

P.N. 470-296199-00
 MENARD, INC.
 35.897 ACRES (DEED)
 -2.695 ACRES (EXCEPTION PARCEL)
 33,238 ACRES TOTAL
 I.N. 201712130175358
 Z16-025 (ORD. # 1719-2017)

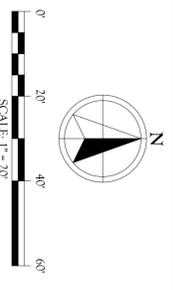
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ZONED: CPD - COMMERCIAL PLANNED DEVELOPMENT DISTRICT
 Z16-025A Final Received 5/13/2022 Page 2 of 3



ARNOLD CONSULTING
 ENGINEERING SERVICES, INC.
 P.O. BOX 1338
 BOWLING GREEN, KY 42101
 PHONE (270) 780-9445

DATE: 4/28/2022
 SCALE: 1" = 20'
 DRAWN BY: B. ZACKERY
 CHECKED BY: B. ZACKERY

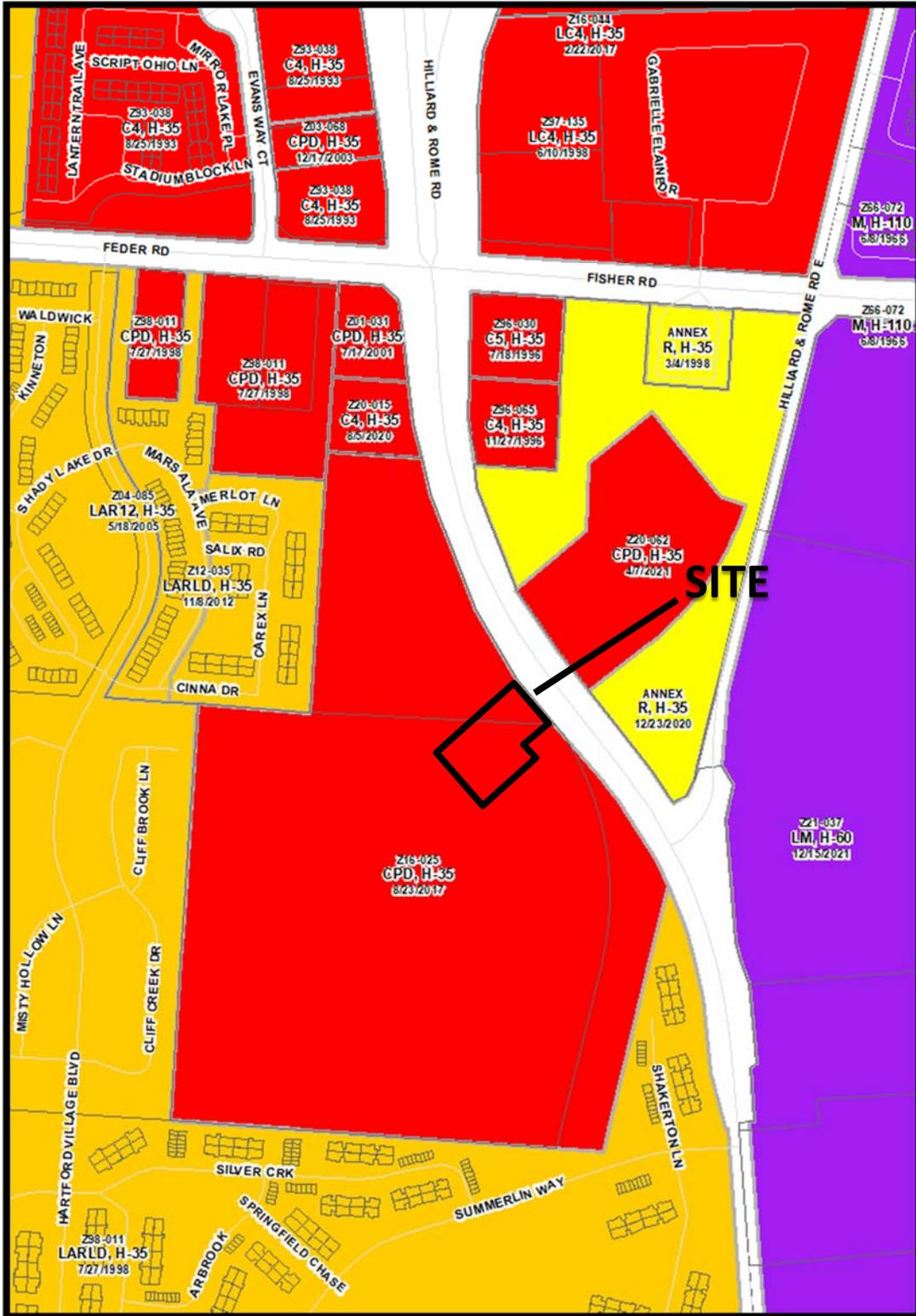


BOJANGLES
HILLIARD ROME ROAD
COLUMBUS, OH

PRELIMINARY SITE PLAN

- HEAVY DUTY BITUMINOUS PAVEMENT
- SIDEWALK
- CONCRETE PAVEMENT

PERMITS SUMMARY	
CURRENT ZONING:	CPD
PROPOSED ZONING:	CPD
CURRENT USE:	VACANT
PROPOSED USE:	RESTAURANT
LOT SIZE:	1.07 AC
ZONING REQUIREMENTS	
MINIMUM LOT SIZE:	N/A
MINIMUM LOT WIDTH:	N/A
MINIMUM LOT FRONTAGE:	N/A
MINIMUM LOT COVERAGE:	X%
MINIMUM SETBACKS	
PARKING SETBACK:	10'
FRONT YARD:	25'
SIDE YARD:	25'
REAR YARD:	25'
MAXIMUM BLDG. HEIGHT:	35'
PARKING	
REQUIRED SPACES:	RESTAURANT USE (W/BACK UP & SEATING - LESS THAN 5,000 SF) 1 SPACE PER 175 SF - MINIMUM 1 SPACE PER 90 SF - MAXIMUM 2,964 / 175 = 17 SPACES MINIMUM 2,964 / 90 = 33 SPACES MAXIMUM
PROVIDED:	33 STANDARD SPACES TOTAL 37 SPACES
BIKE PARKING SPACES	
REQUIRED:	MINIMUM OF 2 SPACES REQUIRED ADDITIONAL 1 SPACE REQUIRED FOR SPACES 2-139
PROVIDED:	4 SPACES
STACKING SPACES	
REQUIRED:	12 SPACES
PROVIDED:	13 SPACES



Z16-025A
901 Hilliard & Rome Rd.
Approximately 1.07 acres
Amend CPD Design Standards



Z16-025A
901 Hilliard & Rome Rd.
Approximately 1.07 acres
Amend CPD Design Standards

Standardized Recommendation Form

DEPARTMENT OF BUILDING
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW
(PLEASE PRINT)

Case Number	<u>Z16-025A (ZA22-002)</u>
Address	<u>905 Hilliard Rome Road</u>
Group Name	<u>Far West Side Area Commission</u>
Meeting Date	<u>April 26, 2022</u>
Specify Case Type	<input type="checkbox"/> BZA Variance / Special Permit <input type="checkbox"/> Council Variance <input checked="" type="checkbox"/> Rezoning <input type="checkbox"/> Graphics Variance / Plan / Special Permit
Recommendation (Check only one)	<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval

LIST BASIS FOR RECOMMENDATION:

The Far West Side Area Commission recommends approval for the requested update to the CPD Subarea II text with the accompanying site and landscape plans (4/26/2022) to allow for parking, stacking, and circulation to the front of the building. We agree the hardship presented by the current sewer easement necessitates this change from the anticipated building orientation at the time of the original text. The landscape plan as presented will help mitigate some of the issues associated with the parking and circulation in the front of the building.

Vote	<u>6 in favor; 0 opposed; 2 absent</u>
Signature of Authorized Representative	<u>Kelley Arnold</u> <small>Digitally signed by Kelley Arnold Date: 2022.04.27 12:29:19 -04'00'</small>
Recommending Group Title	<u>Zoning Chair</u>
Daytime Phone Number	<u>614-636-0784</u>

Please e-mail this form to the assigned planner within 48 hours of meeting day; OR FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.

Rezoning Application

DEPARTMENT OF BUILDING AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215 Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z16-025A

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

Being first duly cautioned and sworn (NAME) Eric Zartman of (COMPLETE ADDRESS) 8000 Walton Parkway, Suite 260, New Albany, Ohio 43054

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 (including contact name and number) Business or individual's address; City, State, Zip Code Number of Columbus-based employees (Limited to 3 lines per box)

Table with 2 columns and 2 rows. Row 1: 1. OH Columbus Hilliard Rome, LLC, 201 Riverplace, Suite 400, Greenville, South Carolina 49601; 2. Menard Inc., 5105 Menard Drive, Eau Claire, Wisconsin 54703. Row 2: 3. (empty), 4. (empty).

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 29th day of March, in the year 2022

SIGNATURE OF NOTARY PUBLIC [Signature] My Commission Expires 1-11-2026

Notary Seal Here



KIMBERLY R. GRAYSON Notary Public, State of Ohio My Commission Expires 01-11-2026

This Project Disclosure Statement expires six (6) months after date of notarization.