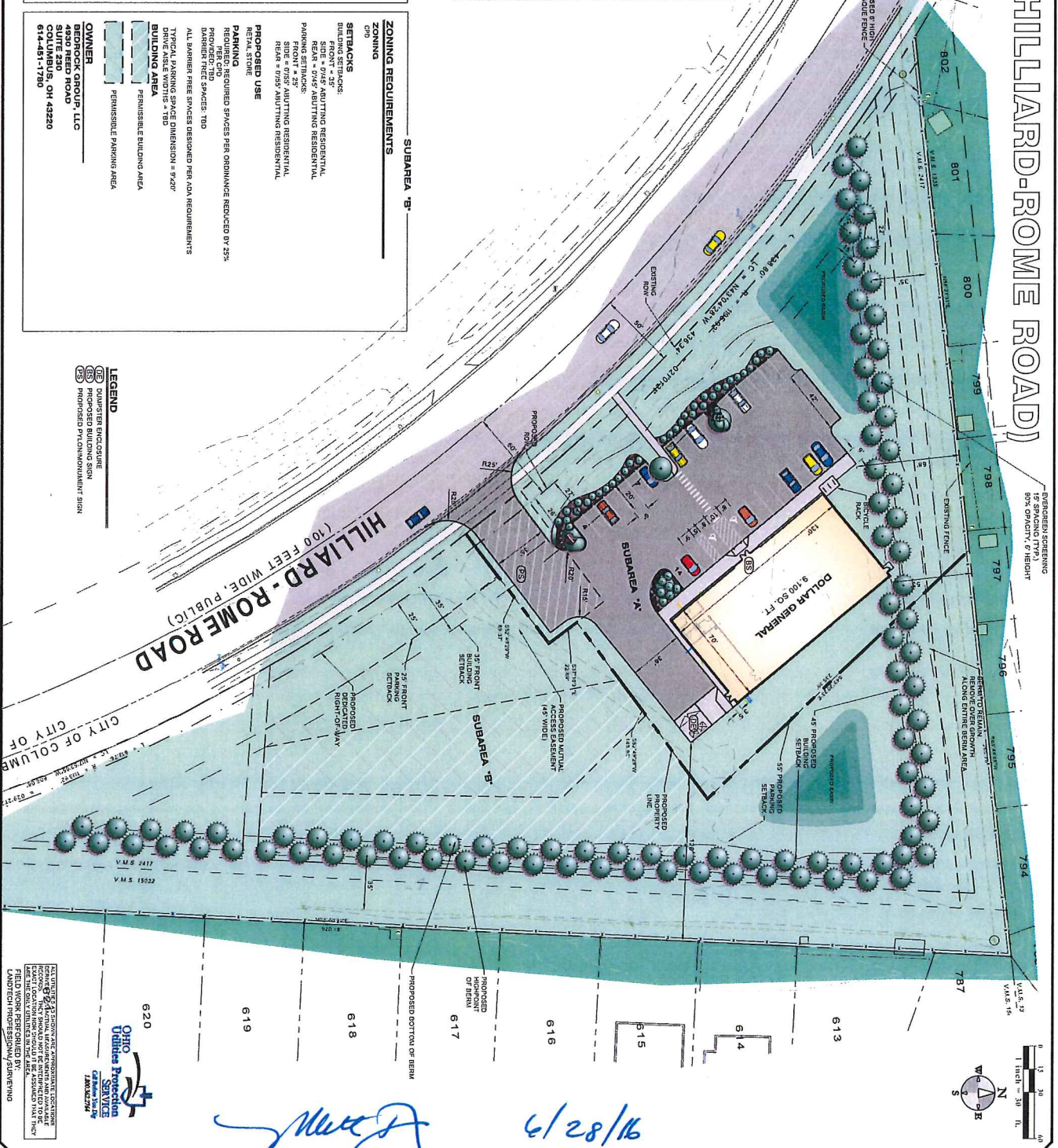
PARKING
 REQUIRED: 26 SPACES PER ORDINANCE REDUCED BY 25%
 PER CITY SPACES PER ORDINANCE REQUIREMENTS
 PER BARRETT FREE SPACES 100
 ALL BARRETT FREE SPACES DESIGNED PER ADA REQUIREMENTS

BUILDING AREA
 TYPICAL PARKING SPACE DIMENSION = 9'20"
 DRIVE ABLE VIOLETIS = 4'1"
 THIS BUILDING IS SUBJECT TO ANY CITY ORDINANCES THAT MAY AFFECT THE BUILDING AREA AND DIMENSIONS.

OWNER
 DOLLAR GENERAL, LLC
 4920 REED ROAD
 COLUMBUS, OH 43220
 614-451-1730

LEGEND

- EXISTING ENCLOSURE
- EXISTING SIGN
- PROPOSED SIGN
- PROPOSED SIGN/ENCLOSURE SIGN
- PROPOSED SIGN/ENCLOSURE SIGN



EXISTING ENCLOSURE
 EXISTING SIGN
 PROPOSED SIGN
 PROPOSED SIGN/ENCLOSURE SIGN
 PROPOSED SIGN/ENCLOSURE SIGN



Matt J
 6/28/16

<p>Sheet Title: SITE LAYOUT DOLLAR GENERAL - HILLIARD ROME, OH CAPITAL GROWTH - BUCHALTER</p>	<p>Job No.: 16-0018 P.M.T.M. Dwg. DIM. QA/QC: 06/09/16</p> <p>ISSUED FOR REVISIONS:</p> <table border="1"> <tr><td>1</td><td>REVISION</td><td>03/29/16</td></tr> <tr><td>2</td><td>REVISION</td><td>04/02/16</td></tr> <tr><td>3</td><td>REVISION</td><td>04/15/16</td></tr> <tr><td>4</td><td>REVISION</td><td>06/09/16</td></tr> </table> <p>D.C. MUELSER 06/09/16</p>	1	REVISION	03/29/16	2	REVISION	04/02/16	3	REVISION	04/15/16	4	REVISION	06/09/16	<p>hurlley & stewart, llc 2800 south 11th street Kalamazoo, michigan 49009 269.552.4960 fax 269.552.4961 www.hurleystewart.com</p>
		1	REVISION	03/29/16										
2	REVISION	04/02/16												
3	REVISION	04/15/16												
4	REVISION	06/09/16												
<p>Copyright © of Hurley & Stewart, LLC</p>														

LEGEND

- ① NUMBER AND TYPE OF PLANTS TO BE PROVIDED AND INSTALLED
- ② PERENNIAL PLANTING - SEE PLANTING SCHEDULE FOR PLANT SPECIFIC REQUIREMENTS
- ③ PROPOSED DECIDUOUS TREE
- ④ PROPOSED SHRUBS, EVERGREEN AND DECIDUOUS
- ⑤ STEEL LANDSCAPE GRATING

LANDSCAPE NOTES:

1. TILL ALL LANDSCAPE AREAS TO A DEPTH OF 4" MINIMUM.
2. ALL LAWN AREAS LABELED "SEED" SHALL BE SEEDED AND MULCHED WITH FESCUE-30% BENTGRASS HYBRID AND 25% ANNUAL RYEGRASS A Mixture of 10 Lb. 1000 SFT. PROVIDE 10-10-10 STARTER FERTILIZER AT A RATE OF 10 LBS/1000 SFT. PROVIDE 10-10-10 STARTER FERTILIZER AT A RATE OF 10 LBS/1000 SFT TO BE PLANTED WITH UR-LAND ANNUAL SOIL GROWTH CULTIVATOR 500 SO TO HAVE BEEN HARVESTED WITHIN 24 HOURS OF PLANTING. PREPARE SOIL TO RECEIVE SEED WITH A 18-18-18 FERTILIZER AT A RATE OF 10 LBS/1000 SFT.
3. ALL DECIDUOUS TREES, SHRUBS AND PERENNIALS FOR ONE YEAR FROM DATE OF PLANTING SHALL BE THOROUGHLY WATERED BY THE LANDSCAPE MAINTENANCE CONTRACTOR. ALL PLANTINGS SHALL BE THOROUGHLY WATERED FOR END OF VIVARIETY PERIOD. A LEAF OF ONE REPLACEMENT OF EACH TREE SHALL BE PROVIDED TO THE MAINTENANCE CONTRACTOR TO BE USED TO REPLACE ANY DEAD OR DAMAGED TREES.
4. MAINTAIN TREES, SHRUBS AND PERENNIALS FOR ONE YEAR FROM DATE OF PLANTING. RESTORING PLANTS TO HEALTHY CONDITION. THINNING AND PRUNING AS REQUIRED TO ESTABLISH HEALTHY PLANTINGS. SPRAY AS REQUIRED TO KEEP TREES AND SHRUBS BEEN DOWN MAINTENANCE IMMEDIATELY AFTER EACH AREA IS PLANTED (60 DAYS AFTER SUBSTANTIAL COMPLETION).
5. MAINTAIN AND ESTABLISH LAWN BY WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING, REPAIRING, AND OTHER OPERATIONS. REPAIR DAMAGE CAUSED BY PLANNING OPERATIONS. SPRAY AS REQUIRED TO PROTECT ADJACENT PAINT AND FINISHES FROM DAMAGE. REMOVE STUMPS LAWN THINNING AND REMOVAL OPERATIONS. MAINTAIN LAWN UNTIL A HEALTHY, DENSE, CLOSE STAND OF GRASS WITH COVERAGE EXCEEDING 90% OVER ANY 16 SQFT AND DENSE SPOTS DO NOT EXCEED 5 BY 5 INCHES.

IRRIGATION NOTES:

1. ALL LANDSCAPE AREAS ADJACENT TO PAVED AREAS SHALL BE IRRIGATED.
2. IRRIGATION SYSTEM TO INCLUDE ALL SPRAY HEADS, VALVES AND CONTROLLER.
3. LOCATE HEADS A MINIMUM OF 2'-0" FROM EDGE OF PAVEMENT CURB.

Symbol	Latin Name	Common Name	Size	Container Type	Comments
81	Quercus tinctoria 'Nuttallii'	Swamp Whiteoak	2 1/2" Cal.	888	
Planting Schedule Trees					
Symbol	Latin Name	Common Name	Size	Container Type	Comments
P1	Prunella virginiana 'Nuttallii'	Black Cherry	6" Ht.	888	
P2	Rosa rugosa 'Nuttallii'	Rugosa Rose	24" Ht.	888 or 688	
P3	Rosa rugosa 'Nuttallii'	Rugosa Rose	24" Ht.	888 or 688	
P4	Rosa rugosa 'Nuttallii'	Rugosa Rose	24" Ht.	688	
P5	Rosa rugosa 'Nuttallii'	Rugosa Rose	24" Ht.	688	
P6	Rosa rugosa 'Nuttallii'	Rugosa Rose	24" Ht.	688	
P7	Rosa rugosa 'Nuttallii'	Rugosa Rose	24" Ht.	688	
P8	Rosa rugosa 'Nuttallii'	Rugosa Rose	24" Ht.	688	
P9	Rosa rugosa 'Nuttallii'	Rugosa Rose	24" Ht.	688	
P10	Rosa rugosa 'Nuttallii'	Rugosa Rose	24" Ht.	688	
P11	Rosa rugosa 'Nuttallii'	Rugosa Rose	24" Ht.	688	
P12	Rosa rugosa 'Nuttallii'	Rugosa Rose	24" Ht.	688	
Planting Schedule Perennials					
Symbol	Latin Name	Common Name	Size	Container Type	Comments
H1	Hebe x exoniifolia	Emerald Green	6"	688	
H2	Hebe x exoniifolia	Emerald Green	6"	688	
H3	Hebe x exoniifolia	Emerald Green	6"	688	
H4	Hebe x exoniifolia	Emerald Green	6"	688	
H5	Hebe x exoniifolia	Emerald Green	6"	688	
H6	Hebe x exoniifolia	Emerald Green	6"	688	
H7	Hebe x exoniifolia	Emerald Green	6"	688	
H8	Hebe x exoniifolia	Emerald Green	6"	688	
H9	Hebe x exoniifolia	Emerald Green	6"	688	
H10	Hebe x exoniifolia	Emerald Green	6"	688	
H11	Hebe x exoniifolia	Emerald Green	6"	688	
H12	Hebe x exoniifolia	Emerald Green	6"	688	
H13	Hebe x exoniifolia	Emerald Green	6"	688	
H14	Hebe x exoniifolia	Emerald Green	6"	688	
H15	Hebe x exoniifolia	Emerald Green	6"	688	
H16	Hebe x exoniifolia	Emerald Green	6"	688	
H17	Hebe x exoniifolia	Emerald Green	6"	688	
H18	Hebe x exoniifolia	Emerald Green	6"	688	
H19	Hebe x exoniifolia	Emerald Green	6"	688	
H20	Hebe x exoniifolia	Emerald Green	6"	688	

Matt Bay
6/28/16

811
Know what's below.
Call before you dig.

FOR THE CITY OF SIMONSVILLE, OHIO, THE CITY ENGINEER HAS REVIEWED THIS PLAN AND FOUND IT TO BE IN ACCORDANCE WITH THE CITY ENGINEERING DEPARTMENT'S STANDARDS AND SPECIFICATIONS. THIS REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

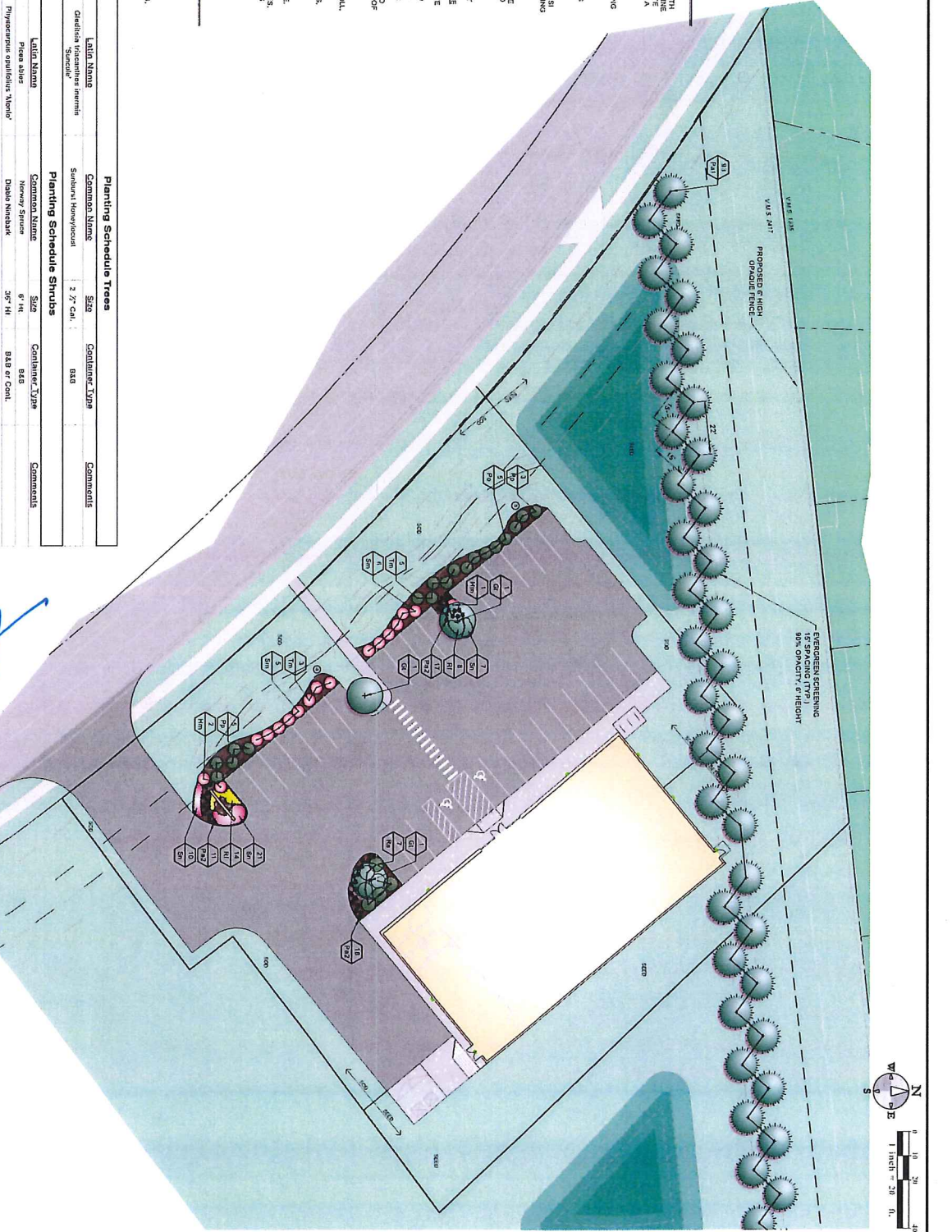
LANDSCAPE PROFESSIONAL SERVICES

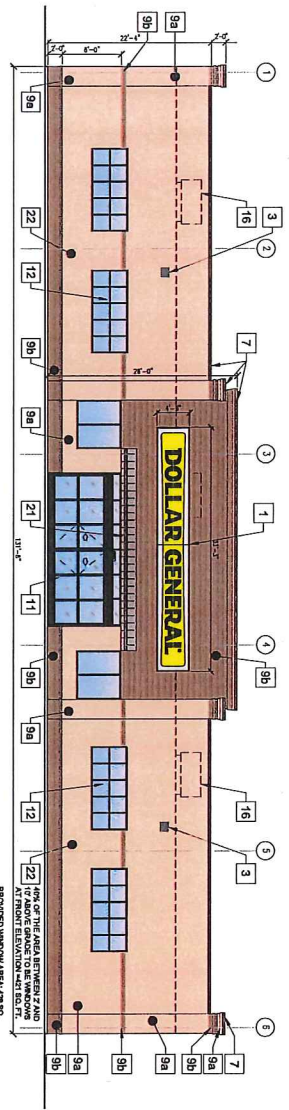
Sheet Title: **LANDSCAPE PLAN**
Project: **DOLLAR GENERAL - HILLIARD ROME, OH**
Client: **CAPITAL GROWTH - BUCHALTER**

Job No: 16-001B P.M.T.M. Dfg: BM. QA/QC: 06/09/16
ISSUED FOR REVISIONS:
1. REVISIONS MEETING: 03/29/16
2. REVISIONS MEETING: 04/05/16
3. REVISIONS MEETING: 05/16/16
4. REVISIONS MEETING: 06/09/16
5. D.C. MEETING: 06/09/16

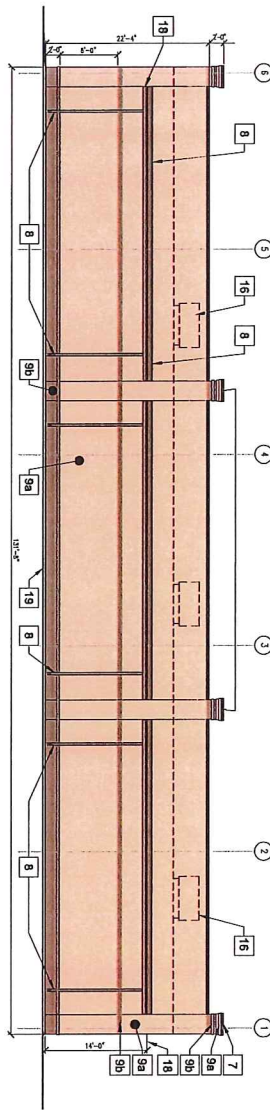
COPYRIGHT © of Hurley & Stewart, LLC

HS hurley & stewart
hurley & stewart, llc
2800 south 11th street
Kalamazoo, michigan 49009
269.552.4960 fax 269.552.4961
www.hurleystewart.com

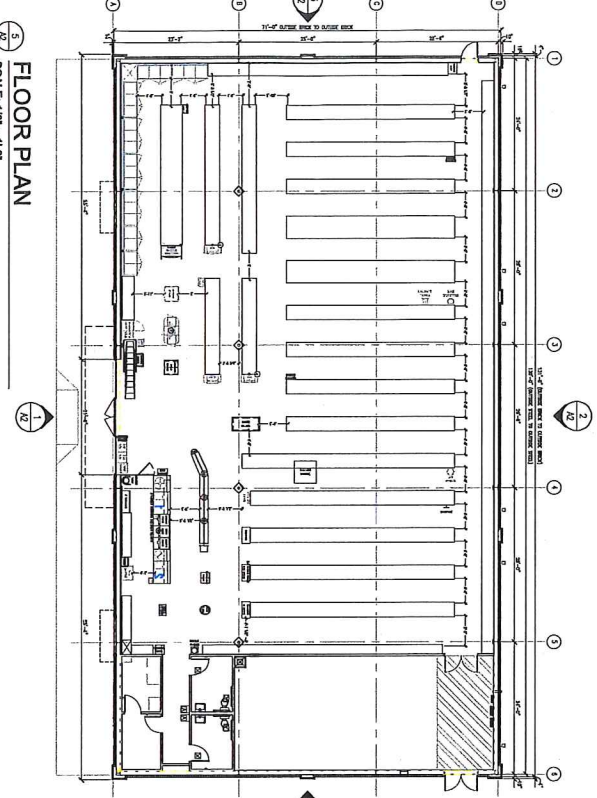




1 FRONT ELEVATION
SCALE: 1/8" = 1'-0"



2 REAR ELEVATION
SCALE: 1/8" = 1'-0"



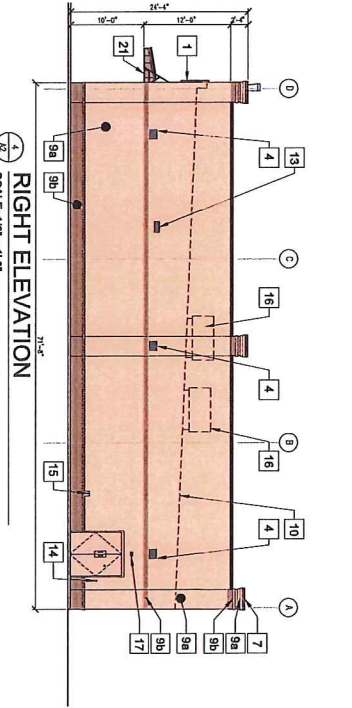
3 FLOOR PLAN
SCALE: 1/8" = 1'-0"

9A-HANSON BRICK
PINELURST OR SIMILAR

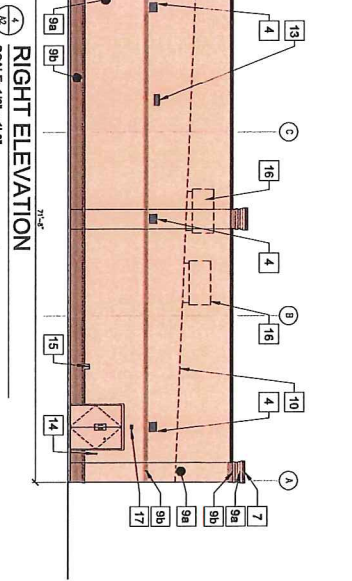
9B-HANSON BRICK
SHAWASSEE OR SIMILAR

- ELEVATION KEYED NOTES**
- 1 SOUL FINISHED AND METALLED BY DOLLAR GENERAL, CORP.
 - 2 WALL BRICK 16" x 8" A.F.F. TO TOP OF WALL BRICK REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
 - 3 WALL BRICK 16" x 8" A.F.F. TO TOP OF WALL BRICK REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
 - 4 WALL BRICK 16" x 8" A.F.F. TO TOP OF WALL BRICK REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
 - 5 WALL BRICK 16" x 8" A.F.F. TO TOP OF WALL BRICK REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
 - 6 REPAIR/REPLACE REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
 - 7 METAL ROOF (BY PERMANENT) TO MATCH BRICK COLOR BR.
 - 8 BRICK/CONCRETE-HANSON BRICK FINISH/ST
 - 9 BRICK/CONCRETE-HANSON BRICK FINISH/ST
 - 10 METAL ROOF (BY PERMANENT) TO MATCH BRICK COLOR BR. OCCASIONAL FINISH
 - 11 STAINLESS STEEL ALUMINUM STOREFRONT ENTRANCE SYSTEM NOT BUILT.
 - 12 COMPILER WITH 80 SECTION 1000 AND 8 IN. RATED.
 - 13 VENT FOR AIR/ROOF DOWNSIDE REFER TO MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.
 - 14 DOOR SIZES REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
 - 15 WALL/ROOF REFER TO PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
 - 16 MECHANICAL REFER TO MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.
 - 17 MECHANICAL REFER TO MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.
 - 18 MECHANICAL REFER TO MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.
 - 19 MECHANICAL REFER TO MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.
 - 20 MECHANICAL REFER TO MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.
 - 21 PRE-FINISHED METAL CANOPY.
 - 22 16" x 16" x 1/2" STOREFRONT WINDOW, ALL PAVES TO BE BURNED/PAINT FRONT. SEE ELECTRICAL DRAWINGS.

M. J. [Signature]
6/28/16



4 LEFT ELEVATION
SCALE: 1/8" = 1'-0"



5 RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

NO.	DESCRIPTION	DATE	SHEET TITLE
1	ISSUE FOR		
2	ISSUE APPROVAL	09/17/2015	
3	ISSUE APPROVAL	09/17/2015	
4	ISSUE APPROVAL	09/17/2015	
5	ISSUE APPROVAL	09/17/2015	

DOLLAR GENERAL

NEW ONE STORY
RETAIL BUILDING

DOLLAR GENERAL, 8,100 SF PROTOTYPE
HILLIARD, OHIO

CG BUCHALTER, LLC
361 SUMMIT BLVD., SUITE 110
BIRMINGHAM, AL 35243
PHONE: (205) 265-4554

chad + associates
architects + interior + design

201 WEST MONROE STREET, SUITE 200 CHICAGO, ILLINOIS 60606
773.322.2901 | www.chadandassociates.com | 773.322.2901

MEET CONSULTANT
16117 WEST 95TH STREET
MOUNDVILLE, ALABAMA 36765
PHONE: (205) 322-3155

SHEET NO. A2
SHEET TITLE
EXTERIOR ELEVATIONS

CALLER NO. 5307-15

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JUNE 9, 2016**

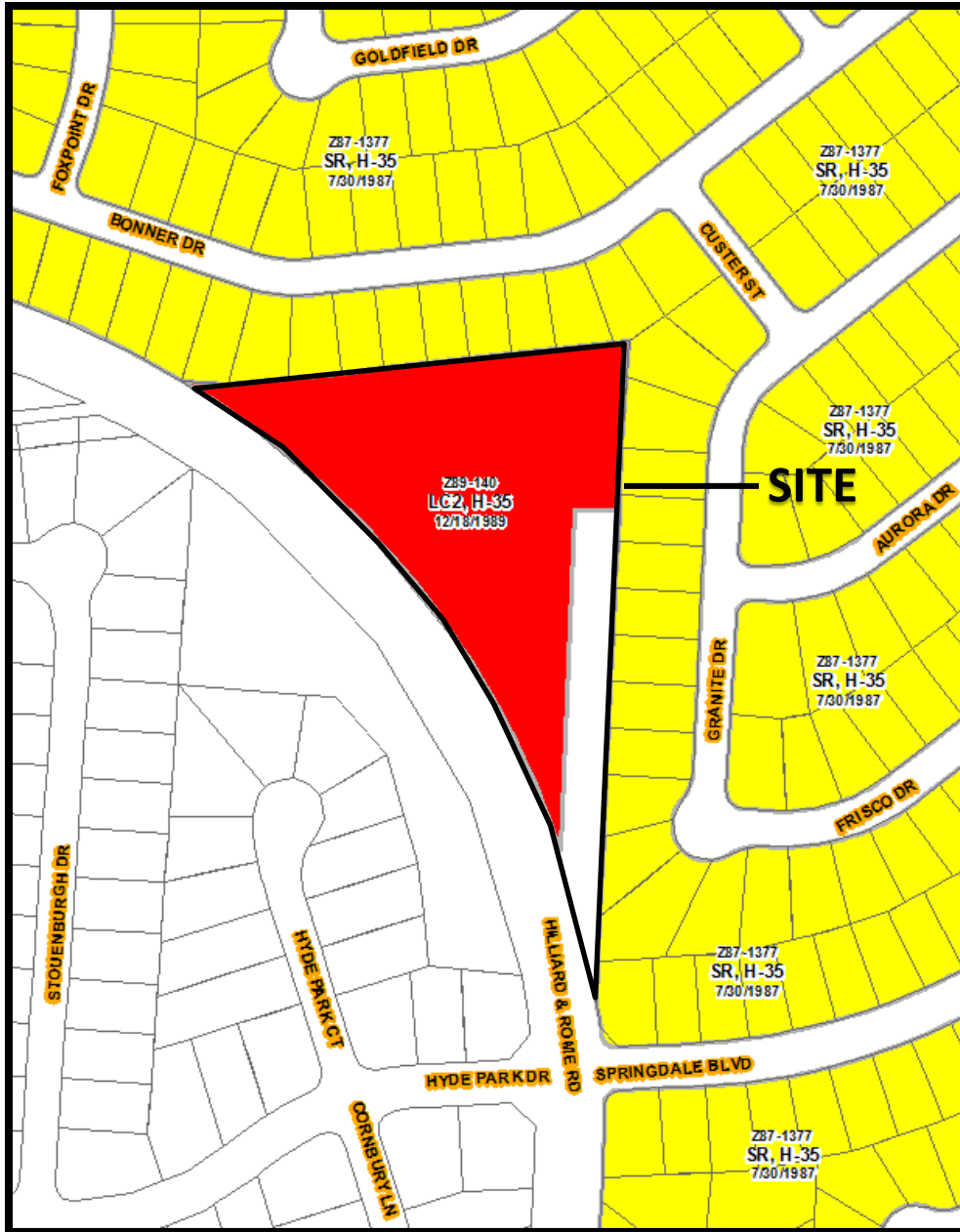
- 4. APPLICATION: Z16-020**
Location: 3146 HILLIARD-ROME ROAD (43026), being 4.56± acres located on the east side of Hilliard-Rome Road, 390± feet east of Tinapple Road (560-218053).
Existing Zoning: L-C-2, Limited Commercial District.
Request: CPD, Commercial Planned Development District.
Proposed Use: General retail.
Applicant(s): Mark Bush, Capital Growth – Buchalter; c/o Travis Munn, Agent; Hurley & Stewart LLC; 2800 South 11th Street; Kalamazoo, MI 49009.
Property Owner(s): BHM Cross Creek Village LLC; 2069 West Third Street; Cleveland, OH 44113.
Planner: James Burdin; 614-645-1341; jeburdin@columbus.gov
 Shannon Pine; 614-645-2208; spine@columbus.gov

BACKGROUND:

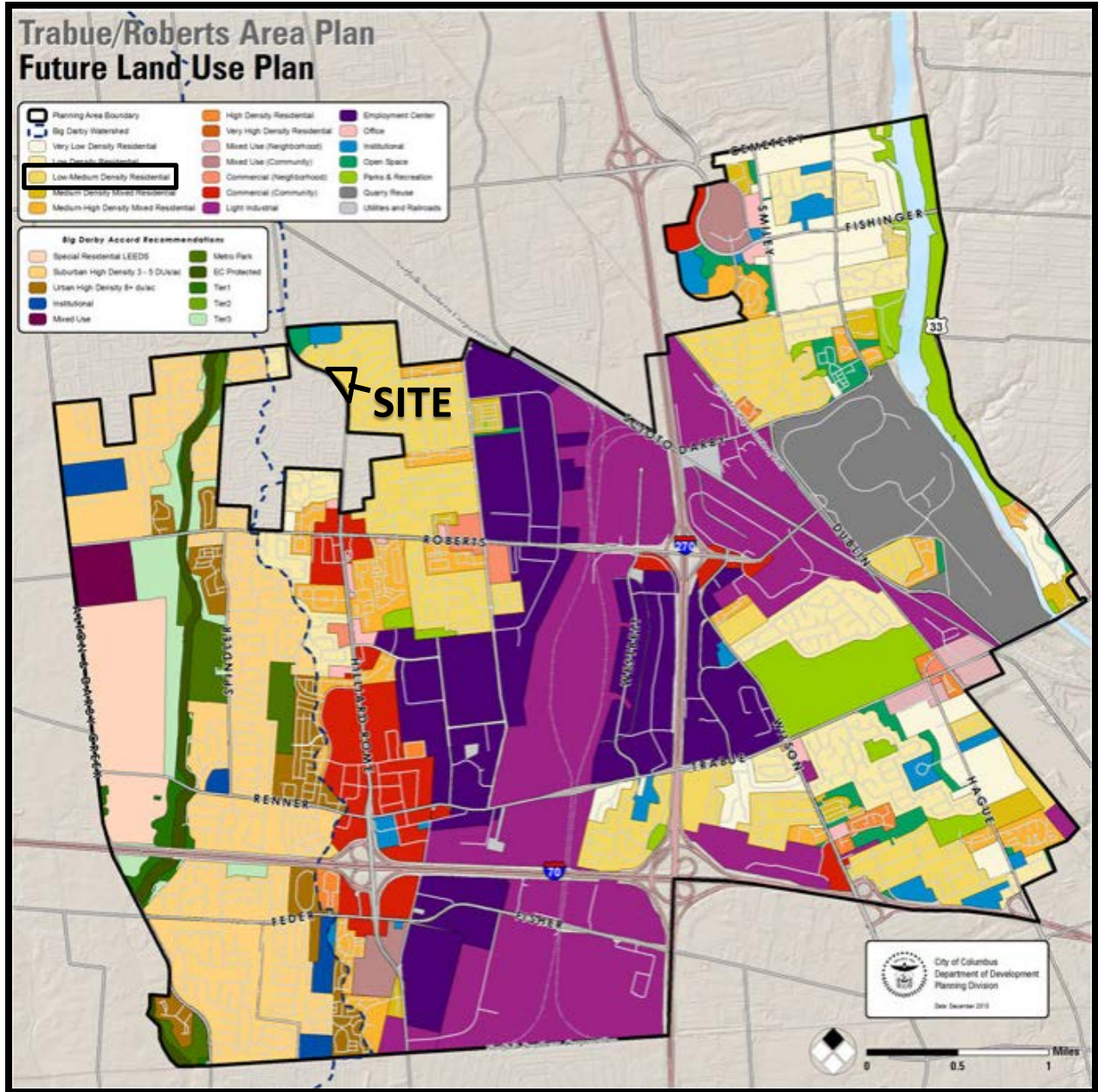
- The 4.56± acre site currently undeveloped and zoned in the L-C-2, Limited Commercial District. The applicant proposes the CPD, Commercial Planned Development District to allow for general retail development.
- The site is bordered to the north and east by single-unit residential development in the SR, Suburban Residential District. Across Hilliard-Rome Road to the southwest is single-unit residential development in the City of Hilliard.
- The site is located within the boundaries of the *Trabue-Roberts Area Plan (2011)*, which recommends low to medium density residential uses for this location. The Planning Division indicated that deviation from the Plan in favor of retail development could be supported if the application were revised to include building, landscaping, and site design standards that were consistent with the urban design principles outlined in the Plan, ensuring the retail use results in high quality development. At the time this report was drafted, revisions to materials relating to landscaping and screening had not been finalized.
- The development text allows uses permitted in the C-4, Commercial District with several restrictions. The text includes provisions for building design and landscaping, and includes a commitment to a site plan and elevation. The text also requests variances to the required minimum number of parking spaces and to allow required screening to be located within 55 feet of the property line to accommodate an existing utility easement.
- The *Columbus Thoroughfare Plan* identifies Hilliard-Rome Road as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from the centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

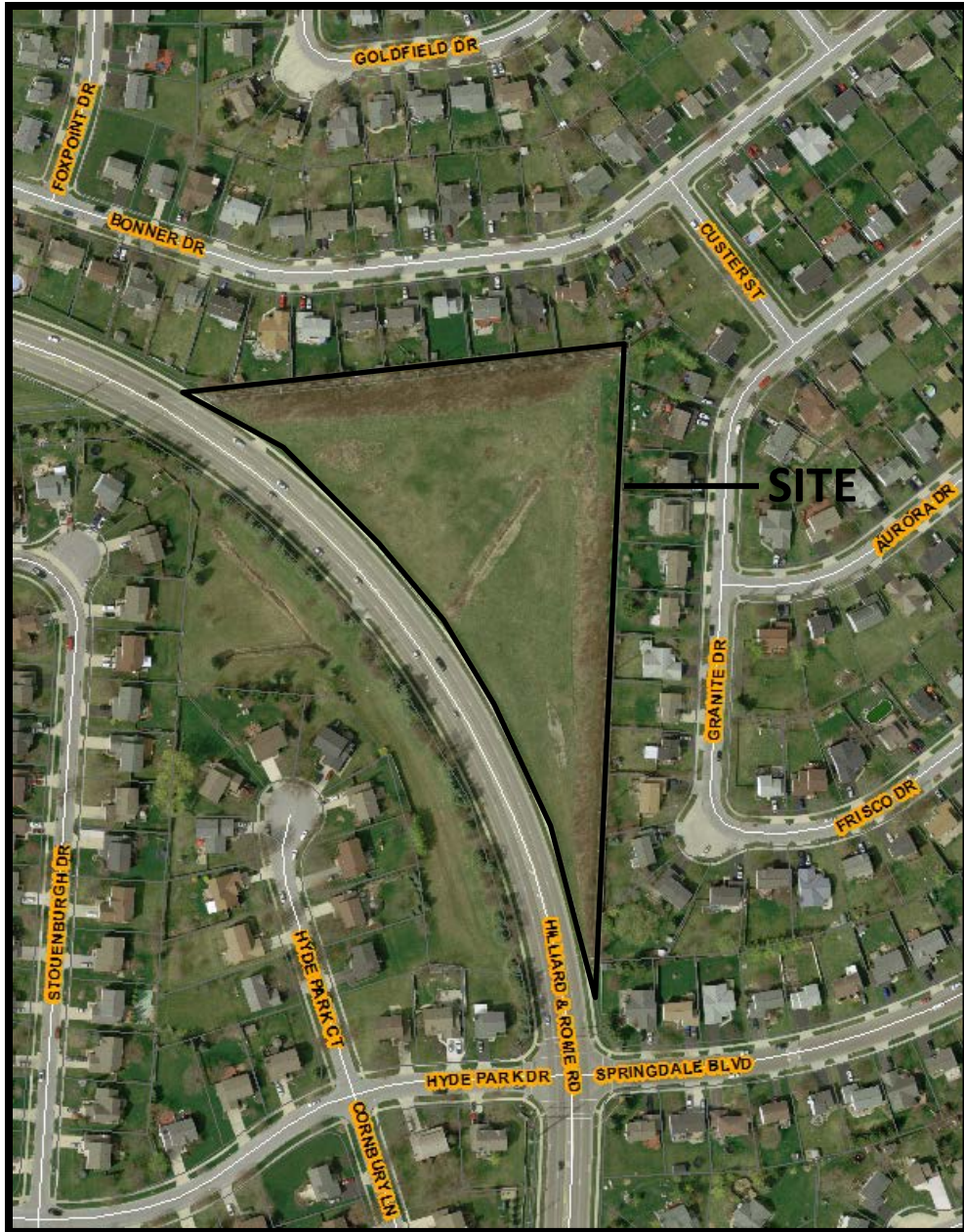
The requested CPD zoning classification would permit most C-4 uses and allow the applicant to develop the site with a general retail building. The *Trabue-Roberts Area Plan* recommends low to medium density residential uses for this site. While a general retail use is not consistent with the recommended land use at this location, Staff could support a deviation if the site design was of a high quality consistent with the urban design principles outlined in the Plan. In order to satisfy these principles, the applicant has agreed to commit to a Site Layout Plan, Landscape Plan, and building elevations that comply with Community Commercial Overlay standards for building transparency. The applicant has also agreed to provisions in the CPD text committing to Community Commercial Overlay standards for graphics, a commitment to submit circulation plans for Subarea "B" for review by the Department of Public Service and the City of Hilliard, and a commitment to install all screening for both subareas as soon as either is developed. The Division of Traffic Management and Planning Division have indicated that the commitments in the revised materials are sufficient to earn their support.



Z16-020
3146 Hilliard Rome Road
Approximately 4.56 acres
L-C-2 to CPD



Z16-020
3146 Hilliard Rome Road
Approximately 4.56 acres
L-C-2 to CPD



Z16-020
3146 Hilliard Rome Road
Approximately 4.56 acres
L-C-2 to CPD



DEPARTMENT OF BUILDING AND ZONING SERVICES

REZONING APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 www.columbus.gov

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.

APPLICATION # Z16-020

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Hilliard DG, LLC
of (COMPLETE ADDRESS) 361 Summit Boulevard, Ste 110, Birmingham, AL 25243
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

Table with 2 columns and 2 rows containing party information: 1. Capital Growth Properties Operating Partners, LP; 2. CGP Management II, LLC; 3. Scott Smith; 4. (empty)

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Steve Camp

Subscribed to me in my presence and before me this 29th day of March, in the year 2016

SIGNATURE OF NOTARY PUBLIC

Juanne Devon Anderson

My Commission Expires:

July 5, 2016

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



PLEASE NOTE: incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make all checks payable to the Columbus City Treasurer