

Planner: Shannon Pine, 645-2208, spine@columbus.com

City of Columbus | Department of Development | Building Services Division | 757 Carolyn Avenue, Columbus, Ohio 43224



OFFICE USE ONLY

Application # 10335-00000-00403
210-086

Fee: 1st acre (\$1,850 or \$3,200): 3200

Each additional acre (\$185 or \$315) 636

Total: \$3836

Date of Submittal: 11/2/10

Planning Area: Northwest

Received by: S. Pine

REZONING APPLICATION

LOCATION AND ZONING REQUEST

Certified Address (for Zoning Purposes) 2136 BETHEL ROAD Zip 43220

Is 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 590 158988

Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s) CPD Requested Zoning District(s) CPD

Recognized Area Commission or Civic Association NORTHWEST CIVIC ASSOCIATION
See instructions in "Things to Remember" on front of application packet.

Proposed Use or reason for rezoning request: FAMILY DOLLAR STORE (continue on separate page if necessary)

Proposed Height District: H-35 Acreage 2.4 ACRES
(Columbus City Code Section 3309.14)

APPLICANT

Name FAMILY DOLLAR

Address P.O. Box 1017 City CHARLOTTE, NC Zip 28201

Phone# 704-814-3443 Fax # _____ Email _____

PROPERTY OWNER(S)

Name ACV LIVERMORE LLC

Address 465 FIRST ST. W. 2ND FL. City SONOMA, CA Zip 95476

Phone# 707-935-3700 Fax # 707-955-3707 Email PXW@ACVENTURES.COM

If applicable, check here if listing additional property owners on a separate page (REQUIRED)

ATTORNEY / AGENT (CIRCLE ONE IF APPLICABLE)

Name ARTHUR P. MORRIS (AM ARCHITECTURE, INC.)

Address 7210 GRANBY DRIVE City HUDSON Zip 44236

Phone# 330-792-4128 Fax # 330-319-6358 Email ARTMORRIS@AOL.COM

SIGNATURES (ALL APPLICABLE SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

Applicant Signature _____ By: Shannon Pine FAMILY DOLLAR STORES OF OHIO, INC.

Property Owner Signature _____ Vice President

Attorney/Agent Signature _____ Arthur P. Morris

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.
City of Columbus | Department of Development | Building Services Division | 757 Carolyn Avenue, Columbus, Ohio 43224



OFFICE USE ONLY

Application # 710-026

Fee: 1st acre (\$1,850 or \$3,200): _____

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

Total: _____

Date of Submittal: _____

Planning Area: _____

Received by: _____

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Name FAMILY DOLLAR

Address P.O. Box 1017 City CHARLOTTE, NC Zip 28201

Phone# _____ Fax # _____ Email _____

PROPERTY OWNER(S)

Name ACV LIVERMORE LLC

Address 465 FIRST ST. W. 2ND FL. City SONOMA, CA Zip 95470

Phone# 707-935-3700 Fax # 707-935-3707 Email QVW@ACVENTURES.COM

If applicable, check here if listing additional property owners on a separate page (REQUIRED)

ATTORNEY / AGENT (CIRCLE ONE IF APPLICABLE)

Name ARTHUR P. MORRIS (AM ARCHITECTURE, INC.)

Address 7210 GRANBY DRIVE City HUDSON, OH Zip 44236

Phone# 330-792-4128 Fax # 330-319-6358 Email ARTMORRIS@AOL.COM

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Property Owner Signature _____

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City of Columbus | Department of Development | Building Services Division | 757 Carolyn Avenue, Columbus, Ohio 43224



AFFIDAVIT

(See instruction sheet)

STATE OF OHIO
COUNTY OF FRANKLIN

APPLICATION # 210-026

Being first duly cautioned and sworn (1) NAME RONALD E. ZINN
of (1) MAILING ADDRESS 5760 CONEFLOWER DR, GROVE CITY, OH 43123
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 2136 BETHEL RD.
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) 11/2/10
(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) ACY LIVERMORE LLC
465 FIRST ST. W. 2ND FL.
SONOMA, CA 95476

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

FAMILY DOLLAR
704-814-3443

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

(5) NORTHWEST CIVIC ASSOCIATION
ATTN: MARILYN GOODMAN
P.O. Box 20134
COLUMBUS, OH 43220

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) Ronald E Zinn
29th day of October, in the year 2010
Andrea J. Tipton
April 24, 2013

This Affidavit expires six months after date of notarization.



ANDREA J. TIPTON
Notary Public, State of Ohio
My Commission Expires 4-24-13

Family Dollar
Attn: Thomas E Schoenheit
PO Box 1017
Charlotte, NC 28201

ACV Livermore LLC
465 First St W 2nd Fl
Sonoma, CA 95476

AM Architecture Inc
7210 Granby Dr.
Hudson, OH 44236

Northwest Civic Association
Attn: Marilyn Goodman
PO Box 20134
Columbus, OH 43220

Katherine Kuhn
2169 Victoria Park Dr.
Columbus, OH 43235

Evelyn Locklin
5336 Bethel Park Dr.
Columbus, OH 43235

Ruth Cox
5348 Bethel Park Dr.
Columbus, OH 43235

James Barnes
5350 Bethel Park Dr.
Columbus, OH 43235

Betty Minot
5352 Bethel Park Dr.
Columbus, OH 43235

Frederick Comparato
646 Shadowood Ln SE
Warren, OH 44484

Julie Butler
5356 Bethel Park Dr.
Columbus, OH 43235

Jeffrey and Carol Sylvester
5358 Bethel Park Dr.
Columbus, OH 43235

Elizabeth Costello
2175 Victoria Park Dr.
Columbus, OH 43235

Cheryl Patton
2177 Victoria Park Dr.
Columbus, OH 43235

Mahadevan Kathyayani Reddy
Chaitanya K
2179 Victoria Park Dr.
Columbus, OH 43235

Stephen Taliaferro
2181 Victoria Park Dr.
Columbus, OH 43235

Kang Kyung H.
2183 Victoria Park Dr.
Columbus, OH 43235

Taehun Yoon
2185 Victoria Park Dr.
Columbus, OH 43235

Carole Clark
2163 Victoria Park Dr.
Columbus, OH 43235

Norma Schumick
2165 Victoria Park Dr.
Columbus, OH 43235

Sharon Boling
2167 Victoria Park Dr.
Columbus, OH 43235

New Plan Excel Realty
Thompson Reuters Tax Srv
PO Box 4900 Dept. 4900
Scottsdale, AZ 85261

Holcombe Forrest
5310 Bethel Park Dr.
Columbus, OH 43235

Thomas and Eileen Davison
5312 Bethel Park Dr.
Columbus, OH 43235

Nancy Caldwell
5314 Bethel Park Dr.
Columbus, OH 43235

Cynthia Weikart
5316 Bethel Park Dr.
Columbus, OH 43235

William Matthews
5330 Bethel Park Dr.
Columbus, OH 43235

Wyman and Frances Haskins
5332 Bethel Park Dr.
Columbus, OH 43235

Louella Webb
5334 Bethel Park Dr.
Columbus, OH 43235



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 # 210-026

Being first duly cautioned and sworn (NAME) Thomas E. Schoenheit
of (COMPLETE ADDRESS) Family Dollar Stores, Inc., P.O. Box 1017, Charlotte, NC 28201
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. Family Dollar Stores of Ohio, Inc. P.O. Box 1017 Charlotte, NC 28201-1017 10301 Monroe Road Matthews, NC 28105	2.
3. 230 Columbus based employees Tom Schoenheit (704) 814-3443	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Thomas E. Schoenheit

Subscribed to me in my presence and before me this 29th day of October, in the year 2010

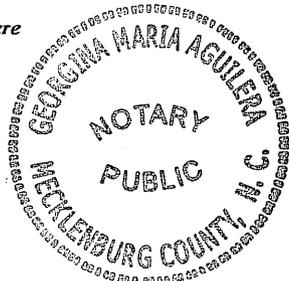
SIGNATURE OF NOTARY PUBLIC

Georgina Maria Aguilera
Georgina Maria Aguilera, Notary Public

My Commission Expires: July 7, 2015

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

Notary Seal Here



250-026



City of Columbus Zoning Plat

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: 590158988

Zoning Number: 2136

Street Name: BETHEL RD

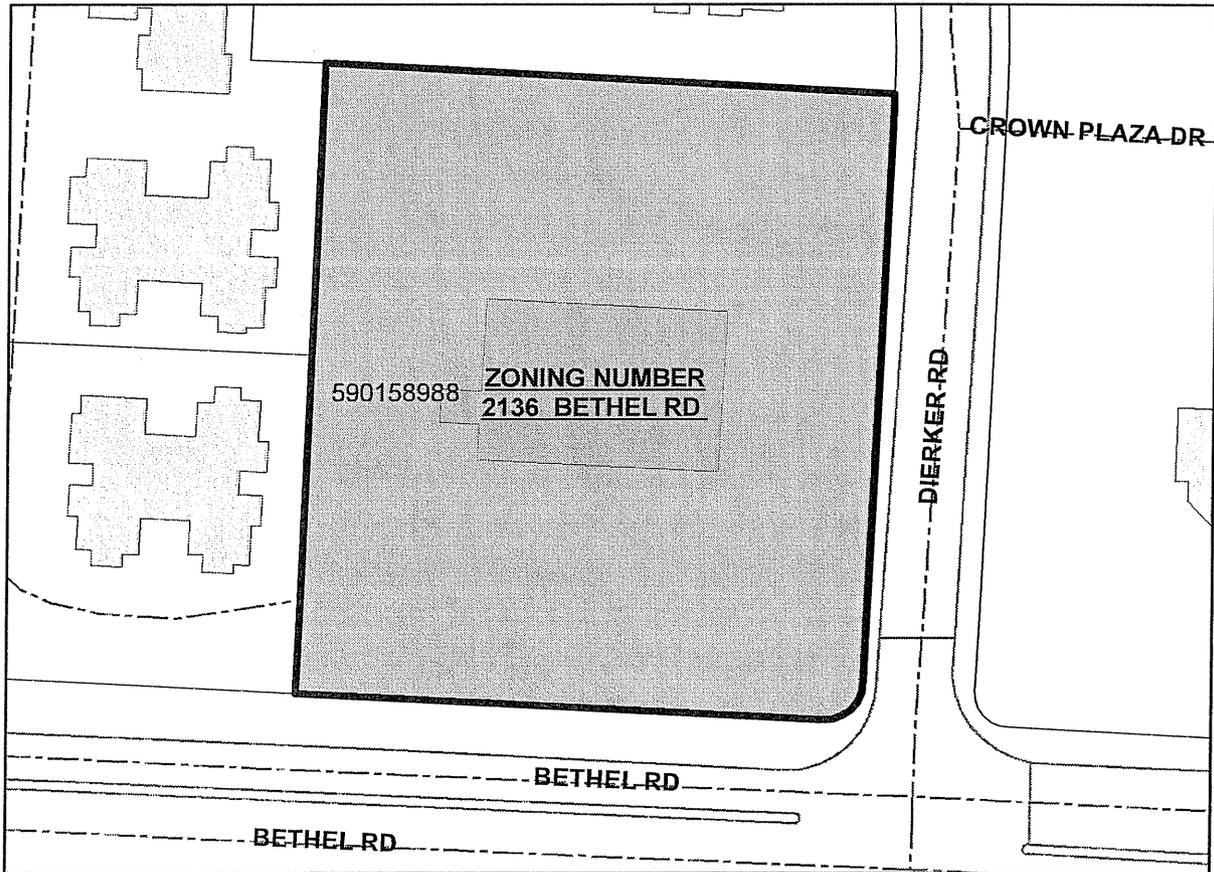
Lot Number: N/A

Subdivision: N/A

Requested By: AM ARCHITECTS (RONAL ZINN)

Issued By: *Patricia A. Austin*

Date: 10/5/2010



SCALE: 1 inch = 100 feet

GIS FILE NUMBER: 7047



PATRICIA A. AUSTIN, P.E., ADMINISTRATOR
DIVISION OF PLANNING AND OPERATIONS
COLUMBUS, OHIO

Commercial Planned Development

PROPOSED DISTRICT: CPD
PROPERTY ADDRESS: 2136 Bethel Road
OWNER: Columbus Venture, LLC
APPLICANT: Family Dollar
DATE OF TEXT: 11/01/10
APPLICATION NUMBER: 210-026

1. INTRODUCTION: The site was previously zoned CPD in 2004 to permit an appliance store to operate on the property and in 1997 a pharmacy / drug store to operate on the property. The applicant is seeking to reuse the existing building and site with only minor modifications to the CPD text. The site is fully developed with a brick building, parking and landscaping to the west and north as detailed in Z04-023.

2. PERMITTED USES: The permitted uses shall be a retail store and other uses customarily associated with a retail store and other uses permitted in the C-2, Commercial District of the Columbus Zoning Code excepting the following uses: art studio, post office, public park and recreation centers, radio and television broadcasting stations and studios, and schools. The entire business shall close by 10:00 p.m. every night.

3. DEVELOPMENT STANDARDS: Unless otherwise indicated in the text or the Site Plan, the development standards for C-2 as contained in Chapter 3353 of the Columbus City Code shall apply.

A. Density, Lot, and/or Setback Commitments.

1. Minimum building setback is eighty feet 80' from Dierker Road and 130' from Bethel Road.
2. The setback for the parking shall be 10' from Dierker Road and 60' from Bethel Road.

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

1. All circulation, curb cuts and access points shall be subject to the approval of the Planning and Operations Division.
2. Loading areas shall be screened by opaque material and/or landscaping to a minimum of height of seven 7' feet.

C. Buffering, Landscaping, Open Space, and/or Screening Commitments.

The Landscaping required by the previous rezoning detailed in Z04-023 shall be maintained by Family Dollar. Any environmental treatments found missing will be added and brought up to the requirements as set forth in the landscaping requirements detailed in Z04-023. (There are presently 7 trees and 15 plus bushes along Bethel Road and eight trees and twenty plus bushes along Dierker Road. There are also 5 trees along with bushes in the various parking islands. The North and West property lines have fencing, walls and thick landscape screening. All the required vegetation will be maintained.)

1. The required screening in this section shall be counted in determining compliance with the required landscaping sections in Chapter 3312 of the Columbus City Code.

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

1. All roof-mounted mechanical equipment shall be screened from public view to the height of the equipment. The design, colors and materials used in screening shall be architecturally compatible with the rooftop and the aesthetic character of the building.

2. Dumpsters and all ground-mounted mechanical equipment shall be located at the rear of the building and screened from public view to the height of the dumpster/equipment.

E. Graphics and Signage Requirements

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

2. The existing monument signs shall be reused to advertise the stores location and no other freestanding signs shall be installed.

F. Miscellaneous

1. Family Dollar will not be using the existing drive thru window, except as floor space inside the building.

G. CPD Criteria

1. Natural Environment

The site developed as a vacant appliance store.

2. Existing Land Use

To the west and north are condominiums, to the south and east are commercial developments.

3. Proposed Use: Commercial / Retail Uses

4. Transportation and Circulation

Access will be from Dierker Road and Bethel Road via the existing curbcuts.

5. Visual Form of the Environment

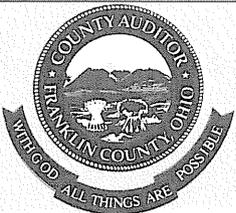
The visual form of the development has been established and will not change.

6. View and Visibility

View and visibility of the development has been determined and will remain as it is now.

7. Emissions

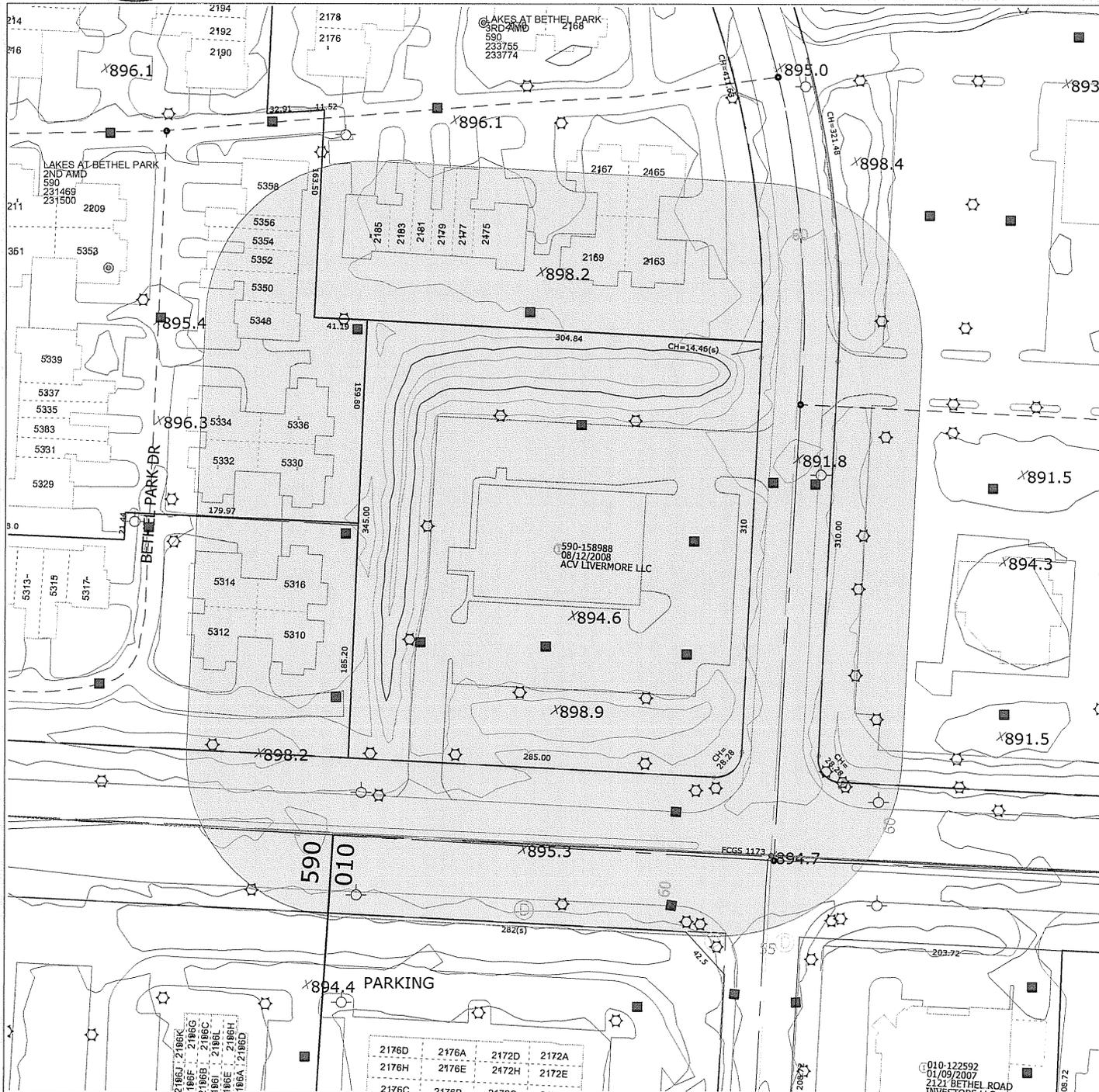
No adverse emissions are expected from this development.



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: s

DATE: 10/5/10



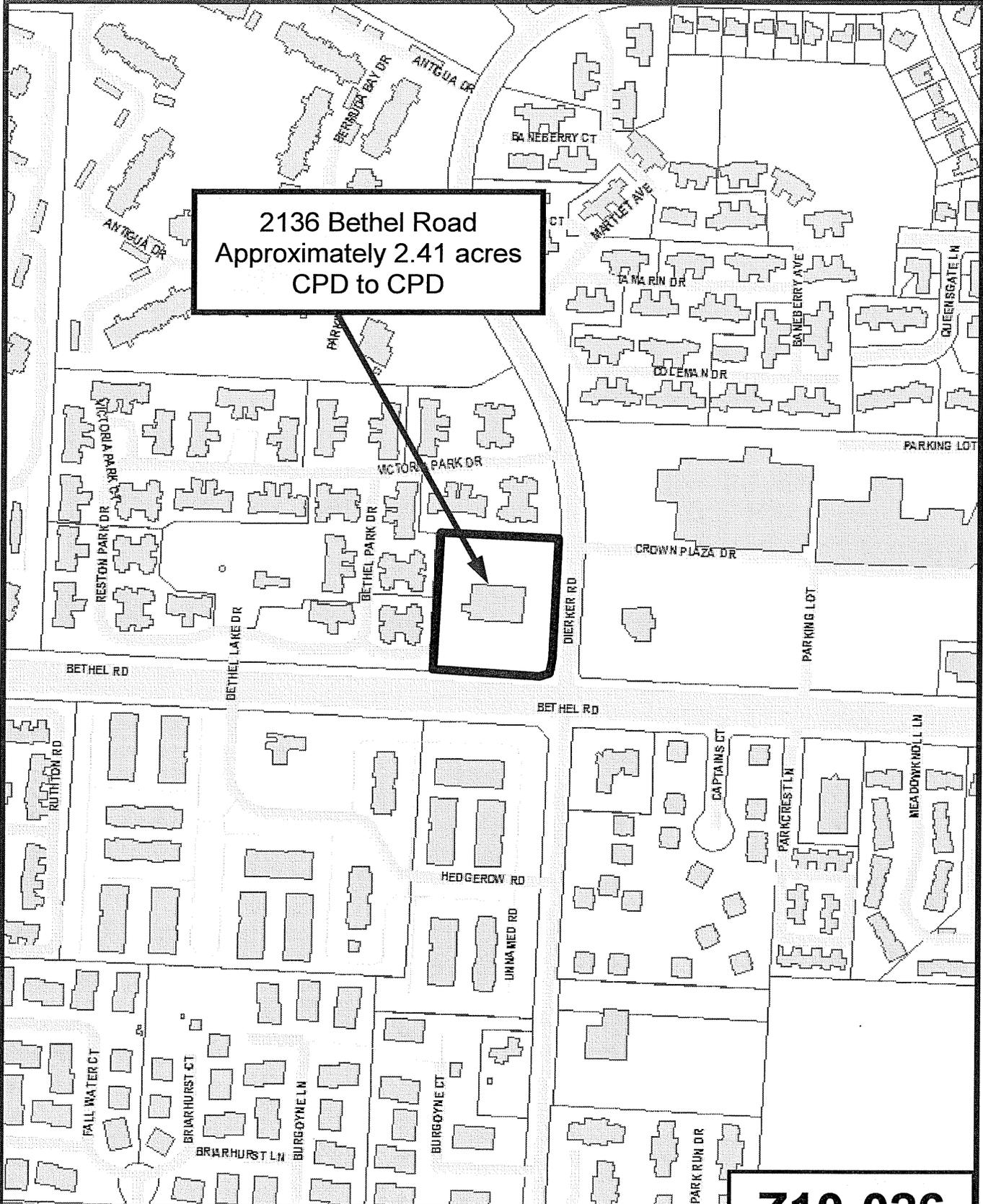
Disclaimer

Scale = 116'



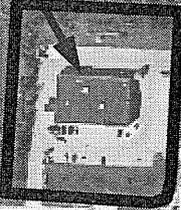
This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on 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.

2136 Bethel Road
Approximately 2.41 acres
CPD to CPD



Z10-026

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Approximately 2.41 acres
CPD to CPD



Z10-026