

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
DECEMBER 11, 2003**

11. **APPLICATION:** **Z03-085**
 Location: **5870 SAWMILL ROAD (43235)**, being 10.15 ± acres located on the east side of Sawmill Road, 310± feet east of Sawmill Road and 260± feet north of Reflections Drive (590-247710).

 Existing Zoning: CPD, Commercial Planned Development District.
 Request: CPD, Commercial Planned Development District.
 Proposed Use: Fuel sales.
 Applicant(s): CEI Engineering Associate; c/o Victoria Newell; 230 Bradenton Avenue; Dublin, Ohio 43017.
 Property Owner(s): Sam's Real Estate Business Trust; 702 S.W. I Street; Bentonville, Arkansas 72716.
 Case Planner: Dana Hitt, AICP, 645-2395, dahitt@columbus.gov

BACKGROUND:

- The 10.15± acre site is developed with a parking lot and is zoned in the CPD Commercial Planned Development District. The applicant wishes to rezone the property to the CPD, Commercial Planned Development District in order to create a sub-area, which will be developed with a retail fuel center.
- To the north is an office development zoned in the CPD, Commercial Planned Development District. To the east is a retail development zoned in the CPD, Commercial Planned Development District. To the south is a farm field in the R, Rural District. To the west across Sawmill Road is retail development in the CPD, Commercial Planned Development District.
- The site falls within the boundaries of Subarea 8 of the *Northwest Plan*, (1990) which proposes supporting development under the existing zoning.
- The CPD text commits to the customary use restrictions, development standards including outdoor display controls, landscaping and rooftop mechanical screening. The CPD Text contains variance request to reduce parking by 79 parking spaces to 487 spaces to preserve mature landscaping and an existing sound wall installation adjacent to the north property line.
- The *Columbus Thoroughfare Plan* identifies Sawmill Road as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District with the addition of gasoline sales consistent with the *Northwest Plan*.