



↓ OFFICE USE ONLY ↓

Application # 210-007Fee: 1st acre (\$1,850 or \$3,200): _____

Each additional acre (\$185 or \$315) _____

Total: _____

Date of Submittal: 3/30/10

Planning Area: _____

Received by: DH

PAID

MAR 5 1 PAID

REZONING APPLICATION**LOCATION AND ZONING REQUEST**Certified Address (for Zoning Purposes) 1675 Georgesville Square Drive Zip 43228Is this application being annexed into the City of Columbus? Y or (N) (circle one)

If the site is currently pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.

Parcel Number for Certified Address 010-240799-00☐ Check here if listing additional parcel numbers on a separate page.Current Zoning District(s) CPDRequested Zoning District(s) CPDRecognized Area Commission or Civic Association Westland Area Commission

See instructions in "Things to Remember" on front of application packet.

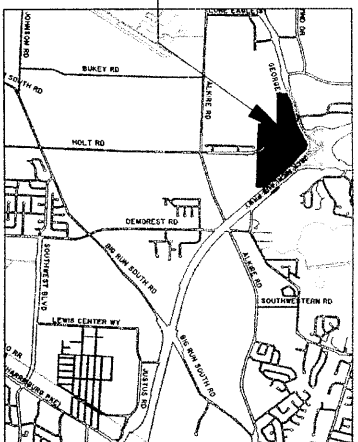
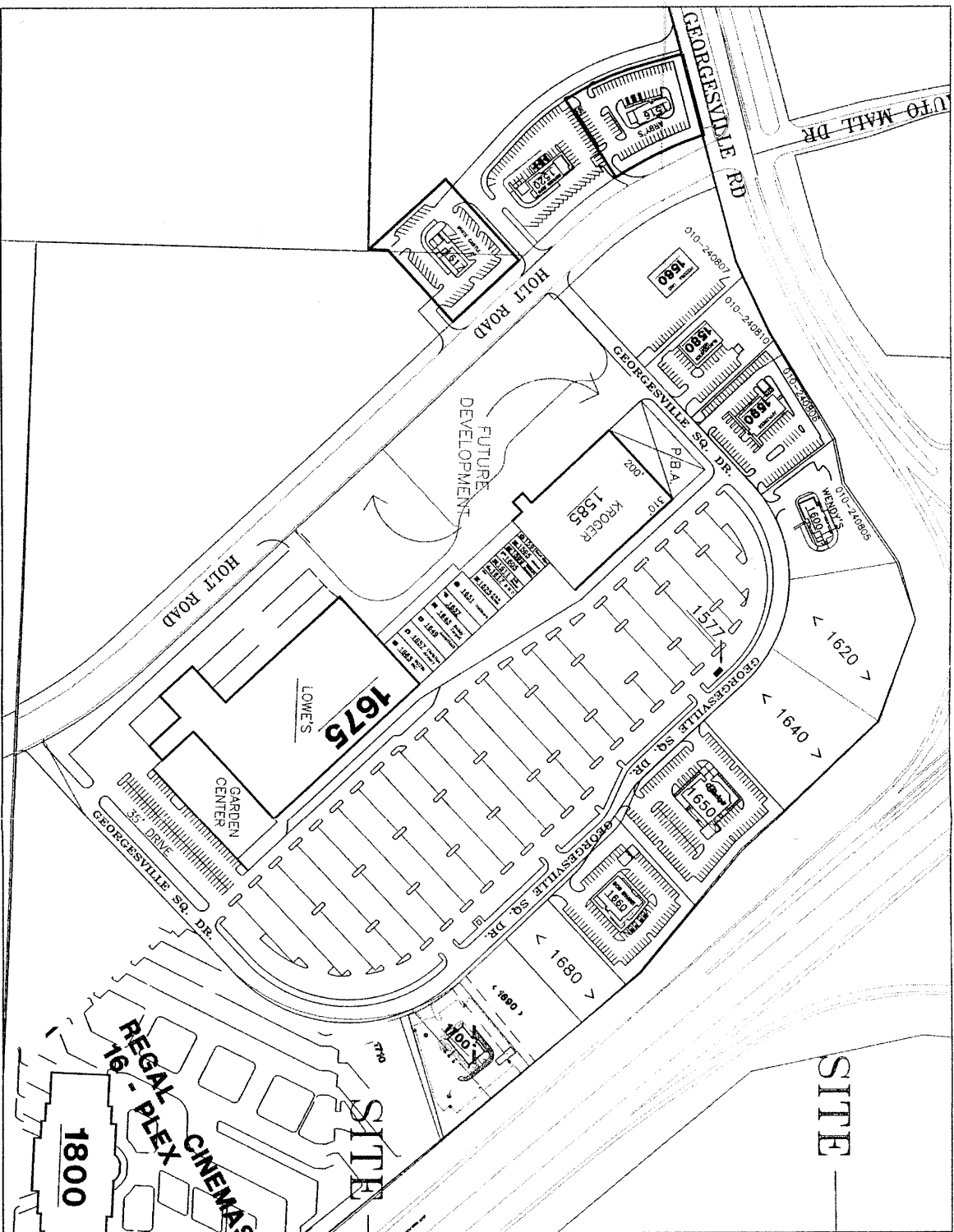
Proposed Use or reason for rezoning request: Outdoor Storage and Sales (continue on separate page if necessary)Proposed Height District: H-35 Acreage 16.35 Acres

(Columbus City Code Section 3309.14)

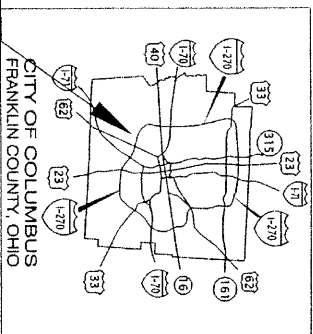
APPLICANTName Lowe's Home Centers, Inc., Sherry P. LuckeyAddress 1605 Curtis Bridge Road City Wilkesboro, NC Zip 28697Phone# 336-658-3904 Fax # 336-658-3643 Email sherry.p.luckey@lowes.com**PROPERTY OWNER(S)**Name KIR Georgesville 019, LLC, c/o Kimco Realty Corporation, Dave SeibelAddress 5737 Bigger Road City Dayton, OH Zip 45440Phone# 937-434-0240 Fax # 937-434-6301 Email dseibel@kimcorealty.com☐ If applicable, check here if listing additional property owners on a separate page (REQUIRED)**ATTORNEY (AGENT) (CIRCLE ONE IF APPLICABLE)**Name Progressive AE, Lee VanderMeulenAddress 1811 Four Mile Road, NE City Grand Rapids, MI Zip 49525Phone# 616-361-2664 Fax # 616-361-1493 Email vandermeulenl@progressiveae.com**SIGNATURES (ALL APPLICABLE SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)**Applicant Signature Sherry P. Luckey, Property Mgr., Lowe's Home Centers, Inc.X Property Owner Signature Dave Seibel, VP DAYTON; KIMCO REALTY CORP., AS AGENTAttorney/Agent Signature Lee E. VanderMeulen

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc., may delay the review of this application.

REVISED COMMERCIAL ADDRESSES WITHIN THE CITY OF COLUMBUS, OHIO



OTHER MAP REFERENCES
CITY LAND USE MAP: 42-A
GIS FACET NUMBER: 179357000

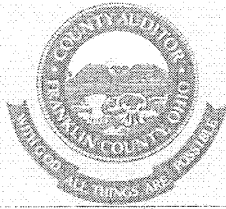


CERTIFIED HOUSE NUMBERS

HOUSE NUMBERS SHOWN ON ATTACHED
PLATE ARE CERTIFIED FOR SECURING
OF BUILDING & UTILITY PERMITS

Issued by: *[Signature]* Date: 11-05/99
ROBERT C. SMITH, CITY ENGINEER
ENGINEERING & CONSTRUCTION DIVISION
109 N. FRONT ST.
COLUMBUS, OH 43215
ADDRESS FILE NUMBER: 99-150

DEVELOPED BY: GLITCHER
ENGINEERING CONSULTANT
GEORGEVILLE SQUARE
SHOPPING CENTER
ORIGINAL PARCEL NUMBER: 000-000000
DRAWN BY: AC CHECKED BY: JWC



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: dar

DATE: 3/5/10



Disclaimer

Scale = 368'



This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

Real Estate / GIS Department



CITY OF COLUMBUS, OHIO
DEPARTMENT OF DEVELOPMENT

MAYOR MICHAEL B. COLEMAN
DIRECTOR R. BOYCE SAFFORD III

10/28/1988

Z10-007
LM
2/6/1988

Z33-114
AR12
8/10/1984

1675 Georgesville Road
Approximately 16.4 acres
CPD to CPD

Z33-074
LC4
2/23/1988

Z10-037
CPD
5/16/2001

Z11-014
M
5/13/1981

Z10-118
LC5
5/21/2001

Z10-026
CPD
10/15/2007

Z14-051
LC4
3/25/1984

Z10-034A
CPD
12/8/2005

Z10-085
LC4
3/28/2001

Z10-085
LAR12
3/28/2001

Z33-048
M
10/15/1988

Z11-038
LR2
8/17/1994

Z37-010
LAR12
6/18/1997

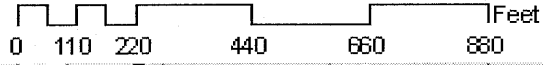
Z10-085
LR2
3/28/2001

Z11-038
LR2
8/17/1994

Z11-038
LR2
8/17/1994

Z10-007

Z11-038
LR2
8/17/1994





CITY OF COLUMBUS, OHIO
DEPARTMENT OF DEVELOPMENT

MAYOR MICHAEL B. COLEMAN
DIRECTOR BOB ESKANDARI

1675 Georgesville Road
Approximately 16.4 acres
CPD to CPD

Z10-007

0 110 220 440 660 880 Feet





CITY OF COLUMBUS, OHIO
DEPARTMENT OF DEVELOPMENT

MAYOR MICHAEL E. COLEMAN
DIRECTOR R. BOYCE ESMITH JR. III

1675 Georgesville Road
Approximately 16.4 acres
CPD to CPD

Z10-007

0 110 220 440 660 880 Feet





AFFIDAVIT

(See instruction sheet)

STATE OF OHIO
COUNTY OF FRANKLIN

APPLICATION # 210-007

Being first duly cautioned and sworn (1) NAME Lee VanderMeulen
of (1) MAILING ADDRESS 1811 Four Mile Road, NE, Grand Rapids, MI 49525
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 1675 GEORGETOWN SQUARE DRIVE
for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of
Development, Building Services Division on (3) 3/30/10
(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNER'S NAME
AND MAILING ADDRESS
☐ Check here if listing additional property
owners on a separate page.

(4) KIR Georgetown 019, LLC
c/o Kimco Realty Corporation, Dave Seibel
5737 Bigger Road
Dayton, OH 45440

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

Lowe's Home Centers, Inc., Sherry P. Luckey
336-658-3904 fax: 336-658-3643 sherry.p.luckey@lowes.com

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

(5) Mike McKay, Zoning Chair
Westland Area Commission
6336 Clover Meadow Road, Court
Galloway, OH 43119

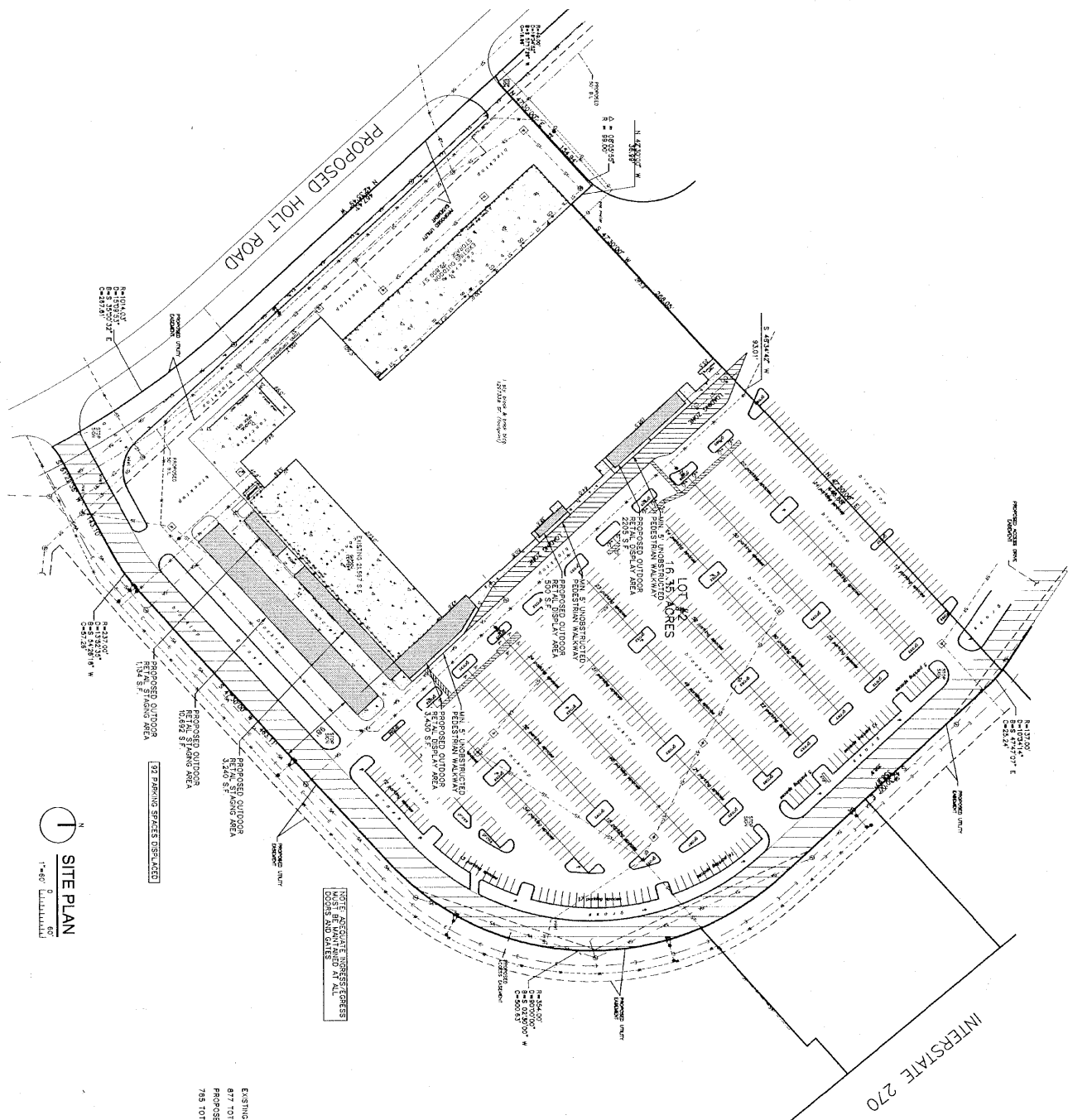
and that the attached document (6) is a list of the names and complete mailing addresses, including zip codes, as
shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of
record of property within 125 feet of the exterior boundaries of the property for 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
Subscribed to me in my presence and before me this
SIGNATURE OF NOTARY PUBLIC
My Commission Expires:

8) Lee E. VanderMeulen
29th day of March, in the year 2010
Christina D. James
10-27-2011

This Affidavit expires six months after date of notarization.

Notary Seal Here





WHITE CASTLE SYSTEM INC,
DONNA LIPPS
PO BOX 1498
COLUMBUS, OH 43216-1498

THOMAS & KING REAL ESTATE LLC
249 E MAIN ST, SUITE 101
LEXINGTON, KY 40507

STEAK N SHAKE INC ,
RASH & ASSOCIATES
PO BOX 260888
PLATO, TX 75026

SCIOTO LAND DEVELOPMENT LLC
3895 STONERIDGE LN
DUBLIN, OH 43017

REALTY INCOME CORP, ATTN:
PORTFOLIO MANAGEMENT
PO BOX 460069
ESCONDIDO, CA 92046

NR CGSQ PROPERTY LLC
1531 ROSELAND WAY
WESTLAKE, OH 44145

NOVOGRODER/COLUMBUS LLC
875 N MICHIGAN AVE, SUITE 3612
CHICAGO, IL 60611

MAZEL LLC
163 E MAIN ST, SUITE 100
LEXINGTON, KY 40507

MAZEL LLC
126 S UPPER ST
LEXINGTON, KY 40507

LONE STAR STEAKHOUSE
& SALOON OF OH
1620 GEORGESVILLE SQ DR
COLUMBUS, OH 43228

KIMCO REALTY CORPORATION
3333 NEW HYDE PARK ROAD
SUTIE 100
NEW HYDE PARK, NY 11042

KEYBANK REAL ESTATE ATTN:
SERVICING DEPT
911 MAIN ST
SUITE 1500
KANSAS CITY, MO 64105

JONES LANG LASALLE
FOR NATIONAL CITY BANK
PO BOX 8108
ROYAL OAK, MI 48068-8108

HOLT RUN CENTER LLC
3895 STONERIDGE LN
DUBLIN, OH 43017

HALCOR LTD
5684 TERRE PRINCE CT
DUBLIN, OH 43017

GMAC MORTGAGE FIRST AMERICAN
RE TAX SRV
1721 MOON LAKE BLVD
UNIT 400
HOFFMAN ESTATES, OH 43228

GLIMCHER PROPERTIES LP
180 E BROAD ST FL 20
COLUMBUS, OH 43215

FIRST SERVICE
FEDERAL CREDIT UNION
100 MAIN STREET
GROVEPORT, OH 43125

FIRST AMERICAN
COMMERCIAL REAL ESTATE
PO BOX 167928
IRVING, TX 75016-7928

FIFTH THIRD BANK
MD 10ATA1 CORP FAC
CINCINNATI, OH 45263

DXN PROPERTIES LLC
8238 TILLINGHAST DRIVE
DUBLIN, OH 43017

COLUMBUS BLOCKBUSTER LLC
5900 SAWMILL ROAD
DUBLIN, OH 43017

BOB EVANS FARMS INC.
3776 S HIGH ST, PO BOX 07863
COLUMBUS, OH 43207-0863

BB&S LASER SYSTEMS LLC
1654 HOLT RD HOLT RD
COLUMBUS, OH 43228

BASS JACK M & CATRINA L
1776 WESTBROOK VILLAGE DR
COLUMBUS, OH 43228

LOWE'S HOME CENTERS, INC.
SHERRY P. LUCKEY
1605 CURTIS BRIDGE ROAD
WILESBO, NC 28697

KIR GEORGESVILLE 019, LLC
C/O KIMCO REALTY CORPORATION
DAVE SEIBEL
5737 BIGGER ROAD
DAYTON, OH 45440

PROGRESSIVE AE
LEE VANDERMEULEN
1811 FOUR MILE ROAD NE
GRAND RAPIDS, MI 49525

AREA COMMISSION
MIKE MCKAY, ZONING CHAIR
WESTLAND AREA COMMISSION
6336 CLOVER MEADOW ROAD, COURT
GALLOWAY, OH 43119

COMMERCIAL PLANNED DEVELOPMENT TEXT

PROPOSED DISTRICT: CPD, COMMERCIAL PLANNED DEVELOPMENT
PROPERTY ADDRESSES: 1675 GEORGESVILLE SQUARE DRIVE (43228)

OWNER: KIR Georgesville 019, LLC, c/o Dave Seibel, Kimco Realty Corporation, 5737 Bigger Road, Dayton, Ohio 45440 dseibel@kimcorealty.com

APPLICANT: LOWE'S HOME CENTERS, INC., c/o Sherry Luckey, Lowe's Home Centers, Inc., 1605 Curtis Bridge Road, Wilkesboro, NC 28697 sherry.p.luckey@lowes.com

DATE OF TEXT: March 04, 2010 **APPLICATION NO.:** Z10-007

1. INTRODUCTION: The subject property ("Site") consists of 16.35+/- acres of land located on the north side of Holt Road, southeast of Georgesville Road, and is more particularly identified in the legal description submitted as part of this Rezoning Application. This Site is developed with a parking lot and Lowe's Home Center, which represents an anchor store within Georgesville Square Shopping Center. This rezoning amendment is to modify the site data and/or development standards of application Z02-034. All other provisions of application Z02-034 are included herein and are unchanged and maintained by this CPD Text. Even though this Site is already developed, the provisions of Application Z02-034 are included herein for posterity.

2. PERMITTED USES: The permitted uses shall be limited to those uses defined by Chapter 3356.03, C-4 Commercial District, excluding the following uses:

Arcade; Automotive sales, leasing and rental; Bars, cabarets and nightclubs; Bowling alley; Bus or truck terminal; Business college; Funeral homes and services; Hotel; Dry cleaning and laundry services; Motel; Motion picture theater; Off-premises graphics; Pawn brokers; Poolroom; Private club; Public parking garage for pay; Stable (not for more than 5 animals); Tattoo Parlor; Testing or experimental laboratory; Trade school.

3. DEVELOPMENT STANDARDS: Except as otherwise noted, the applicable development standards of Chapter 3356, C-4 Commercial District, shall apply. In addition, the following general and specific development standards shall apply:

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

1. Density: The maximum development for the Site shall be based on 10,000 square feet of building per acre for the entire Site.

2. Height: Height district shall be sixty (60) feet as measured per the Columbus City Code. The maximum building height for any building shall be fifty (50) feet.

3. Setback:

(a) Setback from the south property line shall be fifty (50) feet for parking, loading, and maneuvering areas, and seventy-five (75) feet for buildings.

(b) Setback from property located along the east property line (southeast corner of the Site): fifty (50) feet for parking, loading and maneuvering areas, and seventy-five (75) feet for buildings. These setbacks shall not apply if said township property is zoned for other than residential usage.

(c) Setback from I-270 shall be twenty-five (25) feet for parking, loading and maneuvering, and fifty (50) feet for buildings.

B. Access, Loading, Parking, and/or other Traffic-Related Commitments.

1. Parking: Size, ratio and type of parking and loading facilities shall be regulated by the City of Columbus Transportation Division.

2. Site Data: This Site, as reconfigured with proposed outdoor retail display and staging area is a total of 197,315 square feet, broken down as follows:

Lowe's Home Center

- | | |
|---|----------------|
| (a) Existing Building: | 129,733 sq ft |
| (b) Existing Garden Center: | 21,567 sq ft . |
| (c) Proposed Outdoor Retail Display: | 6,135 sq ft |
| (d) Existing Fenced Storage Area: | 22,800 sq. ft. |
| (e) Proposed Outdoor Retail Staging Area: | 15,066 sq. ft. |

Nation's Rent

- | | |
|------------------------------|--------------------|
| (f) Existing Nation's Rent: | 1,271 sq ft. |
| (g) Existing Fenced Storage: | <u>743 sq. ft.</u> |

TOTAL (after proposed improvements) 197,315 sq ft

The number of parking spaces to be provided after designation of outdoor retail staging areas shall be 765 standard spaces and 20 handicapped spaces for a total of 785 spaces.

2. Traffic:

(a) Curb cuts along Holt Road Extension shall have a minimum 250-foot spacing from centerline to centerline, with opposing curb cuts offset at least 100 feet or aligned to avoid conflict. Movements and signalization shall be approved by the City of Columbus Transportation Division.

(b) Road improvements for this project:

(i) Establish a center alignment for a new public roadway through the Site for purposes of extending Holt Road from its intersection with Alkire Road, to Georgesville Road at its intersection with Auto Mall Drive.

(ii) Establish a 120-foot right-of-way for the new roadway from a distance of 400 feet south of Georgesville Road.

(iii) Provide a 100-foot right-of-way for the remainder of the new roadway to the southern property line of the Site.

(iv) Provide preliminary engineering design plans for the new roadway basically in accordance with the City's standards for a Type "4-2" Arterial through the Site.

(v) All designs and construction standards shall conform to the City of Columbus Standards and Policies.

The above are the responsibility of the developer.

Stage 1:

(a) Design and construct three lanes of the new roadway along the proposed frontage being developed, to support developments on the Site.

(b) Provide an additional (separate) northbound right turn lane on the new roadway at its intersection with Georgesville Road.

(c) The Stage 1 roadway improvements are the responsibility of the developer and shall be constructed concurrently with the development of 360,000 square feet of gross building area on the Site. Gross building area is defined as area which is enclosed by a building.

Stage 2:

- (a) Provide an additional westbound-to-southbound left turn lane on Georgesville Road at its intersection with the new roadway; provide two southbound receiving lanes on the new roadway to properly accommodate the dual left turn condition.
- (b) Provide an additional (separate) eastbound-to-southbound right turn lane on Georgesville Road at its intersection with the new roadway.
- (c) Design and construct the new road to the south property line. The point where the three lane section goes to two lanes shall be reviewed and determined by the Division of Traffic Engineering.
- (d) The Stage 2 roadway improvements are the responsibility of the developer and shall be completed upon the development of 670,000 square feet of gross building area on the Site. Gross building area is defined as area which is enclosed by a building. These Stage 2 roadway improvements shall be constructed concurrently with the additional development of 310,000 square feet of gross building area, which is additional square footage beyond the 360,000 square feet of gross building area outlined in Stage 1, subject to the review and approval of the Division of Traffic Engineering.

Stage 3:

- (a) Extend the new roadway from that constructed within the Site, southward to the intersection of Holt Road with Alkire Road.
- (b) Widen the new roadway by adding one through lane in each direction, as needed, to accommodate projected traffic volumes.
- (c) Provide an additional northbound right turn lane on the new roadway at its intersection with Georgesville Road.
- (d) Provide I-270 interchange improvements.

The Stage 3 roadway improvements are the responsibility of other parties.

C. Buffering, Landscaping, Open space, and/or Screening commitments.**1. Landscaping:**

- (a) All trees and landscaping shall be well maintained. Dead items shall be replaced within six (6) months or the next planting season, whichever occurs first.
- (b) A tree row shall be established along Holt Road Extension containing one tree for every 30 feet of roadway frontage. Trees shall be equally space or grouped together.
- (c) A tree row shall be established along Georgesville Road containing one tree for every 30 feet of roadway frontage. Trees shall be equally space or grouped together.
- (d) Special treatment shall occur along Georgesville Road and Holt Road Extension. Such treatment shall include landscaping which will be required in a minimum of 65% of the frontage within each parcel. This landscaping shall be placed in the parking setback along said roads. The landscaping shall consist of deciduous shade trees, (minimum 2-inch caliper upon installation), ornamental trees (minimum 1-inch caliper upon installation) and evergreen trees (height of 4 feet to 6 feet upon installation). Evergreen and/or deciduous shrubs and mounding may be used to ensure the utilization of a variety of plant material, 3 evergreen trees, 3 ornamental trees, 2 shade trees and at least 5 shrubs shall be used for every 100 feet of frontage.
- (e) Within the northern half of the fifty (50) foot setback area from the south property line, the applicant shall install an earthen mound with a minimum height of four (4) feet, along with evergreen trees which are a minimum four to six feet in height at installation, planted fifteen (15) feet on center. Said mounding and landscaping shall terminate 325 feet west of the Holt Road Extension.

(f) Landscaping along township property located along the east property line (southeast corner of the Site): evergreen trees 4 to 6 feet in height at installation, planted fifteen (15) feet on center. This landscaping shall not be required if said property is zoned for other than single-family usage.

(g) Within the setback area along I-270, the applicant shall install a earthen mound with a minimum height of four feet along with evergreen trees which are a minimum four to six feet in height at installation, planted 15 feet on center.

(h) There is an existing tree stand at the southeast corner of the Site. The applicant shall try to maintain as much of the tree stand as is compatible with the proposed development. As long as the tree stand remains within the parking setback areas, then the applicant shall not have to install the mounding and landscaping, as required by the text, along those property lines. If the tree stand is removed from the parking setback areas, then the applicant shall install the required landscaping and mounding in the resulting cleared portions of the parking setback areas.

(i) Minimum size of all trees shall be 2-inch caliper for deciduous, 4 to 6 feet high for evergreens, and 1-inch caliper for ornamentals.

2. Screening:

(a) No materials, supplies, or products shall be stored unless screened by a building, structure, fencing, wall or landscaping to a height of six feet, except as applicable to Outdoor Display Areas. No materials, supplies, or products shall be stored to a height in excess of the screening designated for those materials.

(b) All waste and refuse shall be containerized and fully screened from off-site view by a solid wall, fence, or landscaping (minimum height of screening shall be six feet).

(c) All loading docks which are adjacent to the southwest property line shall be screened by a 4-foot high chain link fence. Said fence shall be covered with screening slats to match those utilized on the outdoor storage fencing. This fence shall extend the length of a tractor trailer.

(d) All loading docks which are adjacent to I-270 shall be screened by a masonry wall with a minimum height of eight feet. This masonry wall shall extend the length of a tractor trailer.

3. Rooftop Mechanicals Screening:

(a) On those buildings which are adjacent to the south property line, the rooftop mechanical equipment and other utility equipment shall be screened from the south property line to the height of the equipment or to site-line from the south property line.

(b) On those buildings which are adjacent to I-270, the rooftop mechanical equipment and other utility equipment shall be screened from I-270 to the height of the equipment or to sight-line from the I-270 property line.

(c) On those buildings which are adjacent to Holt Road Extension, the rooftop mechanical equipment and other utility equipment shall be screened from Holt Road Extension to the height of the equipment or to sight-line from the Holt Road Extension right-of-way line.

4. Fencing: The fence located behind the building shall be extended to the edge of the building to allow for increased outdoor storage area. This fence shall be between 15 and 18 feet in height with dark green slats. Materials stored directly adjacent to the fence shall not exceed the height of the fence.

D. Building Design and/or Interior-Exterior Treatment Commitments.

1. Any building façade which is adjacent to I-270 or Georgesville Road shall be finished with the following materials, individually or in any combination thereof: (a) brick; (b) stucco (dryvit or equal); (c) thru wall masonry units (Terra wall); (d) split face, fluted and/or polished concrete masonry units; (e) poured in place concrete, wood, architectural shingles, or glazing. In addition, vertical pier elements shall be used to break up linear elevations and incorporate the downspouts where located.

2. The façade of any building which faces Holt Road extension shall be finished with the following materials, individually or in any combination thereof: (a) brick; (b) stucco (dryvit or equal); (c) thru wall masonry units (terra wall); (d) split face, fluted and/or polished concrete masonry units; (e) wood, (f) glass; (g) aluminum and glass store front framing; and/or (h) pre-colored metal or shingles for canopy and mansard roofing. Neither smooth face nor scored concrete panels shall be used unless used solely as an accent material, which shall not exceed twenty percent (20%) of the area on a façade of a building.

E. Dumpsters, Lighting, Outdoor Display Areas, and/or other Environmental Commitments.

1. Lighting:

a. All external lighting shall be cut-off fixtures (down lighting) and shall be designed to prevent offsite spillage.

b. All external outdoor lighting fixtures to be used shall be from the same or similar manufacturer's type to ensure compatibility.

c. Accent lighting shall be permitted, provided such light source is concealed.

d. Any wall-mounted lighting shall be shielded to prevent offsite spillage.

e. Buildings and landscaping shall be illuminated with up-lighting by a concealed source directed away from the public right-of-way and any abutting residential district.

f. All types of parking, pedestrian and other exterior lighting shall be on poles and shall be from the same manufacturer type and style.

g. All light poles and standards shall be constructed of black, brown or bronze metal, except poles and standards 8 feet in height or less which may be constructed of dark wood where used in an entry feature or special setting where the use of wood compliments the design ethic.

h. Parking lot lighting shall be no higher than 40 feet, except for the parking lot lighting which is within 300 feet of the south property line, then the maximum height shall be 33 feet.

2. Outdoor Retail Display Areas and Retail Staging Areas: No materials, supplies, or products shall be stored unless screened by a building, structure, fencing, wall or landscaping to a height of six feet, except as provided below as applicable to Outdoor Retail Display Areas and Retail Staging Areas.

a. Location: (i) Outdoor retail display areas shall only be located along the sidewalk directly in front of the building as shown on the site plan. The outdoor retail staging area shall be located along the garden center, on the southeast side of the building as shown on the site plan.

b. Materials: The outdoor retail display areas shall contain only those items normally and customarily sold by a Lowe's store, including seasonal items and products including, but not limited to, firewood, mulch, flowers, lawn and garden equipment, and snow removal equipment.

c. Fencing: Fencing is not required for the outdoor retail display or staging areas. Materials within the staging area will be temporarily stored adjacent to the garden center area.

F. Graphics and/or Signage commitments.

1. All signage and graphics shall conform to Article 15, Title 33, of the Columbus Graphics Code as it applies to a C-4 Commercial District. Any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

2. Outparcel ground-supported signage shall be limited to a maximum height of 12 feet and a maximum area of 100 square feet, or what is permitted under Code, whichever is less, and may be placed with the setback area at a minimum of fifteen (15) feet from street right-of-way. For signage purposes, an out-parcel is a parcel which is less than two acres and is located within 200 feet of Holt Road Extension.

3. Any free-standing sign, other than the outparcel signage referred to in item **B 2** above, located within 300 feet of the south property line shall have a maximum height of 20 feet.

G. Miscellaneous Commitments.

1. The subject Site shall be developed in accordance with the site plan. The site plan may be slightly adjusted to reflect engineering, topographical or other site data. Any slight adjustment to the plan shall be reviewed and approved by the Director of the Department of Trade and Development or his designee, upon submission of the appropriate data regarding the proposed adjustment.

4. CPD REQUIREMENTS:

A. Natural Environment: The subject property is a flat parcel of land consisting of 16.35+/- acres, which contains a Lowe's Home Center store, with an attached Nation's Rent facility and attached garden center.

B. Existing Land Use: The existing land use is a commercial use that contains a Lowe's Home Center.

C. Transportation and Circulation: The subject property is located north of Holt Road, south of Jack Nicklaus Freeway (I-270). A traffic light controls traffic at the intersection of Georgesville Road and Holt Road. There are two curb cuts off Holt Road which permit traffic to access the subject property.

D. Visual Form of the Environment. This Site is located in the Georgesville Square Shopping Center and is one of two anchor stores, the other being a Kroger's grocery store. This Site is surrounded by commercial development to the north and south, single-family homes and multi-family homes located behind the Lowe's building across from Holt Road on the southwest side, and multi-family homes to the southeast.

E. View and Visibility: The rear of the subject property is visible from Holt Road and the front of the subject property is visible from Georgesville Square Drive.

F. Proposed Development: The Site is currently developed as detailed in this Development Text, Applicant is filing this amended application to provide for Outdoor Retail Display and Outdoor Retail Staging Areas, and to correct certain site data erroneously provided for under the original Z02-034 rezoning.

G. Behavior Patterns: Much of the areas surrounding Georgesville Square Shopping Center are zoned for residential uses. The existing and proposed development will serve these residents with nearby home improvement equipment and supplies for indoor and outdoor improvements.

H. Emissions: No adverse effect from emissions shall result from the proposed development.

ORIGINAL

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 # 210-007

Being first duly cautioned and sworn (NAME)
of (COMPLETE ADDRESS)

Sherry Luckey, Property Mgr. Lowes Home Centers, Inc.
1605 Curtis Bridge Road, Wilkesboro, NC 28697
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. <u>Lowes Home Centers, Inc.</u> <u>1605 Curtis Bridge Road</u> <u>Wilkesboro, NC 28697</u> <u>Attn: Sherry Luckey, Prop. Mgr.</u> <u>(336) 658-3904</u>	2.
3.	4.

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

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 25th day of March, in the year 2010

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

Ann Miller
08-10-2010

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

