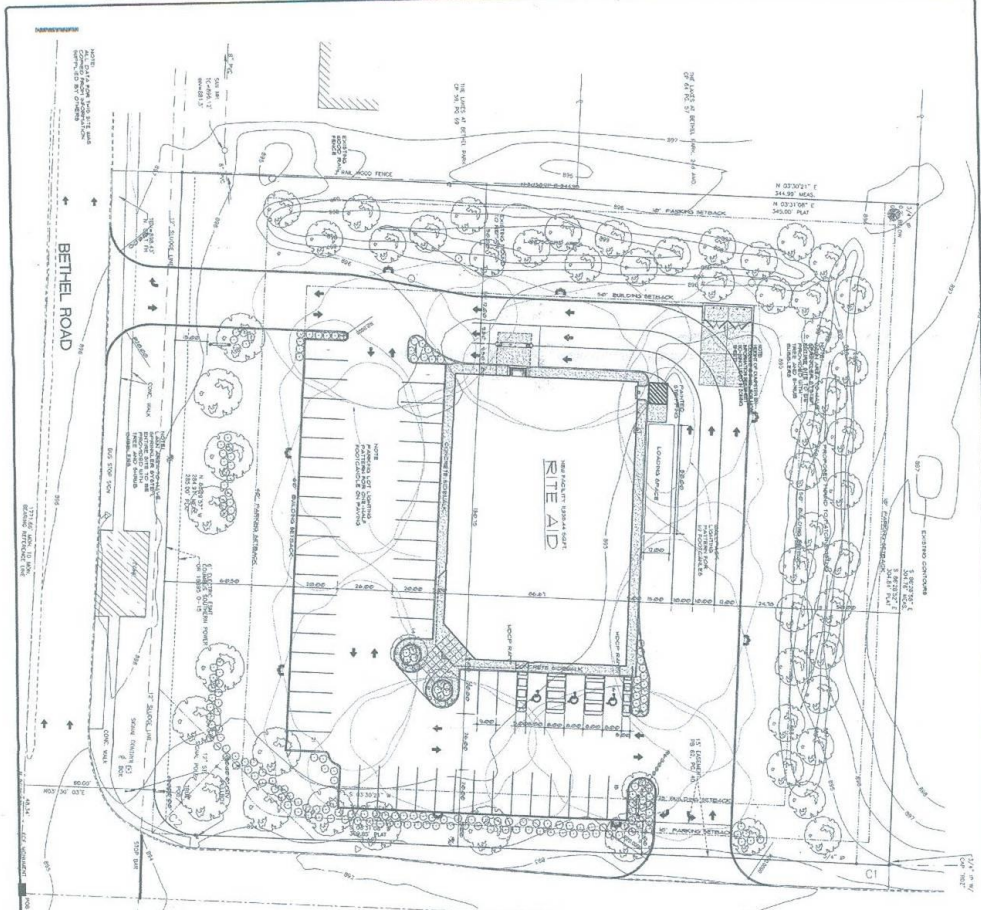


ARCHITECT LICENSED IN THE FOLLOWING STATES: ALA., FLA., GA., IL., IN., MD., MI., MN., MO., NY., OH., PA., S.C., TN., VA., W.VA., WIS., WY.
 ALL DIMENSIONS AND WRITTEN MATERIAL APPEARING HEREON CONSTITUTE THE DRAWING AND UNLESS OTHERWISE NOTED BY THE ARCHITECT, AND THE SAME MAY NOT BE DUPLICATED, USED, OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.



DIERKER ROAD

- SITE INFORMATION**
- 1) CERTIFIED ADDRESS: 2144 BETHEL ROAD
 - 2) REFER TO NEAREST INTERSECTION (S) ZONED CDP-2 (ZS17010)
 - 3) REFER TO NEAREST INTERSECTION (N) OR SECTION TO CORNER FROM LINE
 - 4) DENSITY UNIT PER ACRE: N/A
 - 5) BUILDING AREA: 133,444 SQ FT TO 66 ACES @ 3'-0" X 10'-0"
 - 6) PARKING AREA: 3 ADDITIONAL LANDSCAPE SPACES PROVIDED
 - 7) FLOOR AREA: 1,000,000 SQ FT (GROSS FLOOR AREA)
 - 8) FLOOR AREA: 1,000,000 SQ FT (NET FLOOR AREA)
 - 9) FLOOR AREA: 1,000,000 SQ FT (NET FLOOR AREA)
 - 10) FLOOR AREA: 1,000,000 SQ FT (NET FLOOR AREA)
 - 11) FLOOR AREA: 1,000,000 SQ FT (NET FLOOR AREA)
 - 12) FLOOR AREA: 1,000,000 SQ FT (NET FLOOR AREA)
 - 13) FLOOR AREA: 1,000,000 SQ FT (NET FLOOR AREA)
 - 14) FLOOR AREA: 1,000,000 SQ FT (NET FLOOR AREA)
 - 15) FLOOR AREA: 1,000,000 SQ FT (NET FLOOR AREA)
 - 16) FLOOR AREA: 1,000,000 SQ FT (NET FLOOR AREA)
 - 17) FLOOR AREA: 1,000,000 SQ FT (NET FLOOR AREA)
 - 18) FLOOR AREA: 1,000,000 SQ FT (NET FLOOR AREA)
 - 19) FLOOR AREA: 1,000,000 SQ FT (NET FLOOR AREA)
 - 20) FLOOR AREA: 1,000,000 SQ FT (NET FLOOR AREA)
 - 21) FLOOR AREA: 1,000,000 SQ FT (NET FLOOR AREA)
 - 22) FLOOR AREA: 1,000,000 SQ FT (NET FLOOR AREA)
 - 23) FLOOR AREA: 1,000,000 SQ FT (NET FLOOR AREA)
 - 24) FLOOR AREA: 1,000,000 SQ FT (NET FLOOR AREA)

CITY OF COLUMBUS
 DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
 DIVISION OF ZONING PERMITS
 DATE: 1/27/11
 BY: [Signature]



CERTIFIED HOUSE NUMBER

NO. 2144 BETHEL ROAD
 COLUMBUS, OHIO 43220-1034

Z10-026
 Final Received 4/14/11



HAROLD S. SCHOFIELD & ASSOCIATES
 ARCHITECTS ENGINEERS PLANNERS
 1225 DUBAN ROAD COLUMBUS, OHIO 43260-1034
 PHONE: 614-491-9101 FAX: 614-491-9104
 WEB: WWW.HSSA.COM

RITE AID
 RITE AID CORPORATION
 NEW FACILITY
 2144 BETHEL ROAD AT DIERKER ROAD
 COLUMBUS, OHIO

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MARCH 10, 2011**

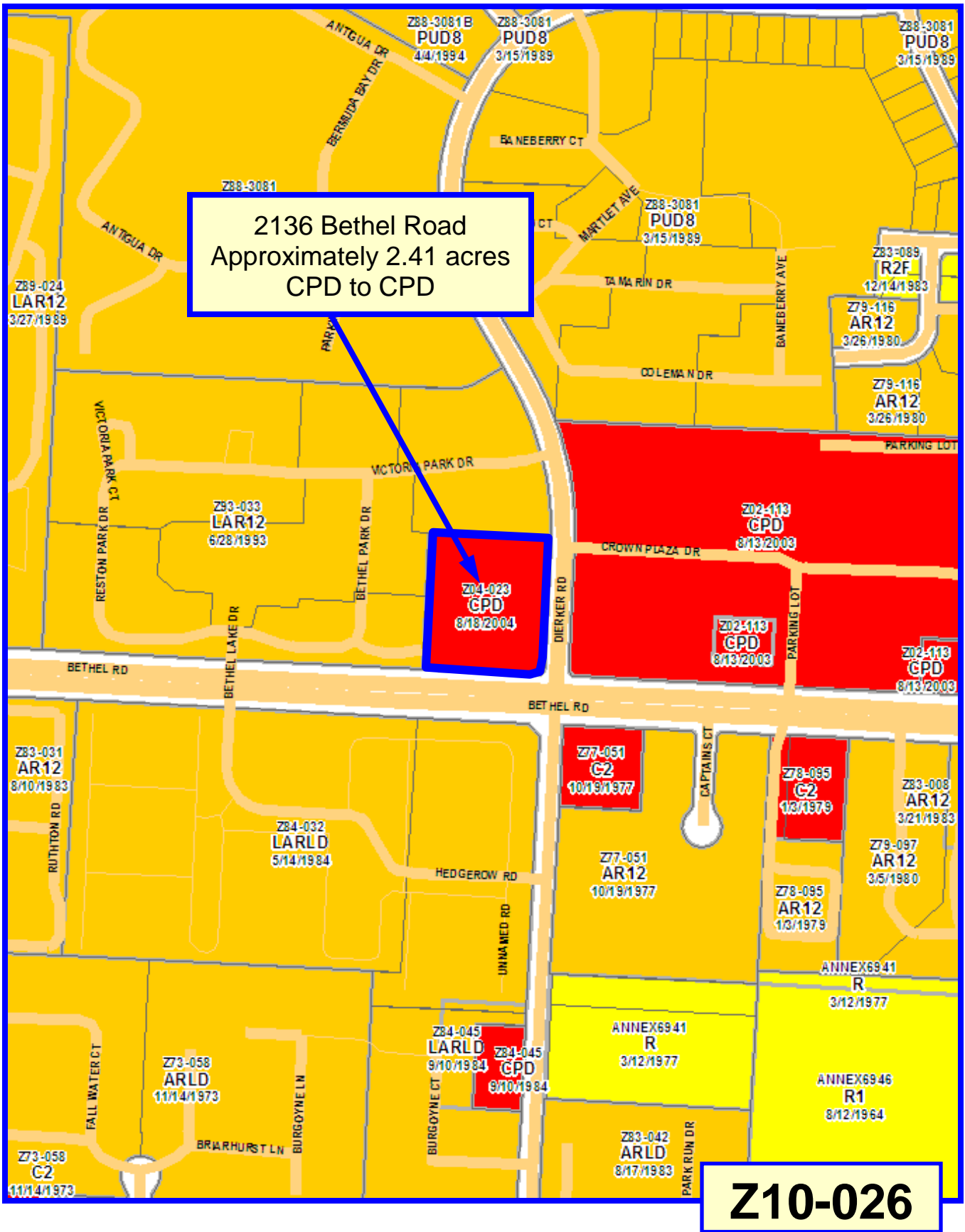
- 2. APPLICATION: Z10-026 (10335-00000-00483)**
Location: **2136 BETHEL ROAD (43220)**, being 2.41± acres located at the northwest corner of Bethel and Dierker Roads (590-158988).
Existing Zoning: CPD, Commercial Planned Development District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Discount department store.
Applicant(s): Family Dollar; c/o Arthur P. Morris, Architect; AM Architecture, Inc.; 7210 Granby Drive; Hudson, OH 44236.
Property Owner(s): ACV Livermore LLC; 465 First Street West, 2nd Floor; Sonoma, CA 95476.
Planner: Shannon Pine, 645-2208, spine@columbus.gov.

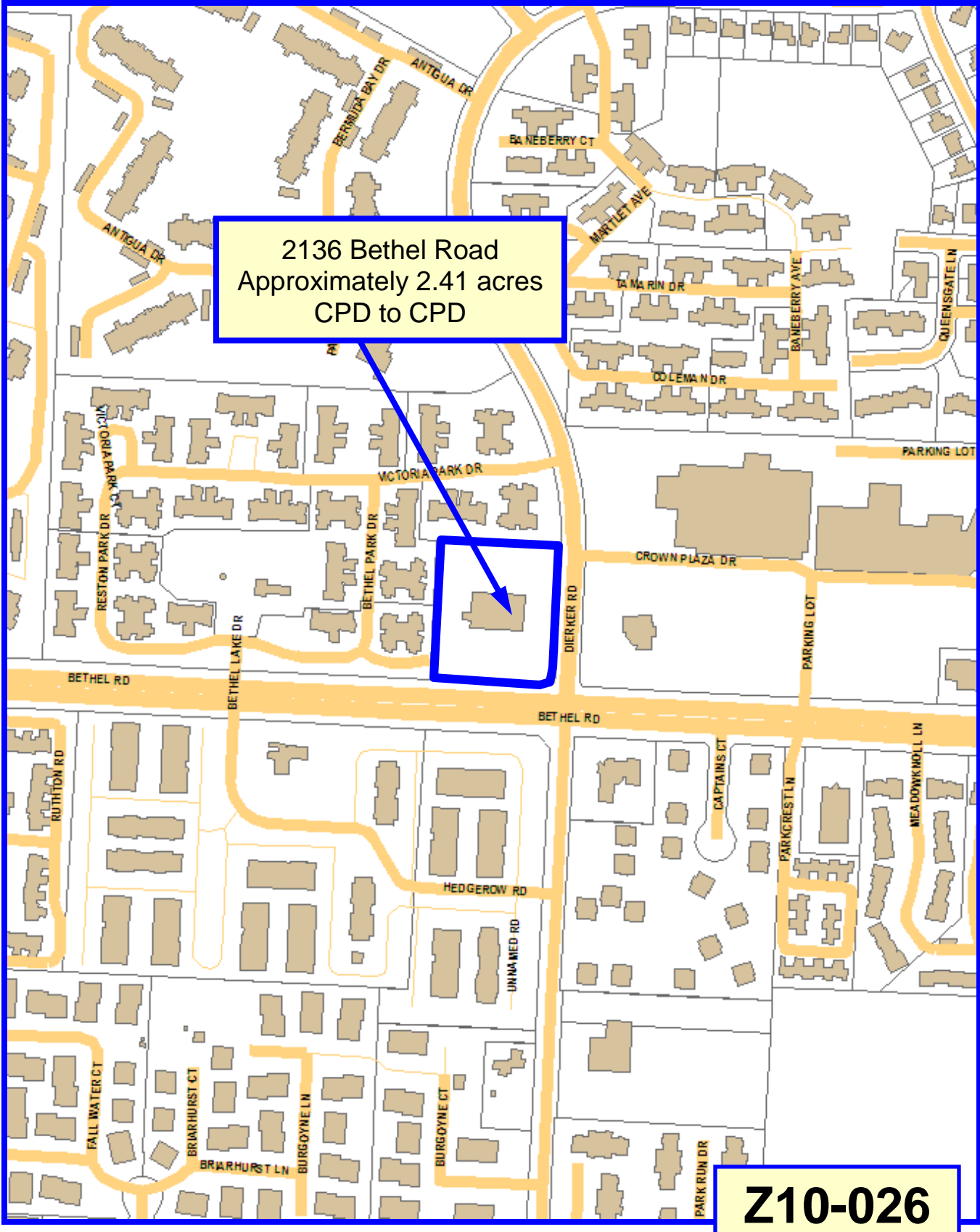
BACKGROUND:

- The 2.41± acre site is developed with a vacant appliance store zoned in the CPD, Commercial Planned Development District. The applicant requests the CPD, Commercial Planned Development District to allow all C-2 District and retail uses. The current CPD District only allows the appliance store as the sole retail use.
- To the north and west is multi-unit residential development in the L-AR-12, Limited Apartment Residential District. To the east across Dierker Road are an adult daycare facility and a shopping center in the CPD, Commercial Planned Development District. To the south across Bethel Road is multi-unit residential development in the L-ARLD, Limited Apartment Residential District.
- The site is located within the planning area of the *Northwest Plan (2007)*, but is not within a subarea that gives land use recommendations. This portion of Bethel Road is within the Regional Commercial Overlay (RCO), but only certain improvements to existing buildings trigger the RCO requirements.
- The submitted CPD plan illustrates the location of the existing building and landscaping areas. The CPD text carries over the development standards contained within the current CPD District, and includes use restrictions, setbacks, landscaping and screening.
- The *Columbus Thoroughfare Plan* identifies Bethel Road as a 4-2D arterial requiring 60 feet of right-of-way from the centerline.

CITY DEPARTMENTS RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District, will establish appropriate commercial uses for the site to allow for reuse of the existing building or redevelopment. The CPD text carries over the development standards contained within the current CPD District. The request is consistent with the zoning and development patterns of the area.





2136 Bethel Road
Approximately 2.41 acres
CPD to CPD

Z10-026



2136 Bethel Road
Approximately 2.41 acres
CPD to CPD


Z10-026

City of Columbus
Department of Building & Zoning Services
Attn: Shannon Pine
757 Carolyn Avenue
Columbus, OH 43224

Re: Z10-026 (10335-00000-00483) 2136 Bethel Road (43220)
Request for Zoning Change from a CPD (Commercial Planned Development District) to a CPD with "minor modifications" consisting of (a) no longer having the use designated as "office/pharmacy," and (b) designating the new use as a general merchandise retail store.

The Northwest Civic Association reviewed this request along with a request from the residents of The Lakes at Bethel Park Homeowner's Association. Those residents had expressed concerns that the Family Dollar's operations would have the same negative impact on the condominium residents as the former tenant's.


Enclosed with this document is a Good Neighbor Agreement outlining the commitments Family Dollar made to the Association. Included in their concerns were specific landscaping issues. Those were also addressed in the Staff Report from the Development Commission that Shannon Pine forwarded to Family Dollar. This document lays out specific plans for landscaping as listed in Development Standards 3C on page 2-6 of this document. Also on pages 2-10 are landscaping blueprints that Family Dollar must use as their guidelines for maintaining, replanting and replacing plantings. Laura Neidig, as the authorized representative of The Lakes at Bethel Park Homeowner's Association, has signed off on this agreement and additional e-mails from Tom Schoenheit, Assistant General Counsel of Family Dollar Stores, Inc. agreeing to adhere to the 2004 Staff Report guidelines from the Development Commission. I have enclosed the agreement and associated correspondence.

 The motion was made to approve the Request from Family Dollar for the Zoning Change with the stipulation that Family Dollar abides by the agreements made between them and The Lakes at Bethel Park Homeowners Association. The vote was 8 (eight) for and 0 (zero) against. The motion passed unanimously. Please contact me with any questions.

Sincerely,

Jeanne Ashby
Secretary

Enclosures

 The Northwest Civic Association recommendation included approval of a Good Neighbor Agreement which cannot be included as part of the rezoning ordinance.

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 # 210-026

Being first duly cautioned and sworn (NAME) Thomas E. Schoenheit
 of (COMPLETE ADDRESS) Family Dollar Stores, Inc., P.O. Box 1017, Charlotte, NC 28201
 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

<p>1. Family Dollar Stores of Ohio, Inc. P.O. Box 1017 Charlotte, NC 28201-1017 10301 Monroe Road Matthews, NC 28105</p>	<p>2.</p>
<p>2. 230 Columbus based employees Tom Schoenheit (704) 814-3443</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Thomas E. Schoenheit

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

SIGNATURE OF NOTARY PUBLIC

Georgina Maria Aguilera

My Commission Expires: July 7, 2015

Georgina Maria Aguilera, Notary Public

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

Notary Seal Here

