

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JULY 14, 2016**

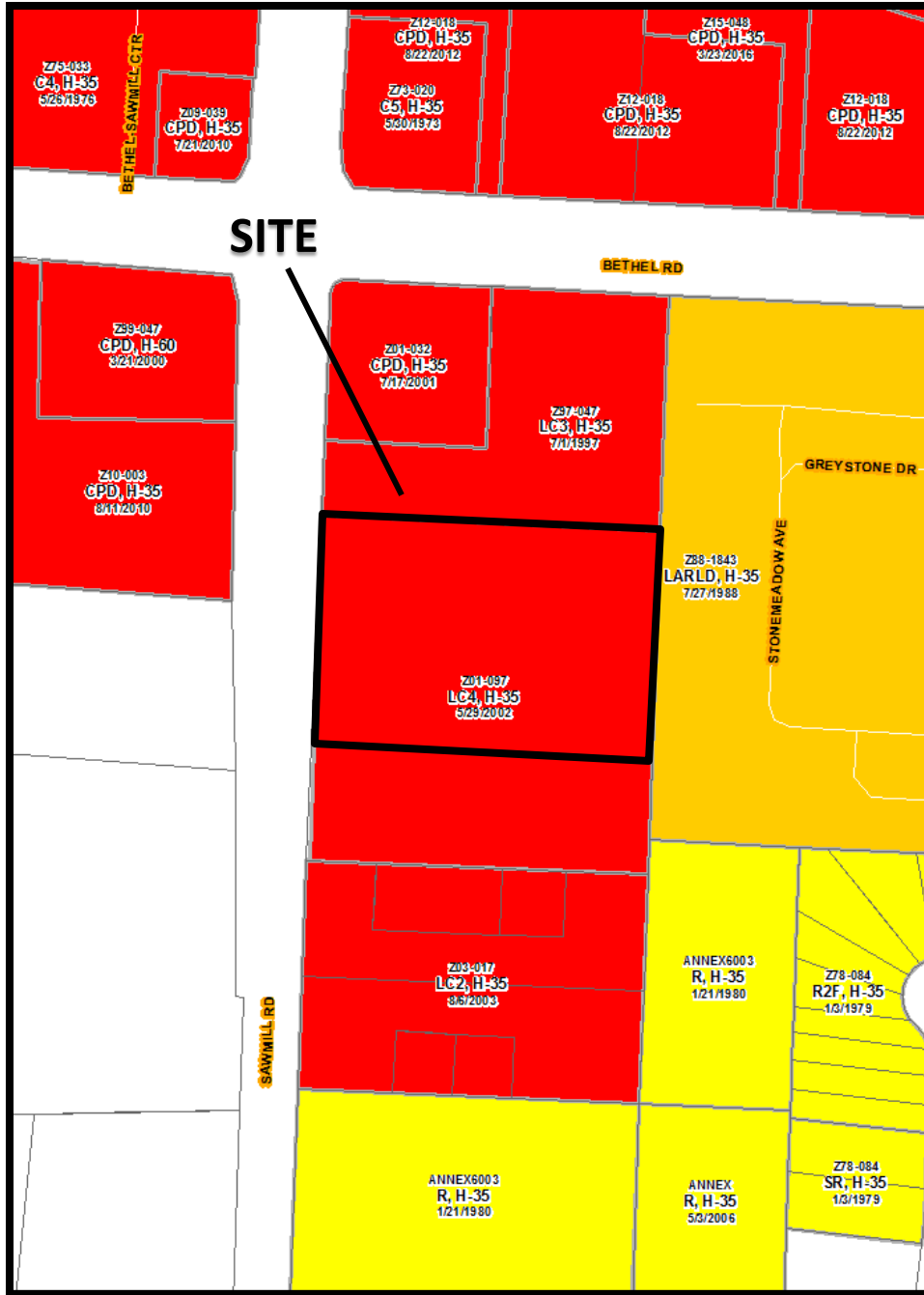
- 2. APPLICATION: Z16-026**
- Location:** **4664 SAWMILL ROAD (43220)**, being 3.08± acres located on the east side of Sawmill Road, 307± feet south of Bethel Road (590-175635; Northwest Civic Association).
- Existing Zoning:** L-C-4, Limited Commercial District.
- Request:** L-C-4, Limited Commercial District.
- Proposed Use:** Parking lot expansion.
- Applicant(s):** Aldi Inc. Springfield Division; c/o Kailen Akers, Agent; 2221 Schrock Road; Columbus, OH 43229.
- Property Owner(s):** Aldi Inc. Springfield Division; 4400 South Charleston Pike; Springfield, OH 45502.
- Planner:** Tim Dietrich; 614-645-6665; tedietrich@columbus.gov
Shannon Pine; 614-645-2208; spine@columbus.gov

BACKGROUND:

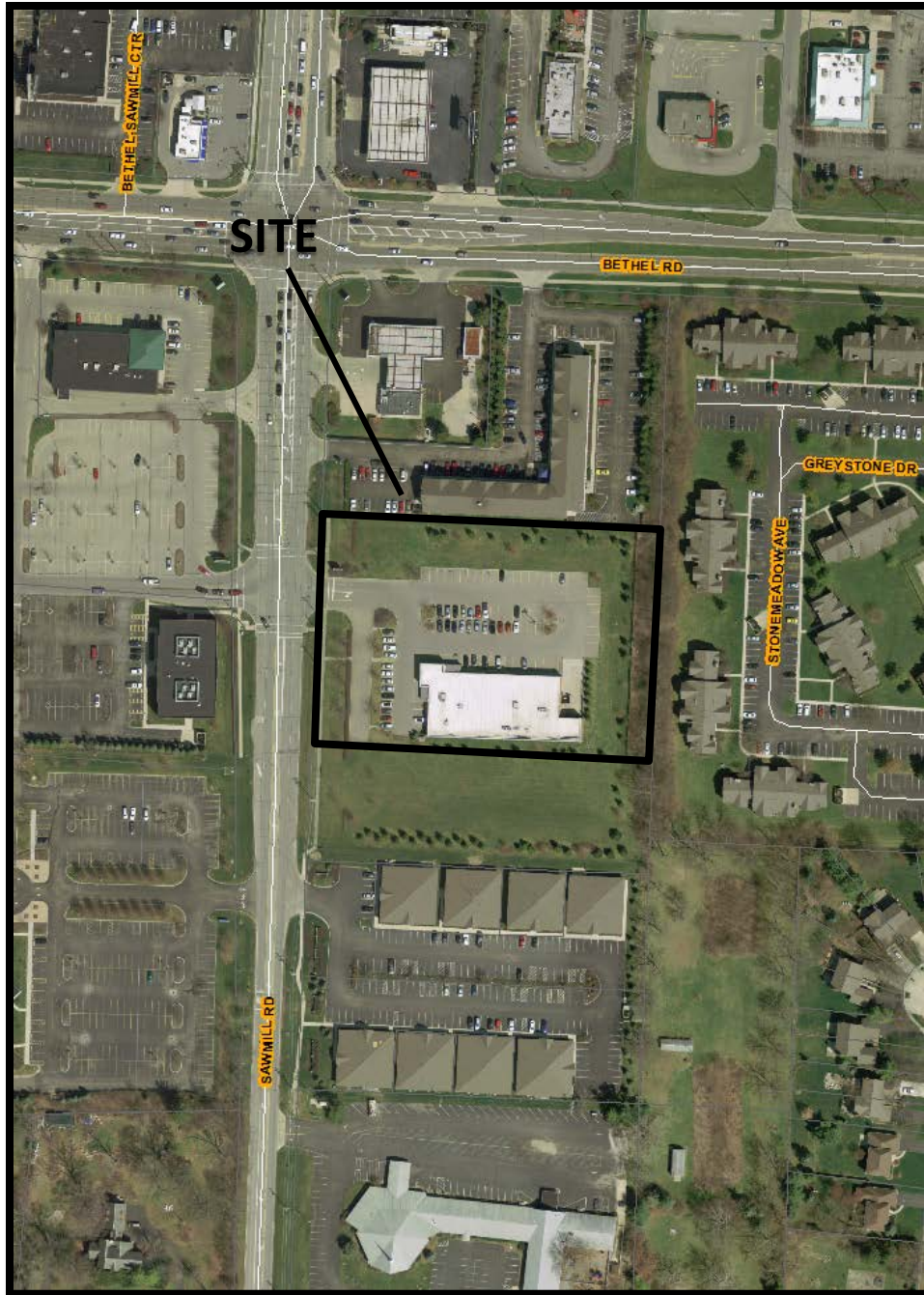
- The 3.08± acre site consists of one parcel zoned in the L-C-4, Limited Commercial District and developed with a grocery store. The applicant is requesting the L-C-4, Limited Commercial District to allow for an increase in parking spaces from a total of 69 to 89.
- To the north of the site is a hotel zoned in the L-C-3, Limited Commercial District. To the east is a multi-unit residential development zoned in the L-ARLD, Limited Apartment Residential District. To the south are office buildings in the L-C-3, Limited Commercial District. To the west across Sawmill Road is an office building in the City of Upper Arlington and a shopping center zoned in the CPD, Commercial Planned Development District.
- The site is located in the planning area of *The Northwest Plan (2007)*, which does not provide specific land use recommendations for this location.
- The site is located within the boundaries of the Northwest Civic Association whose recommendation is for approval.
- The limitation text maintains both existing permitted and prohibited uses as well as existing development standards applicable with the current L-C-4, Limited Commercial District.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested L-C-4, Limited Commercial District will allow the applicant to expand the existing parking lot to include a total of 89 spaces. The prohibited and permitted uses and all development standards and commitments from the existing limitation text have been carried over to the new zoning request. This site is compatible with the surrounding development and zoning patterns of the area.



Z16-026
4664 Sawmill Road
Approximately 3.04 acres
L-C-4 to L-C-4



Z16-026
4664 Sawmill Road
Approximately 3.04 acres
L-C-4 to L-C-4



STANDARDIZED RECOMMENDATION FORM

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

Case Number 216-026

Address 4664 Sawmill Rd

Group Name Northwest Civic Association

Meeting Date 06/08/16

Specify Case Type
 BZA Variance / Special Permit
 Council Variance
 Rezoning
 Graphics Variance / Plan / Special Permit

Recommendation (Check only one)
 Approval
 Disapproval

NOTES:

Vote Approval 8-0

Signature of Authorized Representative *Deemaru Lusho*
SIGNATURE

Zoning Chair
RECOMMENDING GROUP TITLE

614-985-1150
DAYTIME PHONE NUMBER

Please FAX this form to Zoning at (614) 645-2463 within 48 hours of your meeting day; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 757 Carolyn Avenue, Columbus, Ohio 43224.



DEPARTMENT OF BUILDING AND ZONING SERVICES

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 # 216-026

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Kaitlen Akers
of (COMPLETE ADDRESS) 2221 Schrock Road, Columbus, OH 43229
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

Table with 2 columns and 2 rows. Row 1, Column 1: 1. Aldi Inc. Springfield Division, 4400 S. Charleston Pike, Springfield OH, 45502, Employees: 40; Russ White: 937-323-5500x122. Row 1, Column 2: 2. (Empty). Row 2, Column 1: 3. (Empty). Row 2, Column 2: 4. (Empty).

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Kaitlen Akers

Subscribed to me in my presence and before me this 4 day of May, in the year 2016

SIGNATURE OF NOTARY PUBLIC

Teri L. Mompher

My Commission Expires:

December 26, 2017



This Project Disclosure Statement expires six months after date of notarization.
Teri L. Mompher
Notary Public-State of Ohio
My Commission Expires
December 26, 2017

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