

REZONING APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

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

AFFIDAVIT

(See instruction sheet)

APPLICATION # 216-025

STATE OF ~~OHIO~~ Wisconsin
COUNTY OF ~~FRANKLIN~~ Eau Claire
~~XXXXXXXX~~

Being first duly cautioned and sworn (1) NAME Thomas W. O'Neil
of (1) MAILING ADDRESS 5101 Menard Drive, Eau Claire, WI 54703

deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) CERTIFIED ADDRESS FOR ZONING PURPOSES 831 Hilliard and Rome Road
for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) _____

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) LJKJ Rome Hilliard LLC, an Ohio limited liability company,
Ruth Ann Hoffman, and Roy Lee Hoffman

Check here if listing additional property owners
on a separate page.

c/o Julie Hoffman
HER Realtors, 4087 Trueman Blvd., Hilliard, OH 43026

APPLICANT'S NAME AND PHONE #
(same as listed on front of application)

Thomas O'Neil
715-876-2810

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR OR
CONTACT PERSON AND ADDRESS

(5) N/A

and that the attached document (6) is a list of the names and complete mailing addresses, including zip codes, as shown on the **County Auditor's Current Tax List or the County Treasurer's Mailing List**, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property(7)

SIGNATURE OF AFFIANT

(8) Thomas O'Neil
Subscribed to me in my presence and before me this 2nd day of May, in the year 2016

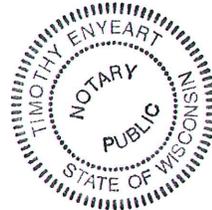
SIGNATURE OF NOTARY PUBLIC

(8) Timothy Enyeart
Timothy Enyeart

My Commission ~~Expires~~ is permanent

This Affidavit expires six months after date of notarization.

Notary Seal Here



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

216-025

| | | |
|--|---|--|
| Property Owner: | LKJK Rome Hilliard LLC Ruth Ann Hoffman & Roy Lee Hoffman HER Realtors 4087 Trueman Blvd Hilliard, OH 43026 | |
| Surrounding Property Owners: | Brookview Templeton, LLC c/o Michael P. McNamee, Esq 2625 Commons Blvd Beavercreek, OH 45431 | Marcus Pohlmann Properties I, LLC c/o Marcus Pohlmann P.O. Box 640 Hilliard, OH 43026 |
| Hartford Village Commons, LLC c/o Nancy M. Inman 470 Olde Worthington Rd, Suite 100 Westerville, OH 43082 | Image Hospitality, LLC Amul Patel c/o Michael H Whitehead P.O. Box 919 Newark, OH 43058 | Salts Dean E Tr c/o Dean Salts 975 Hilliard Rome Rd Columbus, OH 43228 |
| Naline Investments, LLC c/o Nathan Cline 1040 Rome Hilliard Rd Columbus, OH 43228 | | |

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 # 216-025

STATE OF ~~OHIO~~ Wisconsin
COUNTY OF ~~FRANKLIN~~ Eau Claire

Being first duly cautioned and sworn (NAME) Thomas O'Neil
of (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

| | |
|--|-----------|
| <p>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</p> | <p>2.</p> |
| <p>3.</p> | <p>4.</p> |

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Thomas O'Neil

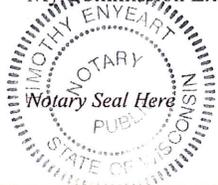
Subscribed to me in my presence and before me this 2nd day of May, in the year 2016

SIGNATURE OF NOTARY PUBLIC

Timothy Enyeart

My Commission ~~Expires~~ 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

RECEIVED

216-025

OCT 30 2015

**Franklin County Engineer
Dean C. Ringle, P.E., P.S.**

ANNEXATION OF 35.9 ACRES±

ANNEXATION
PLAT & DESCRIPTION
ACCEPTABLE
DEAN C. RINGLE, P.E., P.S.
FRANKLIN COUNTY ENGINEER

FROM: TOWNSHIP OF PRAIRIE
TO: CITY OF COLUMBUS

By DR Date 10/30/15

Situated in the State of Ohio, County of Franklin, Township of Prairie, in Virginia Military Survey Numbers 7326 and 1484, being part of Lots 1 and 5 as shown on Plat "A" of the partition of the lands of Thomas O'Harra, of record in Complete Record Number 80, Page 196 of the Court of Common Pleas, also being part of those tracts of land conveyed to LJKJ Rome Hilliard, LLC by deeds of record in Instrument Numbers 201212190195037 and 201306120097793, and to Ruth Ann Hoffman and Roy Lee Hoffman by deeds of record in Official Records 2614J05 and 5431H02, (all references are to the records of the Recorder's Office, Franklin County, Ohio) and more particularly bounded and described as follows:

BEGINNING at the northeasterly corner of said Hoffman tracts, the southeasterly corner of that 0.972 acre tract conveyed as Tract Three to Dean E. Salts, Trustee, by deed of record in Instrument Number 201411030145462, in the westerly line of that 7.879 acre tract conveyed as Parcel No. 104 WD to State of Ohio by deed of record in Deed Book 2990, Page 249, in the westerly right-of-way line of Hilliard-Rome Road;

Thence with said westerly right-of-way line the following courses and distances:

South 14° 27' 57" East, a distance of 110.68 feet to a point;

South 21° 34' 02" East, a distance of 314.09 feet to a point;

South 31° 34' 10" East, a distance of 209.73 feet to a point;

South 40° 22' 51" East, a distance of 400.89 feet to a point;

South 33° 03' 34" East, a distance of 192.46 feet to a point; and

South 23° 34' 36" East, a distance of 71.46 feet to the northerly corner of the condominium entitled "Templeton Crossing Condominiums", of record in Condo Plat Book 92, Page 35, in the existing City of Columbus corporation line as established by Ordinance Number 775-98, of record in Instrument Number 199805120115788;

Thence South 13° 54' 58" West, with the westerly line of said "Templeton Crossing Condominiums", with said City of Columbus corporation line, a distance of 725.74 feet to the northeasterly corner of that 5.023 acre tract conveyed to City of Columbus, Ohio by deed of record in Instrument Number 199902250048365;

Thence North 85° 53' 40" West, with the northerly lines of said 5.023 acre tract and said "Templeton Crossing Condominiums", with said City of Columbus corporation line, a distance of 1133.61 feet to the southeasterly corner of that 16.480 acre tract conveyed to Marcus Pohlmann Properties I, LLC by deed of record in Instrument Number 200007240145759;

Thence North 03° 47' 12" East, with the easterly line of said 16.480 acre tract, with said City of Columbus corporation line, a distance of 1091.76 feet to a point in the southerly line of the condominium entitled "Hartford Village Commons Condominiums Phase V, Fifth Amendment", of record in Condominium Plat Book 243, Page 9;

Thence South 85° 51' 22" East, with said southerly line, continuing with said City of Columbus corporation line, a distance of 295.39 feet to the southeasterly corner thereof;

Thence North 03° 52' 15" East, with the easterly lines of said condominium and that 1.629 acre tract conveyed to Image Hospitality, L.L.C. by deed of record in Instrument Number 201010010129017, continuing with said City of Columbus corporation line, a distance of 685.45 feet to the southwesterly corner of said 0.972 acre tract;

Thence South 85° 41' 56" East, with the southerly line of said 0.972 acre tract, a distance of 246.75 feet to the POINT OF BEGINNING, containing 35.9 acres, more or less.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

Matthew A. Kirk

Matthew A. Kirk
Professional Surveyor No. 7865

29 OCT 15

Date



City of Columbus Zoning Plat

216-025



ZONING NUMBER

The Zoning Number Contained on This Form
is Herein Certified to Obtain Zoning, Rezoning,
and Variances, and is NOT to be Used for
the Securing of Building & Utility Permits

Parcel ID: 240002540, 240006855

Zoning Number: 831

Street Name: HILLIARD & ROME RD

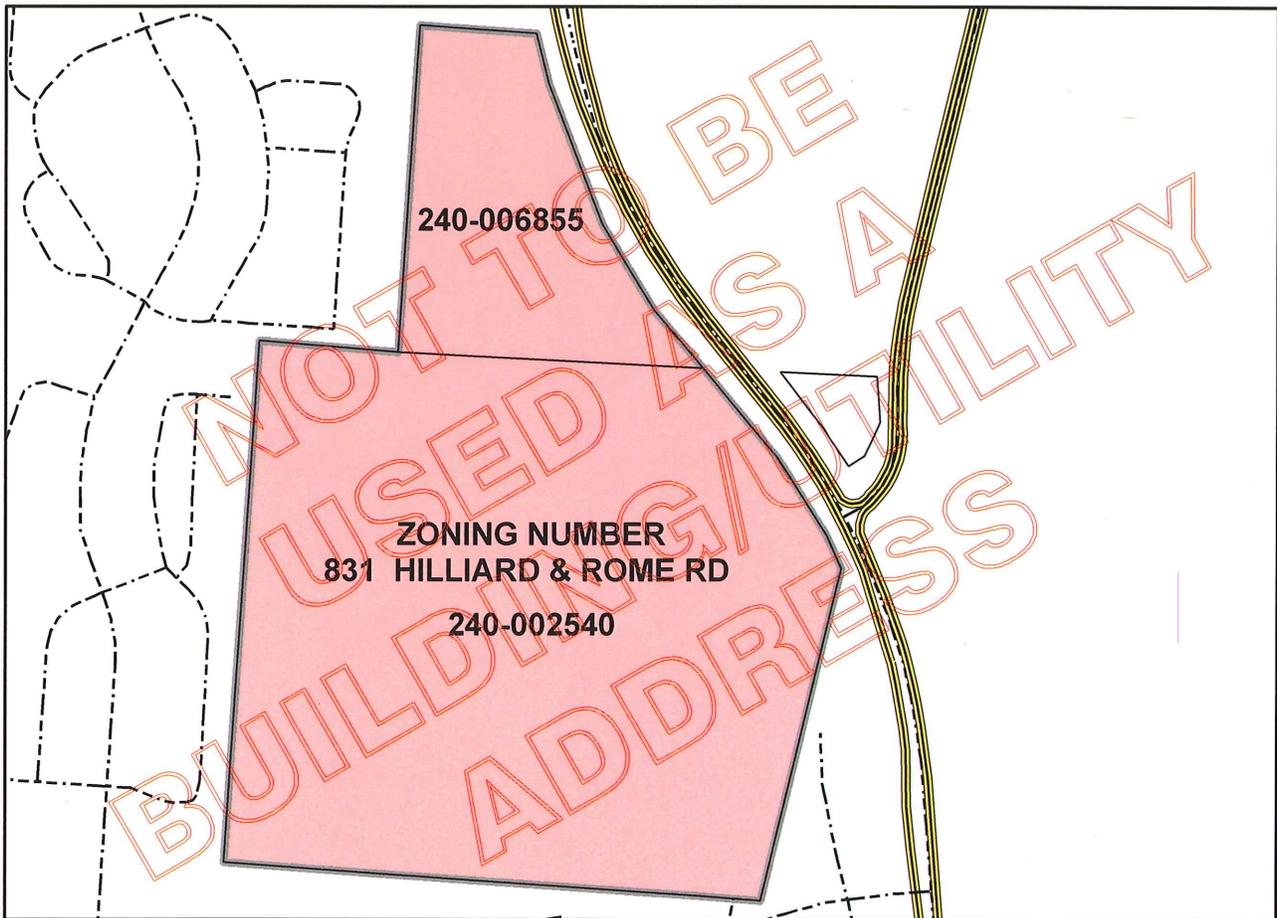
Lot Number: N/A

Subdivision: N/A

Requested By: MENARD, INC. (TOM O'NEIL)

Issued By: *Regina Wharian*

Date: 3/31/2016

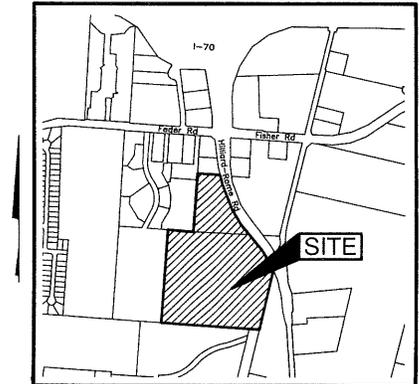


JAMES D. YOUNG, P.E., ADMINISTRATOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
COLUMBUS, OHIO

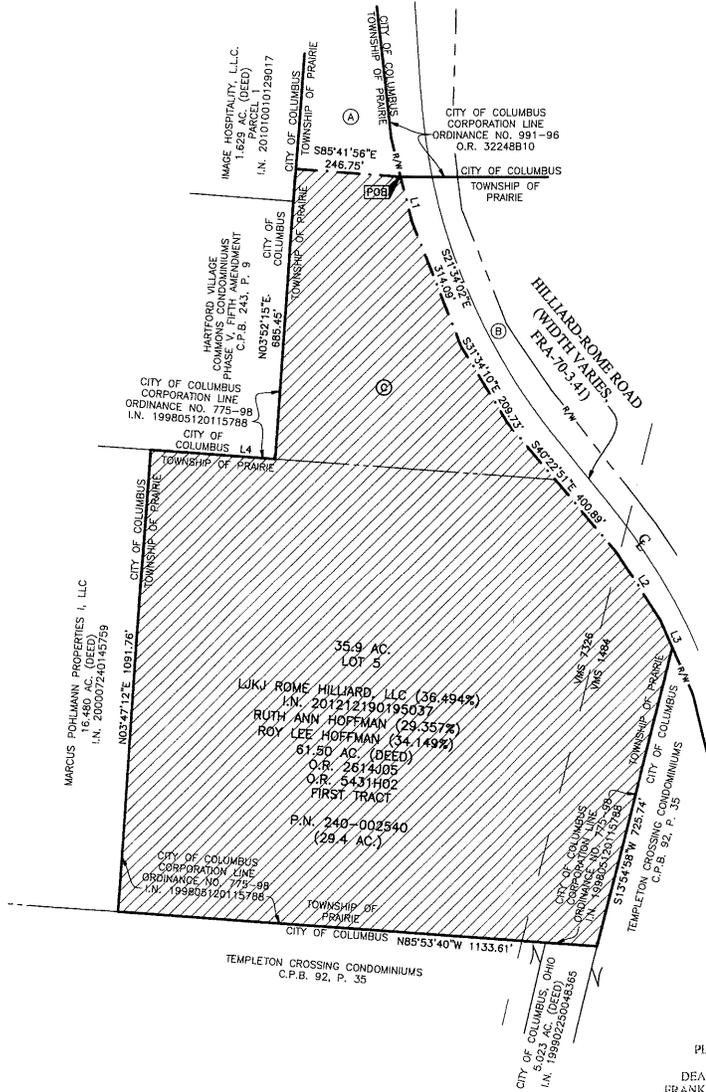
SCALE: 1 inch = 400 feet

GIS FILE NUMBER: 60915

ANNEXATION OF 35.9± ACRES TO THE CITY OF COLUMBUS FROM THE TOWNSHIP OF PRAIRIE VIRGINIA MILITARY SURVEY NOS. 7326 & 1484 TOWNSHIP OF PRAIRIE, COUNTY OF FRANKLIN, STATE OF OHIO



LOCATION MAP AND BACKGROUND DRAWING
Not to Scale



- (A) DEAN E. SALTS, TRUSTEE
0.972 AC. (DEED)
TRACT THREE
I.N. 201411030145462
- (B) STATE OF OHIO
PARCEL NO. 104 WD
7.879 AC. (DEED)
D.B. 2990, P. 249

LOT 1
PLAT "A"
C.R. 80, P. 196 OF THE
COURT OF COMMON PLEAS

- (C) LIKJ ROME HILLIARD, LLC (36.494%)
RUTH ANN HOFFMAN (29.357%)
ROY LEE HOFFMAN (34.149%)
6.510 AC. (DEED)
I.N. 201306120097793
P.N. 240-00203
(6.5 AC.)

AREA TO BE ANNEXED

PROPOSED CITY OF COLUMBUS CORPORATION LINE
EXISTING CITY OF COLUMBUS CORPORATION LINE

ANNEXATION
PLAT & DESCRIPTION
ACCEPTABLE
DEAN C. RINGLE, P.E., P.S.
FRANKLIN COUNTY ENGINEER
By BB Date 10/30/15

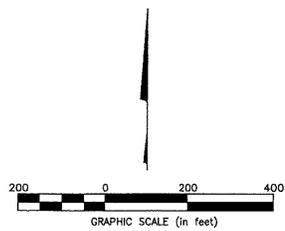
Contiguity Note:
Total perimeter of annexation area is 5478.01 feet, of which 3931.95 feet is contiguous with the City of Columbus by Ordinance Number 775-98 giving 72% perimeter contiguity.

Note:
This annexation does not create islands of unincorporated areas within the limits of the area to be annexed.

RECEIVED

OCT 30 2015
Franklin County Engineer
Dean C. Ringle, P.E., P.S.

By Matthew A. Kirk Date 29 OCT 15
Matthew A. Kirk
Professional Surveyor No. 7865



| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | S14°27'57"E | 110.68' |
| L2 | S33°03'34"E | 192.46' |
| L3 | S23°34'36"E | 71.46' |
| L4 | S85°51'22"E | 295.39' |



| | |
|--|------------------------|
| EMHT Evans, Mechwart, Hambleton & Tilton, Inc. Engineers • Surveyors • Planners • Scientists 3300 New Albany Road, Columbus, OH 43254 Phone: 614.775.4500 • Toll Free: 888.775.3648 emht.com | Date: October 29, 2015 |
| | Scale: 1" = 200' |
| | Job No: 2015-1178 |
| | Sheet: 1 of 1 |
| REVISIONS | |
| MARK | DATE DESCRIPTION |
| | |
| | |
| | |

COMMERCIAL PLANNED DEVELOPMENT TEXT

PROPOSED DISTRICTS: Commercial Planned Development (CPD)
PROPERTY ADDRESS: 831 Hilliard and Rome Road
OWNER: LJKJ Rome Hilliard LLC; Ruth Ann Hoffman; Roy Lee Hoffman
APPLICANT: Menard, Inc., a Wisconsin corporation
DATE OF TEXT: 04/29/16
APPLICATION NUMBER: Z16-025

INTRODUCTION

The subject area is being divided into subareas to reflect zoning classifications and standards, which are thought to be appropriate for each subarea. The development will occur over an extended period of time and it will be necessary from time to time to modify the development standards and to provide for additional uses which could not be foreseen but are compatible with the uses allowed in each subarea. The development of Subarea I is planned as a Menards home improvement and building materials supply dealer, with said development tentatively scheduled for construction during the 2017 construction season. The development of parts or all of Subarea II is planned as ancillary commercial retail development, with said development tentatively scheduled for construction during the 2018 construction season and later.

Any subarea may be the subject of a rezoning application filed with the City of Columbus and nothing contained herein shall prevent the current or future owners of the property from filing and processing a rezoning application on any subarea.

The applicable development requirements contained in this text shall not apply to the subarea until the time of development of that subarea.

SUBAREA I – 16.52+/- ACRES

1. PERMITTED USES: The following uses shall be permitted within Subarea I: Those uses listed in Chapter 3356 (C-4, Commercial District).

2. DEVELOPMENT STANDARDS: Except as otherwise noted above herein, the applicable development standards of Chapter 3356, C-4, Commercial District shall apply to Subarea I.

A. Density, Height, Lot and/or Setback commitments.

1. Setback from Hilliard Rome Road shall be two hundred (200) feet for all parking, loading and maneuvering areas and five hundred (500) feet for buildings. At the time of this zoning, the City has informed the developer the City of Columbus long range transportation plan eventually calls for Hilliard Rome Road to transition to Galloway Road all the way to Broad Street to the southwest. At the time of site compliance plan approval, the developer shall provide 120' of additional right-of-way along the east part of the property necessary for Galloway Road.

2. Setback from west and south property line of Subarea I shall be ten (10) feet for parking, loading and maneuvering areas and twenty (20) feet for buildings.

B. Access, Loading, Parking and/or other Traffic related commitments.

1. Access to Hilliard Rome Road shall be by one full-turning movement signalized intersection to the north and one full-turning movement unsignalized intersection to the south.

2. There shall be established a generally northwest to southeast frontage drive with two (2) through lanes and appropriate left turn lanes. This road is defined on the east by the Subarea II outparcels and on the west by the Menards parking lot and store improvements.
3. A bike rack will be installed adjacent to the building in Subarea I.
4. Upon development of Subarea I, the developer shall make the following roadway improvements:
 - a. Install a southeast bound right turn lane with a length of XXX feet at the northerly full-turning movement intersection along Rome Hilliard Road.
 - b. Install a northwest bound left turn lane with a length of XXX feet at the northerly full-turning movement intersection along Rome Hilliard Road.
 - c. Install a northwest bound left turn lane with a length of XXX feet at the southerly full-turning movement intersection along Rome Hilliard Road.

C. Buffering, Landscaping, Open space and/or Screening commitments.

1. Loading dock areas and the trash compactors shall be screened with a treated lumber pallet racking structure surrounding the lumberyard area.
2. The developer shall install a mixture of evergreen and deciduous trees along the length of the treated lumber pallet racking located to the west. These trees shall be planted in a staggered configuration in order to provide a series of visual interruptions along the length of the treated lumber pallet racking.

D. Dumpsters, Lighting, Outdoor display areas and/or other environmental commitments.

1. Buildings and landscaping may be up lit or down lit provided that such lighting does not spill over into the public right of way or the residential property to the west or south. Pedestrian friendly decorative lighting shall be permitted on the wrought iron fence adjacent to the garden center located on the northwest side of the Menards building.
2. Outdoor display areas shall include a propane tank display and sales area in front of the building, (provided however that four (4) feet of sidewalk shall remain available to pedestrians), and a propane fueling station. The propane fueling station shall lie within the parking field.
3. All light poles shall be black in color (above any base) and the poles shall be constructed of metal.

E. Graphics and Signage commitments.

1. All signage and graphics shall conform to the Columbus City Code or a Graphics Plan shall be submitted for approval by the Columbus Graphics Commission. CAN SIGNAGE VARIANCES BE WRITTEN INTO AND APPROVED AS PART OF THE CPD TEXT?

F. Miscellaneous Commitments.

1. The Subject Site shall be developed in accordance with the submitted site plan. The site plan may be slightly adjusted to reflect engineering, topographical or other site data developed at the time of development and engineering plans are completed. Any slight adjustment to the plan shall be reviewed and may be approved by the Director of the Department of Building and Zoning Services or his designee upon submission of the appropriate data regarding the proposed adjustment.
2. The Building shall be developed in accordance with the submitted building elevation plan. The building elevations may be slightly adjusted to reflect engineering, topographical or other site data developed at the time of development and engineering plans are completed. Any slight adjustment to the elevations shall be reviewed and

may be approved by the Director of the Department of Building and Zoning Services or his designee upon submission of the appropriate data regarding the proposed adjustment.

3. The developer shall provide pedestrian access from Hilliard Rome Road to the front of the building.

SUBAREA II – 19.38+/- ACRES

1. **PERMITTED USES:** The following uses shall be permitted within Subarea II: Those uses listed in Chapter 3356 (C-4, Commercial District) and in Chapter 3357 (C-5, commercial district).

2. **DEVELOPMENT STANDARDS:** Except as otherwise noted above herein, the applicable development standards of Chapter 3356, C-4, Commercial District shall apply to Subarea II.

A. Density, Height, Lot and/or Setback commitments.

1. Setback from Hilliard Rome Road shall be ten (10) feet for all parking, loading and maneuvering areas and sixty five (65) feet for buildings. At the time of this zoning, the City has informed the developer the City of Columbus long range transportation plan eventually calls for Hilliard Rome Road to transition to Galloway Road all the way to Broad Street to the southwest. At the time of site compliance plan approval, the developer shall provide 120' of additional right-of-way along the east part of the property necessary for Galloway Road.

2. Setback from the Menards store improvements located on Subarea I shall be ten (10) feet for parking, loading and maneuvering areas and twenty (20) feet for buildings. Setback from property lines other than Hilliard Rome Road shall be twenty (20) feet for parking, loading

B. Access, Loading, Parking and/or other Traffic related commitments.

1. Access to Hilliard Rome Road shall be by one full-turning movement signalized intersection to the north and one full-turning movement unsignalized intersection to the south.

2. There shall be established a generally northwest to southeast frontage drive with two (2) through lanes and appropriate left turn lanes. This road is defined on the east by the Subarea II outparcels and on the west by the Menards parking lot and store improvements.

C. Buffering, Landscaping, Open space and/or Screening commitments.

1. A street tree row shall be established along Hilliard Rome Road containing a minimum of fifteen (15) deciduous trees planted at a maximum of forty (40) feet on center. Such trees shall be a minimum of two and one half (2½) inches in caliper.

D. Dumpsters, Lighting, Outdoor display areas and/or other environmental commitments.

1. Buildings and landscaping may be up lit or down lit provided that such lighting does not spill over into the public right of way or the residential property to the west or south. Pedestrian friendly decorative lighting shall be permitted on the wrought iron fence adjacent to the garden center located on the northwest side of the Menards building.

2. All light poles shall be black in color (above any base) and the poles shall be constructed of metal.

E. Graphics and Signage commitments.

1. All signage and graphics shall conform to the Columbus City Code or a Graphics Plan shall be submitted for approval by the Columbus Graphics Commission. CAN SIGNAGE VARIANCES BE WRITTEN INTO AND APPROVED AS PART OF THE CPD TEXT?

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1. The Subject Site shall be developed in accordance with the submitted site plan. The site plan may be slightly adjusted to reflect engineering, topographical or other site data developed at the time of development and engineering plans are completed. Any slight adjustment to the plan shall be reviewed and may be approved by the Director of the Department of Building and Zoning Services or his designee upon submission of the appropriate data regarding the proposed adjustment.

2. The Building shall be developed in accordance with the submitted building elevation plan. The building elevations may be slightly adjusted to reflect engineering, topographical or other site data developed at the time of development and engineering plans are completed. Any slight adjustment to the elevations shall be reviewed and may be approved by the Director of the Department of Building and Zoning Services or his designee upon submission of the appropriate data regarding the proposed adjustment.

3. The developer shall provide pedestrian access along Hilliard Rome Road.

CPD CRITERIA WHICH APPLIES TO BOTH SUBAREA I AND II

1. NATURAL ENVIRONMENT:

The site is undeveloped.

2. EXISTING LAND USES:

To the north across Brice Road industrial development; to the east multi-family development; to the west across Brice Road: commercial development and to the south across East Broad Street commercial and multi-family development.

3. TRANSPORTATION AND CIRCULATION:

Access to the site shall be via Hilliard Rome Road.

4. VISUAL FORM OF THE DEVELOPMENT:

The site shall be developed in accordance with the zoning text.

5. VIEW AND VISIBILITY:

In the development of the subject property and the location of the buildings and access points consideration has been given to the visibility and safety of the motorists and pedestrians.

6. PROPOSED DEVELOPMENT:

Commercial as permitted under this text.

7. EMISSIONS:

No adverse affects from emissions shall result from the proposed development.

8. BEHAVIOR PATTERNS:

The proposed development would serve the growing Columbus residential population as well as the motorists who use Hilliard Rome Road and I-70 to get to their place of employment.

VARIANCES REQUESTED WITH RESPECT TO EITHER SUBAREA I OR II

- A. To reduce the building setback on Hilliard Rome Road from 80 to 65 feet within Subarea II.
- B. To reduce the minimum amount of parking otherwise required by code to 431 parking spaces within Subarea I.
- C. To eliminate the 5' parking lot screening otherwise required by code within Subarea I.

The remainder of this page intentionally left blank. Signature to follow on next page.

216-025

The undersigned, being the applicant in the subject application, does hereby agree on behalf of the owner and the applicant, singularly and collectively for themselves, their successors and assigns, to abide by above restrictions, conditions, and commitments regarding development of the subject property and for such purpose each states that he fully understands and acknowledges that none of the foregoing restrictions, conditions or commitments shall in any manner act to negate, nullify, alter or modify any more restrictive provision of the Columbus City Code.

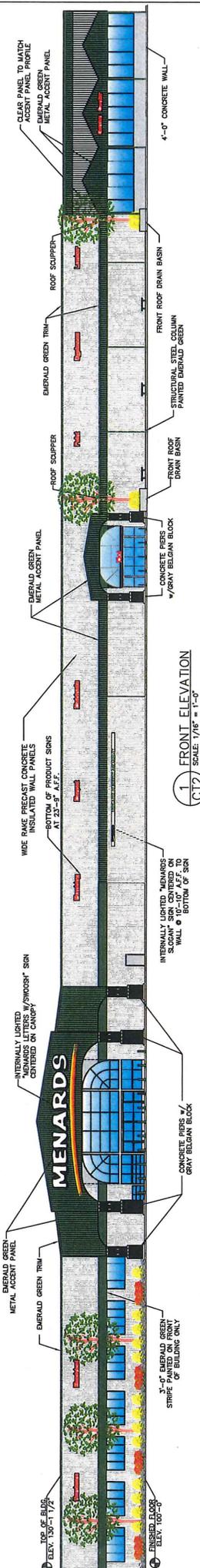
Application Number: Z10-005

Applicant: Menard, Inc., a Wisconsin Corporation

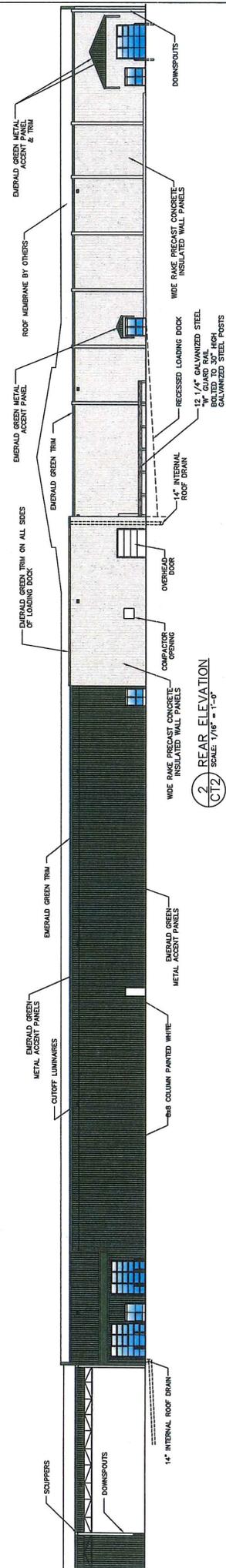
By:  _____

Printed Name: Thomas W. O'Neil

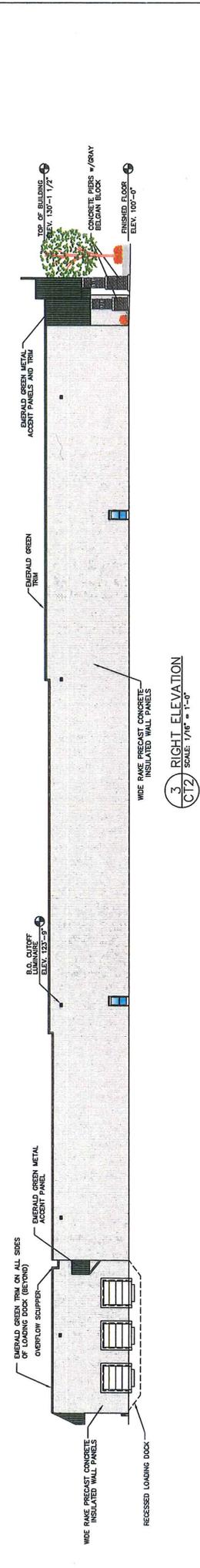
Date: May 2, 2016



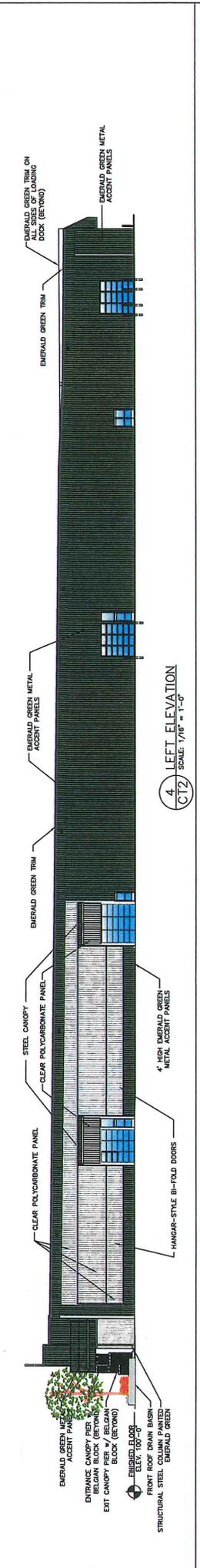
1 FRONT ELEVATION
SCALE: 1/16" = 1'-0"



2 REAR ELEVATION
SCALE: 1/16" = 1'-0"



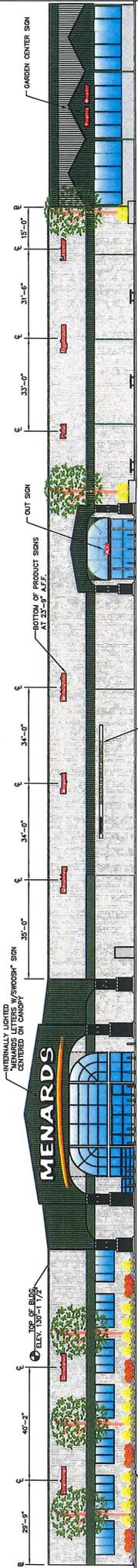
3 RIGHT ELEVATION
SCALE: 1/16" = 1'-0"



4 LEFT ELEVATION
SCALE: 1/16" = 1'-0"

MENARDS
Hilliard - Rome Road
Columbus West, Ohio
Proposed Building Elevations
May 02, 2016
Scale: 1/16" = 1'-0" CT2

216-025



1 STORE FRONT ELEVATION
 SCALE: 1" = 20'-0"
 INTERNALLY LIGHTED 'MENARDS' SIGN CENTERED ON CANOPY
 INTERNALLY LIGHTED 'MENARDS' SIGN CENTERED ON CANOPY
 TOP OF BLDG. ELEV. 100'-1 1/2"
 FINISHED BLOCK ELEV. 100'-0"

2 PRODUCT SIGN ELEVATIONS
 SCALE: 1/4" = 1'-0"

3 'MENARDS' SIGN WITH 'SWOOSH'
 SCALE: 1/8" = 1'-0"

4 'MENARDS' SLOGAN SIGN
 SCALE: 3/16" = 1'-0"

SIGN LEGEND

| QTY | DESCRIPTION | HEIGHT | LENGTH | SQ. FT. |
|-----|---------------|-----------|------------|---------|
| 1 | MENARDS | 6'-0" | 46'-7" | 279.5 |
| 1 | SWOOSH | 1'-4" | 54'-0" | 72.0 |
| 1 | SLOGAN SIGN | 1'-2" | 46'-0" | 46.6 |
| 1 | Appliances | 2'-5" | 10'-0" | 24.1 |
| 1 | Paint | 2'-0" | 5'-2" | 10.3 |
| 1 | Lumber | 2'-0" | 8'-0" | 16.0 |
| 1 | Carpet | 2'-5" | 7'-4" | 17.7 |
| 1 | Cabinets | 2'-0" | 10'-0" | 20.0 |
| 1 | Electrical | 2'-0" | 9'-9" | 19.5 |
| 1 | Plumbing | 2'-4 3/4" | 9'-4" | 22.2 |
| 1 | Hardware | 2'-0" | 9'-10" | 18.7 |
| 1 | Out | 2'-0" | 4'-3" | 8.5 |
| 1 | Garden Center | 2'-0" | 15'-1 1/4" | 30.2 |
| 1 | N | 1'-6" | 4'-0" | 6.0 |

TOTAL SQ. FOOTAGE = 592.3

5 MENARDS PYLON SIGN
 SCALE: 3/16" = 1'-0"

6 YARD ENTRANCE ELEVATIONS
 SCALE: 1/8" = 1'-0"

7 YARD ENTRANCE/EXIT SIGNS
 SCALE: 1/4" = 1'-0"

MENARDS
 Hilliard - Rome Road
 Columbus West, Ohio
 Proposed Building Signage
 May 02, 2016
 Scale: as noted

216-025

CT6

CT6

CT6

CT6

CT6

CT6

CT6

CT6

Resolution No. 0110-16

February 16, 2016

Review of Petition to Annex 35.9 +/- acres from Prairie Township to the City of Columbus Case #ANX-EXP2-01-16 (ECONOMIC DEVELOPMENT & PLANNING)

WHEREAS, the Commissioners of Franklin County, State of Ohio, proceeded to journalize the petition, filed by Thomas W. O'Neil, on January 12, 2016, and solicited to and/or been heard by all persons desiring to be reviewed for or against the granting of the Expedited Type 2 petition, and having considered all the facts with reference thereto, being fully advised, and

WHEREAS, the Commissioners make the following findings based upon the exhibits and testimony presented at the review of this matter:

1. The petition does meet all the requirements set forth in, and was filed in the manner provided in, section 709.021 of the Revised Code.
2. The persons who signed the petition are owners of the real estate located in the territory proposed for annexation and constitute all of the owners of real estate in that territory.
3. The territory proposed for annexation does not exceed five hundred acres.
4. The territory proposed for annexation shares a contiguous boundary with the municipal corporation to which annexation is proposed for a continuous length of at least five percent of the perimeter of the territory proposed for annexation.
5. The annexation will not create an unincorporated area of the township that is completely surrounded by the territory proposed for annexation.
6. The municipal corporation to which annexation is proposed has passed Ordinance No. 0171-2016 agreeing to provide to the territory proposed for annexation certain services and adopting a statement regarding possible incompatible land uses and zoning buffer. The resolution was passed by the City of Columbus on January 25, 2016.

Resolution No. 0110-16

February 16, 2016

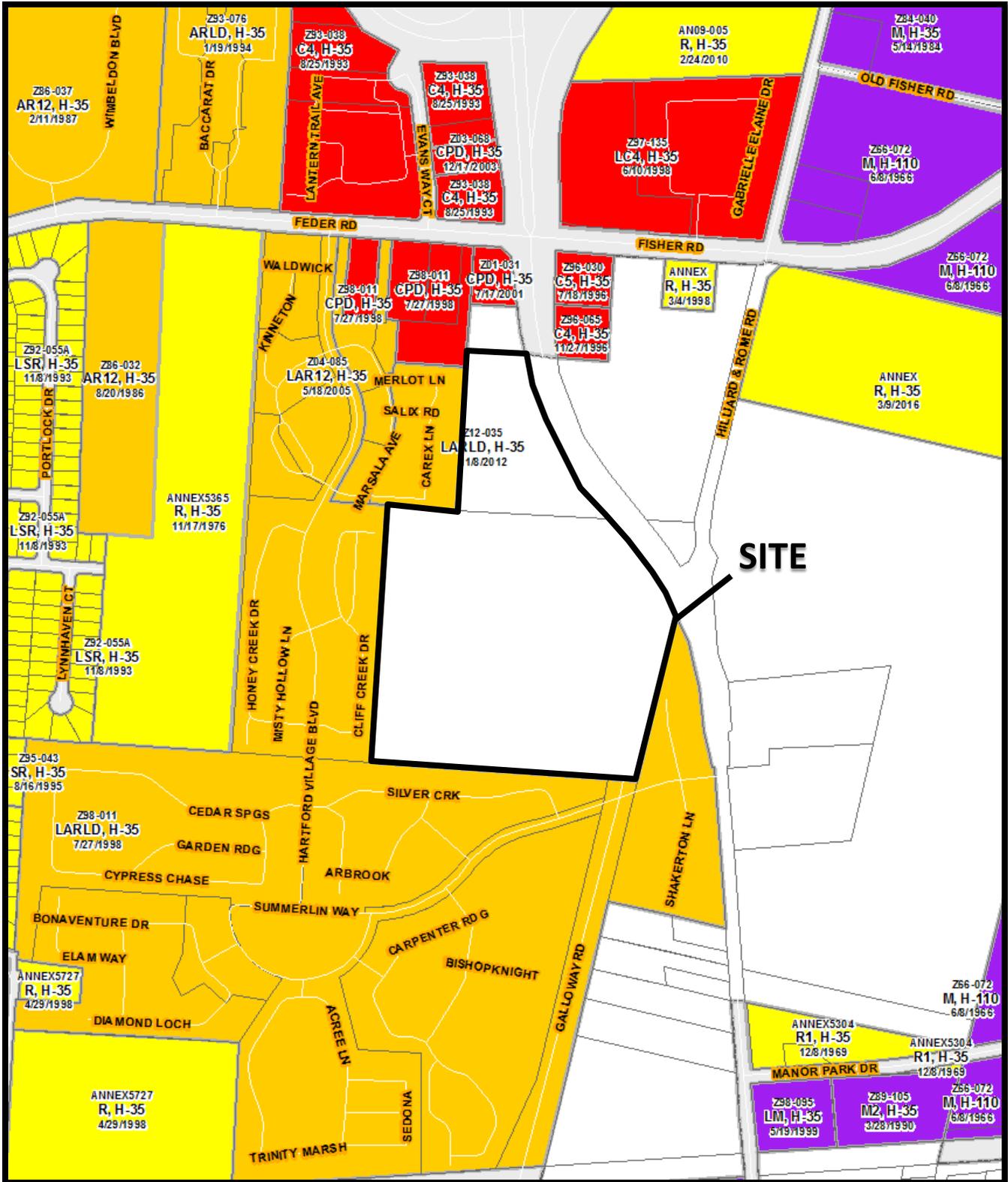
Review of Petition to Annex 35.9 +/- acres from Prairie Township to the City of Columbus Case #ANX-EXP2-01-16 (ECONOMIC DEVELOPMENT & PLANNING)

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF FRANKLIN COUNTY, OHIO:

That, in accordance with the findings made in the preamble, which are incorporated herein, the prayer of the Petition be *approved*, and the territory sought to be annexed by the petition filed herein *shall* be annexed to the City of Columbus, in accordance with the law; that the orders and proceedings of this board relating to the Petition, and map and description attached thereto, and all papers on file relating to this matter be delivered forthwith to the Clerk of Council, City of Columbus, Ohio.

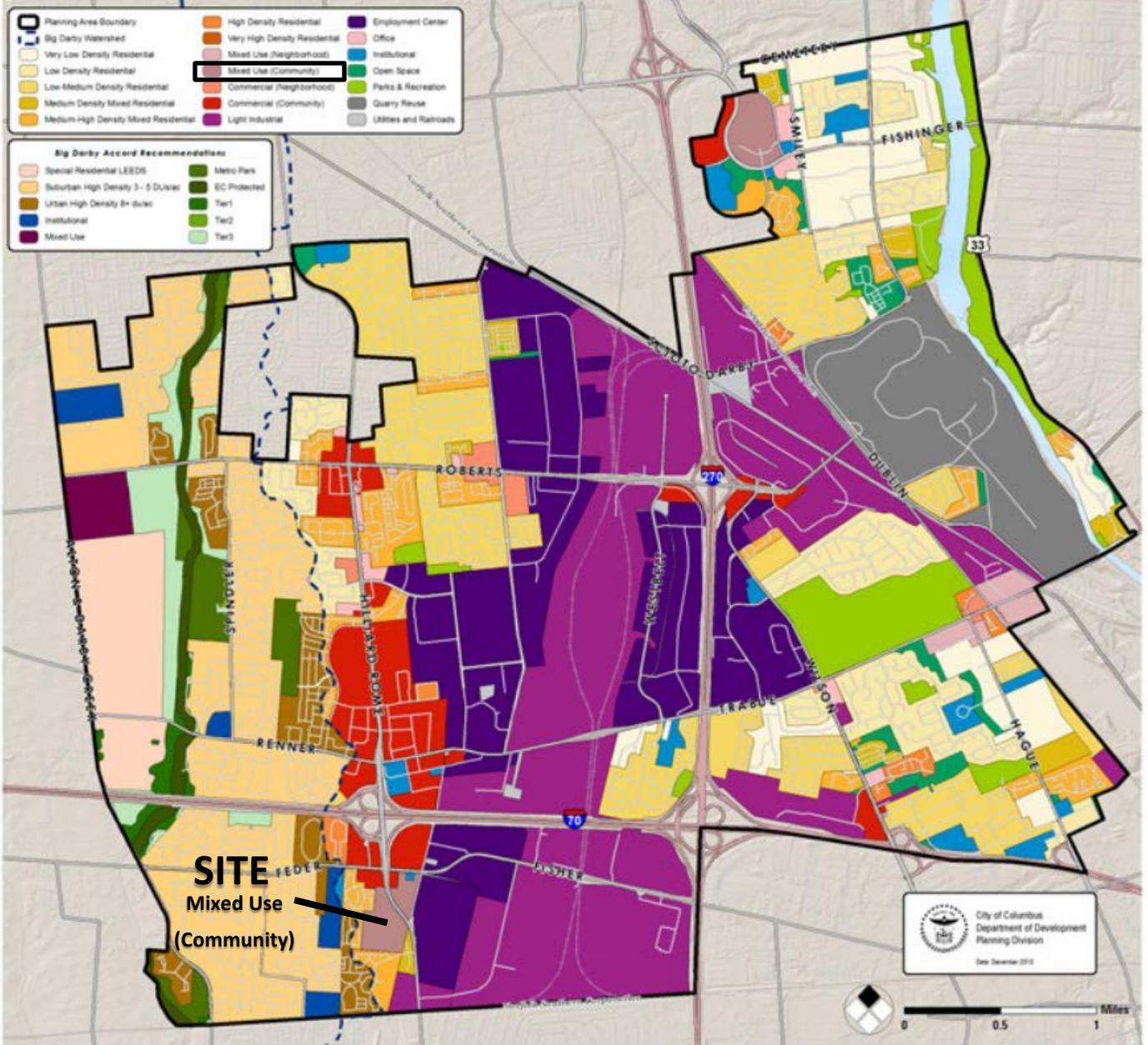
Prepared by: Matt Brown

C: Economic Development & Planning Department



Z16-025
 831 Hilliard & Rome Road
 Approximately 35.9 acres
 R (Annexation Pending) to CPD

Trabue/Roberts Area Plan Future Land Use Plan



Z16-025
 831 Hilliard & Rome Road
 Approximately 35.9 acres
 R (Annexation Pending) to CPD



Z16-025
831 Hilliard & Rome Road
Approximately 35.9 acres
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