

no.	revisions:	by:
1	10 MARCH 03	LD
2	10 MARCH 10	LD
3	10 APRIL 31	LD

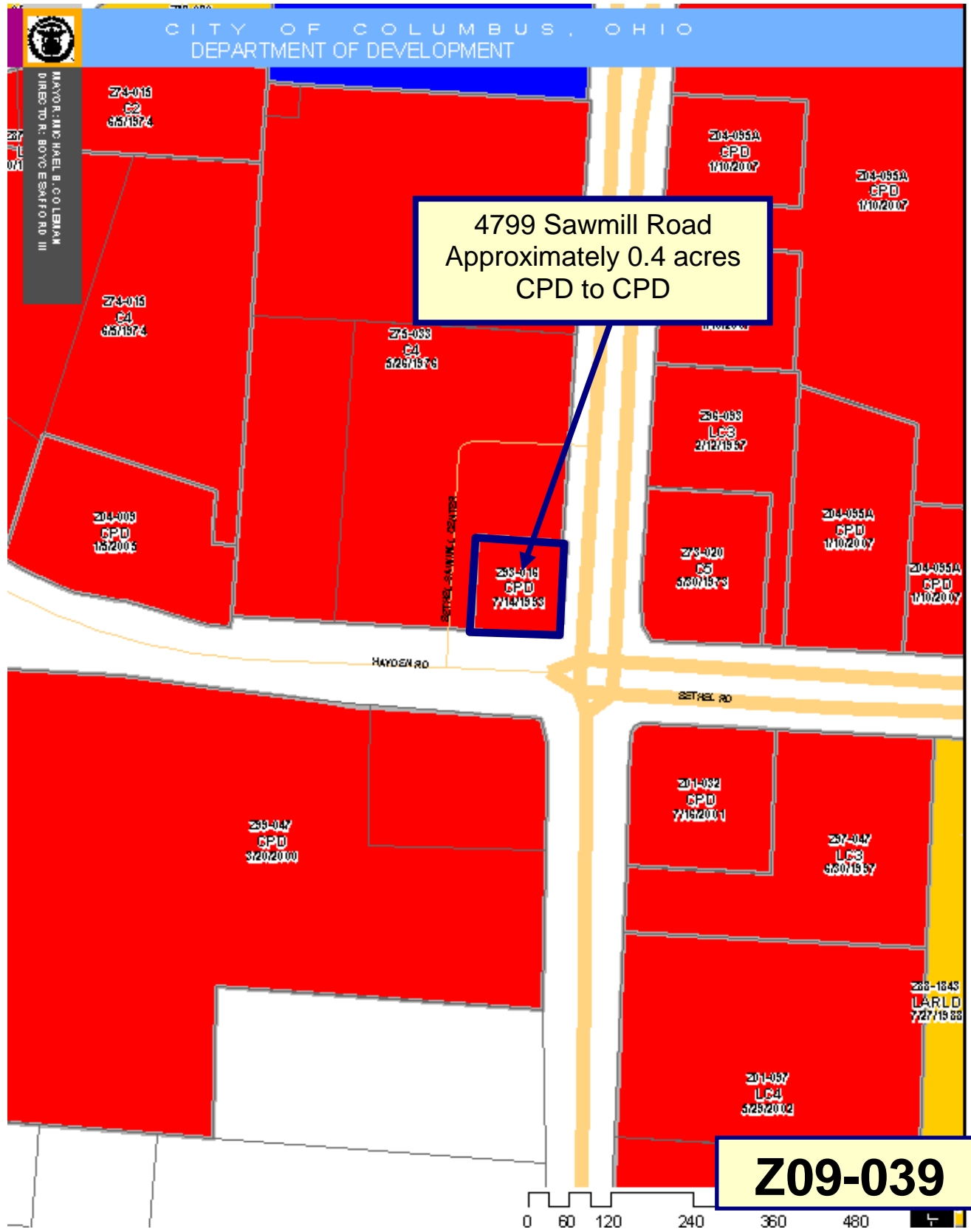
**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MARCH 11, 2010**

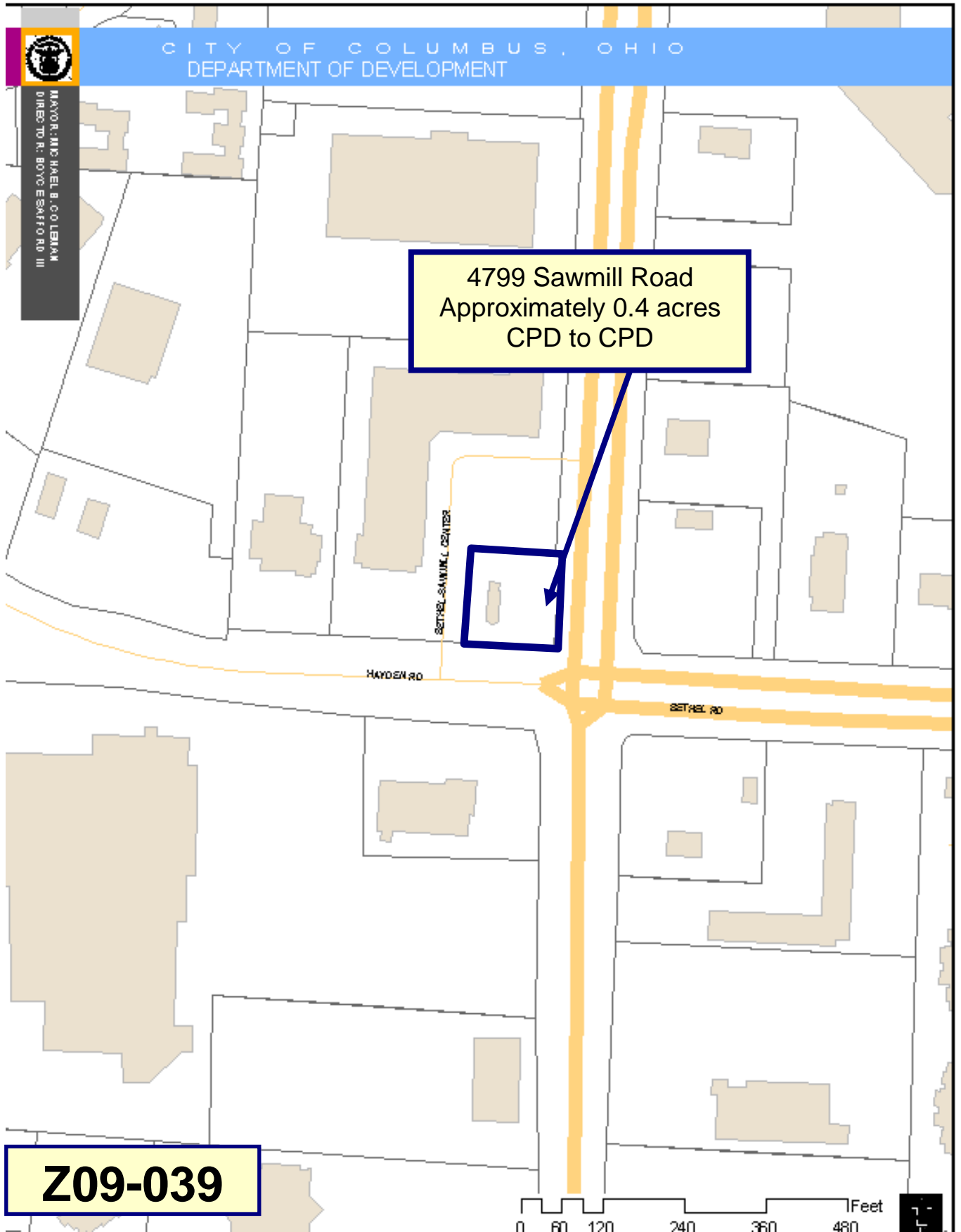
1. **APPLICATION:** **Z09-039 (ACCELA # 09335-00000-00334)**
Location: **4799 SAWMILL ROAD (43232)**, being 0.4± acres located at the northwest corner of Bethel and Sawmill Roads. (590-189240)
Existing Zoning: CPD, Commercial Planned Development District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Rezoning to allow a restaurant with indoor seating.
Applicant(s): 4799 Sawmill Road LLC, c/o Gary B. Gitlitz; Atty; 5003 Horizons Drive, Suite 200; Columbus, OH 43235.
Property Owner(s): 4799 Sawmill Road LLC; 5003 Horizons Drive, Suite 200; Columbus, OH 43235.
Planner: Dana Hitt, AICP, 645-2395, dahitt@columbus.gov

BACKGROUND:

- The applicant is requesting the CPD, Commercial Planned Development District to allow indoor seating in a former drive-through restaurant that was not permitted to have indoor seating per the current CPD, Commercial Planned Development Text, although the text would allow any other permitted C-4 use.
- To the north and west is a shopping center in the C-4, Commercial District. To the south is across Hayden Road is a retail development zoned in the CPD, Commercial Planned Development District. To the east across Sawmill Road is an auto service facility zoned in the C-5, Commercial District and retail uses zoned in the L-C-3, Limited Commercial District.
- The site is located within the boundaries of *The Northwest Plan* (2007), but no specific recommendation is provided.
- The CPD text provides for use limitations and limitations on vehicular access. Signage commitments made in Z92-016 are maintained. The south building façade may be relocated 3 feet north if the Department of Public Service will not grant an encroachment into an existing sewer easement.
- The *Columbus Thoroughfare Plan* identifies both Sawmill and Bethel / Hayden Roads as 4-2D arterials, requiring a minimum of 60 feet of right-of-way from centerline.

CITY DEPARTMENTS RECOMMENDATION: Approval. The requested CPD, Commercial Planned Development District would allow for indoor seating in a former drive-through restaurant. The CPD Text and Plan provide for use limitations and limitations on vehicular access. Signage commitments made in Z92-016 are maintained. The proposed CPD is consistent with the development and zoning patterns of the area.







Post Office Box 20134
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www.northwestcivic.org

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January 8, 2010

Department of Development
City of Columbus
757 Carolyn Ave.
Columbus, Ohio 43224

RE: Application Z09-039 (4799 Sawmill Road, Columbus, Ohio 43235)

Dear Department of Development:

On January 6, 2010, Application Z09-039 (4799 Sawmill Road, Columbus, Ohio 43235) came before the Northwest Civic Association Board of Trustees for review and recommendation.

The Board determined that Applicant's requested rezoning was acceptable and **approved** by a vote of **11 Yes to 0 No**. This approval is conditioned on the fact that when the monument sign is designed NWCA is able to review the design prior to installation. NWCA gave guidance that the Northwest Commercial Overlay standards for monument signs are preferred, as this property is not part of Phase I of the Northwest Commercial Overlay.

This letter serves as NWCA's official recommendation that Application Z09-039 (4799 Sawmill Road, Columbus, Ohio 43235) should be **approved** by the Department.

If you have any questions or concerns, please contact me.

Sincerely,

Jennifer Anne Adair, Esq.
President and Zoning Chair
JenniferAAdair@yahoo.com
614-286-6577 (Cell)

Cc: Gary Gitlitz, Attorneys for Applicant (email)
Priscilla Tyson, Development Chair, Columbus City Council (email)
Dana Hiatt, City Planner (email)
File

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



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 # Z09-039

Being first duly cautioned and sworn (NAME) Gary B. Gitlitz
of (COMPLETE ADDRESS) 4799 Sawmill Road, LLC, 5003 Horizons Dr. #200, Columbus, OH 43220
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. 4799 Sawmill Road, LLC c/o Gary B. Gitlitz, Member 5003 Horizons Drive, #200 Columbus, OH 43220 -0- number of employees Gary B. Gitlitz - 614.360.1050</p>	<p>2. Gary B. Gitlitz, Managing Member 5003 Horizons Drive, #200 Columbus, OH 43220</p>
<p>3. Shimon Saberi, Managing Member 4844 Adele Court Woodland Hills, CA 91364</p>	<p>4. Ely Dromy/David Dromy, Member 4844 Adele Court Woodland Hills, CA 91364</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

[Signature]
Gary B. Gitlitz

Subscribed to me in my presence and before me this 30th day of November, in the year 2009

SIGNATURE OF NOTARY PUBLIC

[Signature]

My Commission Expires:

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



Lori L. Moore
Notary Public, State of Ohio
My Commission Expires 02-01-2012

Dan Rosen, DDS a Profit Sharing Plan, Member
4844 Adele Court
Woodland Hills, CA 91364

Behrooz Saberi, Member
921 Polaris Parkway
Columbus, OH 43240

Zigi Dromy, Member
4844 Adele Court
Woodland Hills, CA 91364