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

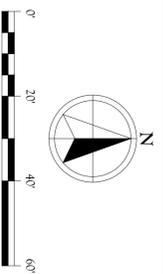
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*513-22*  
 Z16-025A Final Received 5/13/2022 Page 2 of 3



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**

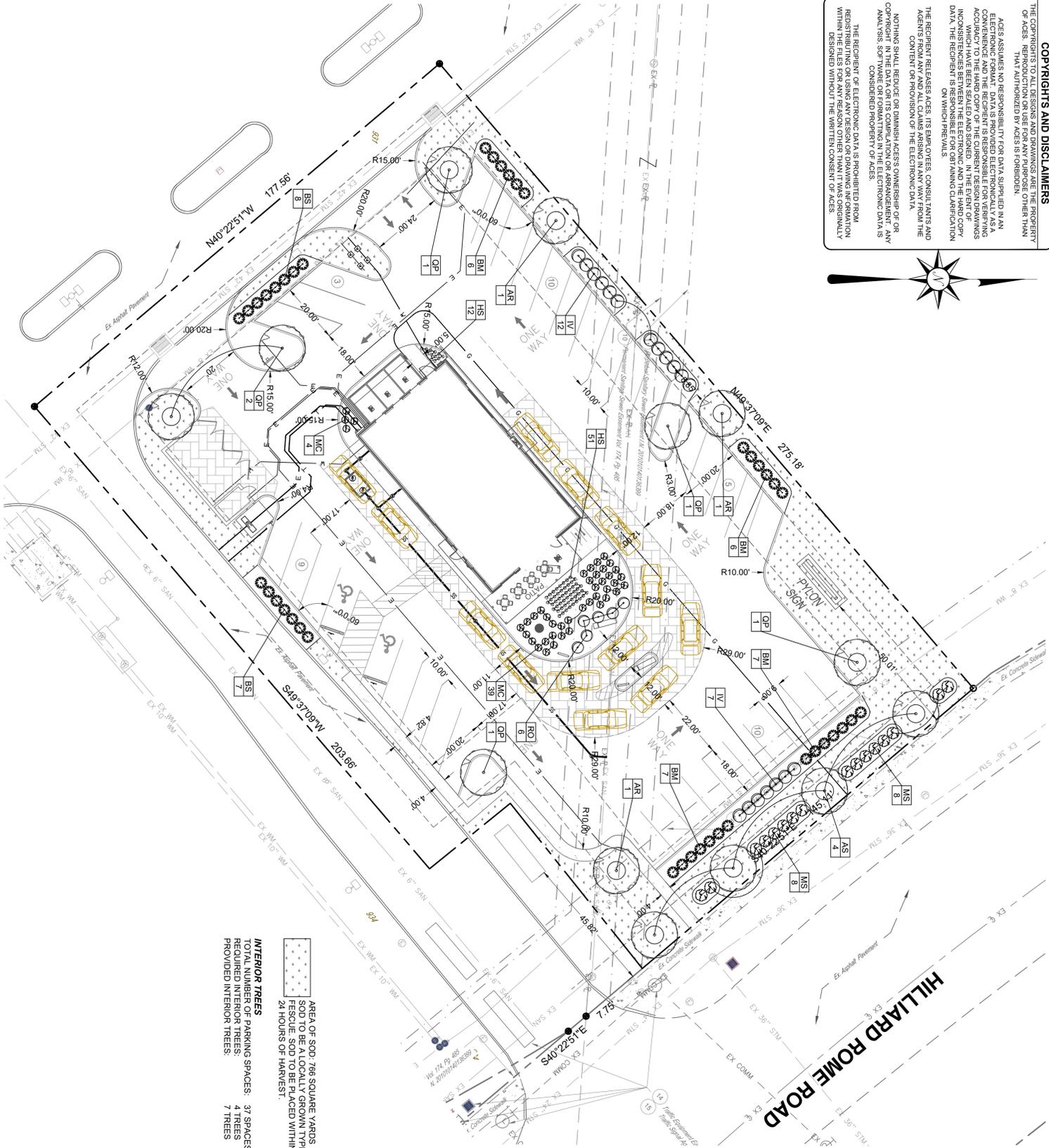
**PRELIMINARY SITE PLAN**

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

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THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



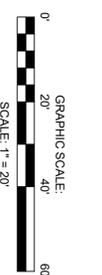
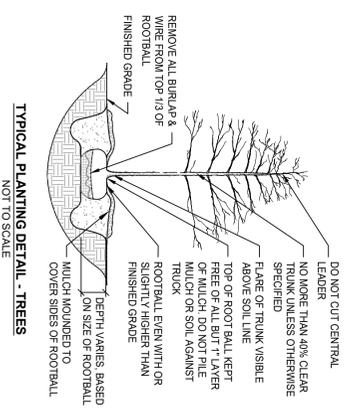
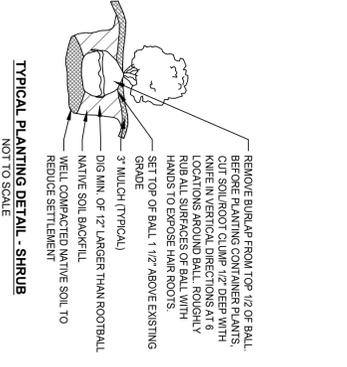
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**INTERIOR TREES**  
 SOD TO BE A LOCAL Y GROMA TYPE  
 RESCUE. SOD TO BE PLACED WITHIN  
 24 HOURS OF DELIVERY.

**AREA OF SOD - 766 SQUARE YARDS**

**INTERIOR TREES**  
 37 SPACES  
 7 TREES



- LANDSCAPE NOTES**
1. PLANT MATERIALS SHALL CONFORM IN SIZE AND GRADE TO AMERICAN STANDARDS FOR NURSERY STOCK. PLANT MATERIALS SHALL BE OF STANDARD QUALITY TRUE TO NAME AND TYPE. AND FIRST CLASS REPRESENTATIVES OF THEIR SPECIES OR VARIETY. PLANTS SHALL BE CAREFULLY LABELED AND SIZES NOTED. RIGHT IS RESERVED TO REJECT PLANTS CONSIDERED AS UNSATISFACTORY. REJECTED PLANTS SHALL BE REMOVED FROM SITE. PLANTS SHOULD NOT BE PRUNED PRIOR TO DELIVERY. HEADING-BACK PLANTS TO MEET SIZES INDICATED IN DRAWINGS SCHEDULE WILL NOT BE PERMITTED.
  2. PLANTS & TREES
    - 2.A. CONTRACTOR SHALL STAKE THE LOCATION OF EACH TREE AND SHRUB IN ACCORDANCE WITH THE LOCATIONS SHOWN ON THE DRAWINGS. STAKING AND LAYOUT WORK SHALL BE DONE SUFFICIENT IN ADVANCE OF PLANTING OPERATION TO PERMIT THE EXCAVATION OF PLANTING BEDS AND POCKETS TO A DEPTH REQUIRED FOR PLANTINGS.
    - 2.B. ANY ROCK OR OTHER UNDERGROUND OBSTRUCTION SHALL BE REMOVED TO DEPTH NECESSARY TO PERMIT PLANTING ACCORDING TO THESE SPECIFICATIONS.
    - 2.C. IN GENERAL, CONTRACTOR SHALL THOROUGHLY WATER ALL PLANTED AREAS AFTER PLANTING AND IN DRY WEATHER USE ENOUGH WATER TO THOROUGHLY SOAK ALL TREE PITS BEFORE PLANTING. CONTRACTOR SHALL MAKE NECESSARY ARRANGEMENTS IN ADVANCE OF START OF THE WORK TO INSURE THAT AN ADEQUATE SUPPLY OF WATER AND WATERING EQUIPMENT ARE AVAILABLE WHEN REQUIRED.
  3. MULCHING
    - 3.A. ALL TOP OF ROOT BALL AND SAUCER WITHIN 48 HOURS TO A MIN. DEPTH OF 2" AND TO A DEPTH NOT TO EXCEED 3" SHALL BE MULCHED. ALL LOWERING TREES SHALL BE MULCHED WITH THREE (3) INCHES THICK (SETTLED) AND COVERING AN AREA TWELVE (12) INCHES GREATER THAN THE DIAMETER OF PIT.
  4. PLANT MAINTENANCE
    - 4.A. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS PLANTED AND SHALL CONTINUE FOR 90 DAYS AFTER THE LAST PLANT HAS BEEN INSTALLED.
    - 4.B. ALL PLANTS SHALL BE KEPT IN A GROWING, HEALTHY CONDITION BY WATERING, PRUNING, SHEARING, SPRAYING, TIGHTENING OF GUYS (IF USED), STRAIGHTENING OF PLANTS WHICH LEAN OR SAG, LIFTING PLANTS WHICH DEVELOP MORE THAN NORMAL SETTLEMENT, UNDERSTANDING AND TAKING OTHER NECESSARY OPERATION OF MAINTENANCE. KEEP ALL PLANTING AREAS FREE OF WEEDS AND GRASS.
    - 4.C. DURING THE MAINTENANCE PERIOD, PLANTS IN AN UNHEALTHY OR BADLY IMPAIRED CONDITION SHALL BE REMOVED AND REPLACED IMMEDIATELY USING SPECIFIED MATERIAL.
  5. ACCEPTANCE AND GUARANTEE
    - 5.A. ANY PLANT REQUIRED UNDER THIS CONTRACT THAT IS DEAD OR WITHOUT SATISFACTORY GROWTH, AS DETERMINED BY THE LANDSCAPE ARCHITECT SHALL BE REMOVED AND REPLACED IN NEXT SPECIFIED PLANTING SEASON. ANY REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED AND REPLANTED IN SAME LOCATION FROM WHICH DEAD PLANT WAS REMOVED AND SHALL BE REPLACED AT NO ADDITIONAL COST.
    - 5.B. ALL PLANT MATERIAL SHALL HAVE A ONE YEAR WARRANTY FOR REPLACEMENT.
  6. DURING THE BIDDING PROCESS, NO PLANTS MAY BE SUBSTITUTED FOR A DIFFERENT PLANT. THE PLAN MUST BE BID AS DRAWN.
  7. THE LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO COME BACK AFTER ONE YEAR OF ACCEPTANCE OF THE PLANTING TO REMOVE ANY STAKES OR GUY WIRES THAT MAY HAVE BEEN USED.
  8. ANY DISCREPANCY BETWEEN THE PLANTING PLAN AND THE PLANT SCHEDULE SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE QUANTITIES SHOWN ON THE PLAN SHALL TAKE PRECEDENCE OVER THE PLANT SCHEDULE.
  9. THE OWNER RESERVES THE RIGHT TO ALTER THE PLANTING PLAN ONLY AS SHOWN IN THE AREA OF THE FOUNDATION.

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
TREES						
AR	3	ACER RUBRUM RED SUNSET	RED MAPLE	2' GAL	CONT./18 & 8	WELL BRANCHED
AS	4	ACER SACHARINUM LEGACY	SUGAR MAPLE	2 1/2' GAL	CONT./18 & 8	WELL BRANCHED
OP	6	QUERCUS PHELLOS	WILD OAK	2' GAL	CONT./18 & 8	WELL BRANCHED
SHRUBS						
BM	26	BUXUS MICROPHYLLA WINTERGREEN	LITTLE LEAF BOXWOOD	24" HT	CONT./18 & 8	
BS	15	BUXUS SEMPERVIRENS VARDAR VALLEY	COMMON BOXWOOD	24" HT	CONT./18 & 8	
IV	19	ILEX VERTICILLATA RED SPRITE	COMMON WINTERBERRY	24" HT	CONT./18 & 8	
RO	6	ROSA X WIEDERHOVA	DRIFT ROSE		3 GAL.	
ORNAMEN/TAL GRASSES						
MC	43	MUEHLENBERGIA CAPILLARIS	MULH Y GRASS		3 GAL.	
MS	16	MISCANTHUS SINENSIS	MAHON GRASS		3 GAL.	
PERENNIALS						
HS	63	HEMEROCALLIS STELLA DE ORO	DAVILY		1 GAL.	

REVISIONS

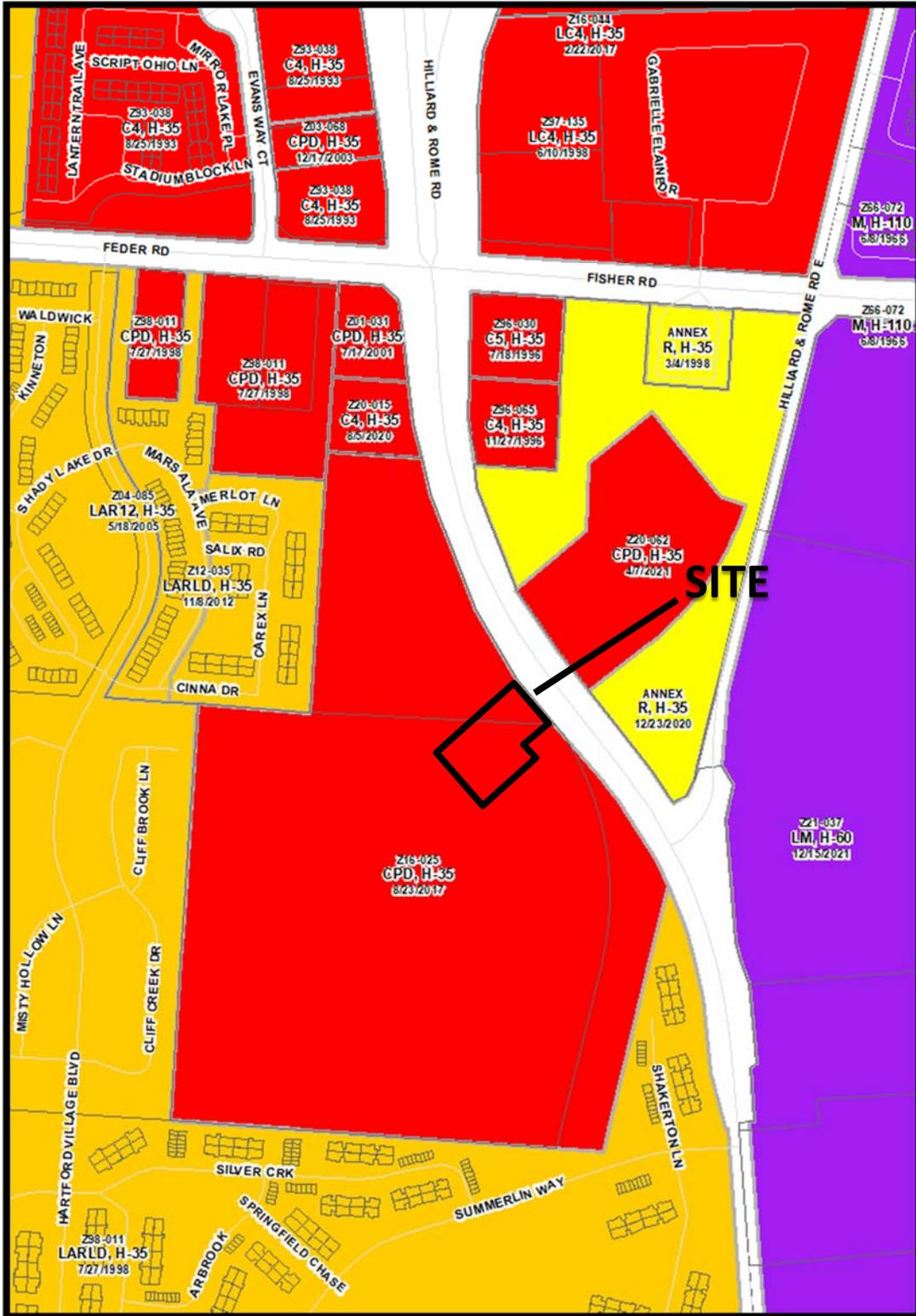
NO.	DATE	REVISION
04-26-22		REVISED PER COMMENTS

**HILLIARD ROME ROAD**  
**COLUMBUS, OHIO 43026**

JOB NUMBER: 21-3446L  
 DATE: 04/28/22  
 SCALE: 1" = 20'  
 DRAWN: K. CARROWELL  
 CHECKED: B. SHIRLEY  
 APPROVED: B. ZACKERY

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

LANDSCAPE PLAN



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)

<p>1. OH Columbus Hilliard Rome, LLC 201 Riverplace, Suite 400 Greenville, South Carolina 49601</p>	<p>2. Menard Inc. 5105 Menard Drive Eau Claire, Wisconsin 54703</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT 

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

 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.**