

**MENARDS**  
 Hilliard-Rome Road  
 Columbus West, Ohio  
 CPD Building Elevations  
 May 17, 2017  
 Scale: 1/16" = 1'-0"

*Handwritten:*  
 216-025  
 Thomas O'Neill  
 June 13, 2017

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
APRIL 13, 2016**

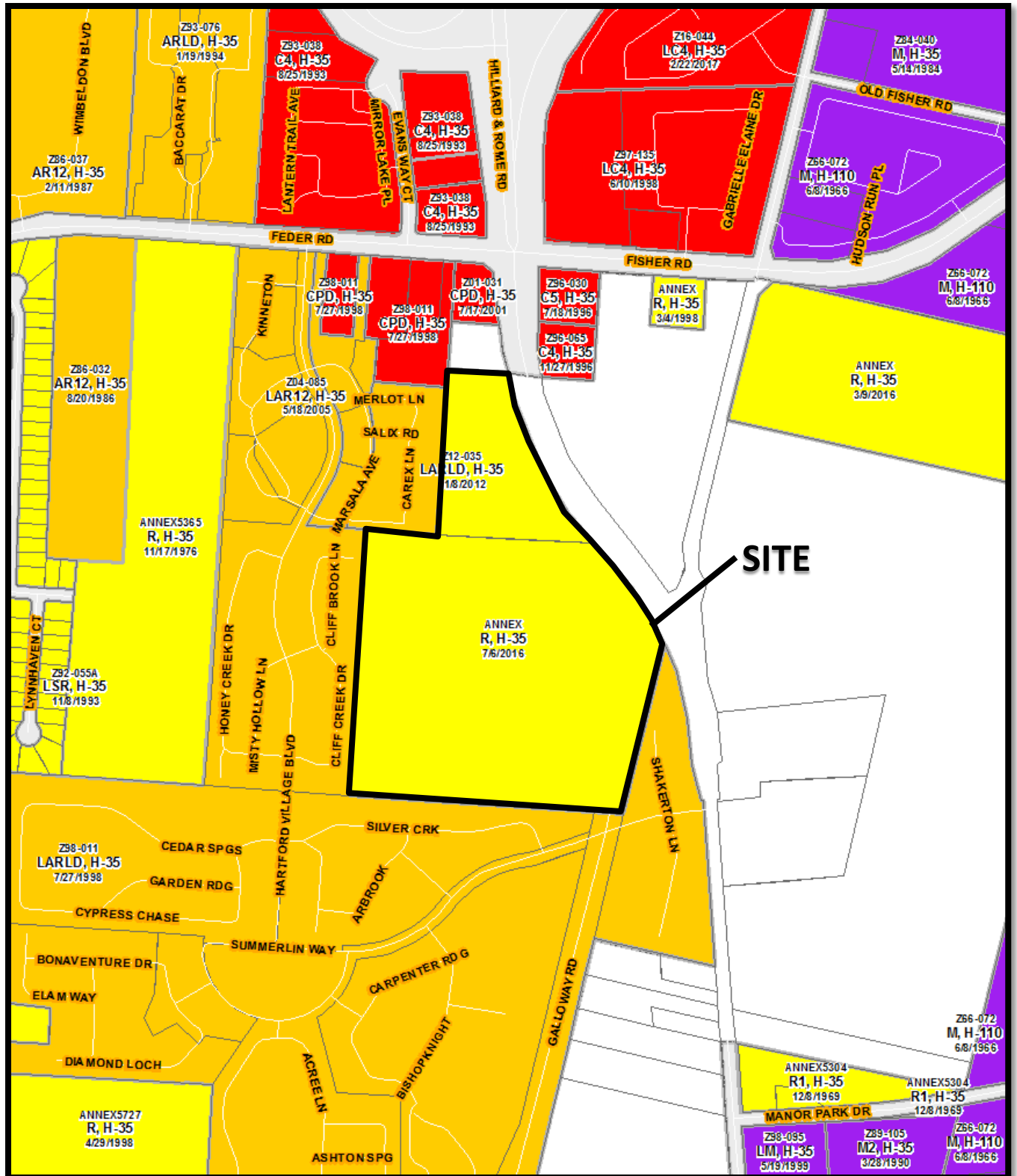
1.     **APPLICATION:**                   **Z16-025**  
       **Location:**                   **831 HILLIARD & ROME ROAD (43228)**, being 35.9± acres on the west side of Hilliard & Rome Road, 450± feet south of Fisher Road (240-006855 & 240-002540).  
  
       **Existing Zoning:**           R, Rural District (Annexation Pending).  
       **Request:**                   CPD, Commercial Planned Development District.  
       **Proposed Use:**           Home improvement store.  
       **Applicant(s):**           Thomas O'Neil; 5151 Menard Drive; Eau Claire, WI 54703.  
       **Property Owner(s):**   LJKJ Rome Hilliard, LLC; c/o Julie Hoffman (HER Realtors), Agent; 4087 Trueman Blvd; Hilliard, OH 43026.  
       **Planner:**                 Michael Maret; 614-645-2749; [mjmaret@columbus.gov](mailto:mjmaret@columbus.gov)

**BACKGROUND:**

- The 35.9± acre site consists of a large undeveloped tract of land, comprised of two parcels, recently annexed from Prairie Township, and now zoned R, Rural District. The applicant is requesting the CPD, Commercial Planned Development District to develop this vacant site with retail and commercial uses in two separate subareas. A building materials supply dealer is proposed within Subarea I, with C-4 district uses also permitted. Within Subarea II, C-4 & C-5 district uses would be permitted for unspecified retail or commercial uses.
- The site is bordered to the north, south, and west by apartments in the L-AR-12, and L-ARLD, Limited Apartment Residential districts. Also to the north are commercial businesses in the CPD, Commercial Planned Development District. To the west is agricultural land in Prairie Township's R, Rural District.
- The site is located within the boundaries of the *Trabue / Roberts Area Plan* (2011) which recommends "community mixed uses" for this location.
- The CPD text includes use, setback, access, frontage, screening, landscaping, building design, and site plan commitments. Variances to reduce minimum parking, screening, landscaping, building setback, and maneuvering requirements are also included within the text.
- The *Columbus Thoroughfare Plan* identifies Hilliard & Rome Road as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval

The requested CPD, Commercial Planned Development District would permit the development of home improvement store with outparcel development on the site. Staff considers this development compatible with the density and development standards of adjacent commercial and apartment developments.

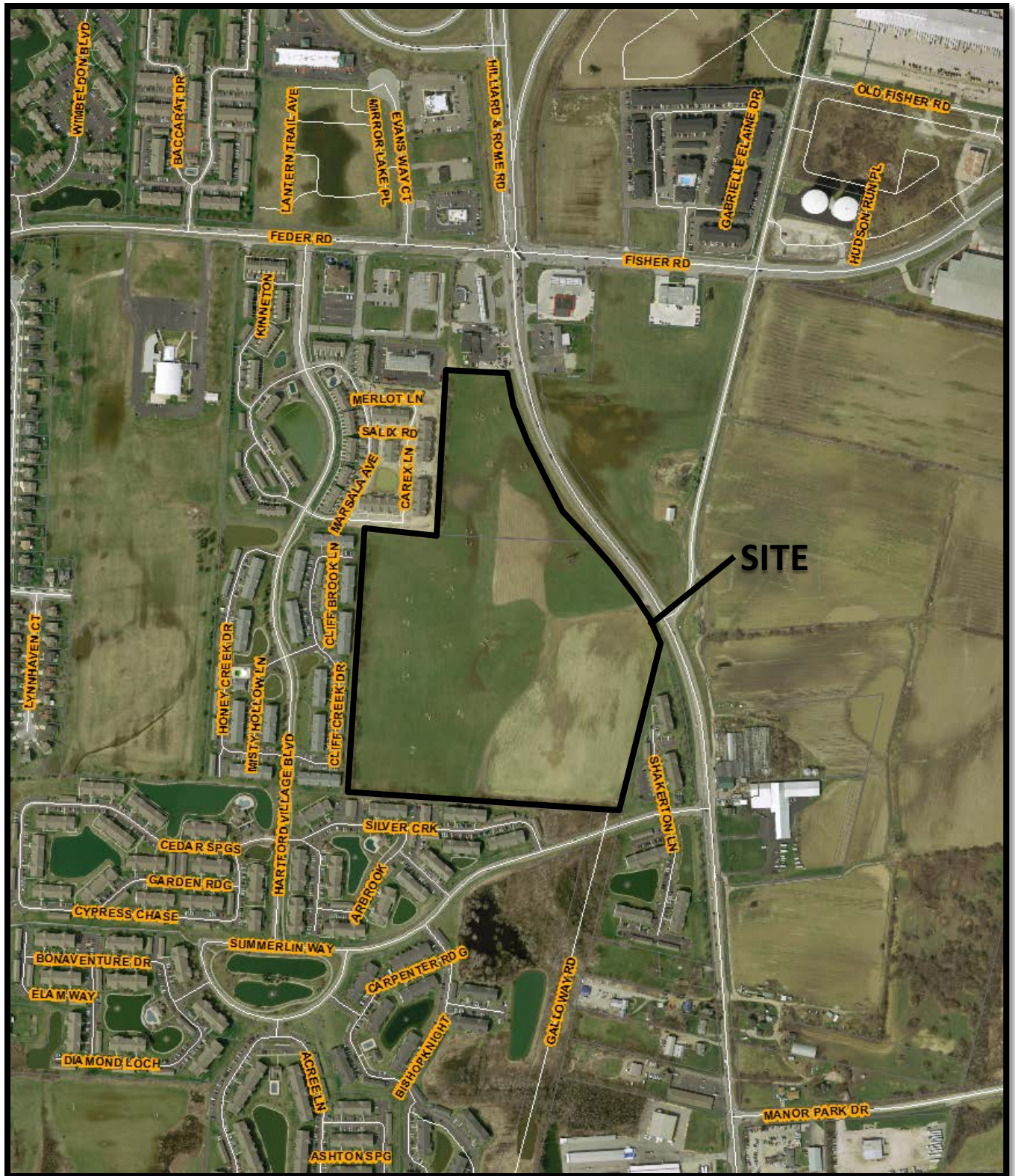


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Approximately 35.9 acres  
R to CPD



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THE CITY OF  
**COLUMBUS**

**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 # Z16-025STATE OF ~~OHIO~~ WisconsinCOUNTY OF ~~FRANKLIN~~ Eau ClaireBeing first duly cautioned and sworn (NAME) Thomas O'Neilof (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 Approximately 250 City of Columbus employees Tom O'Neil (715) 876-2810 : toneil@menard-inc.com	2.
3.	4.

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

  
**THOMAS O'NEIL**

Subscribed to me in my presence and before me this

13

day of

June

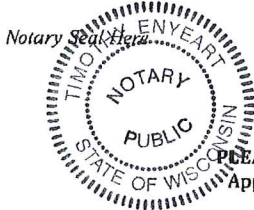
in the year

2017

SIGNATURE OF NOTARY PUBLIC


My Commission Expires: ~~XXXX~~ is permanent

Timothy Enyeart

*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