

Recommendations

Sawmill and Bethel Area

Subarea 1:

Subarea consists of three undeveloped parcels that are located at the intersection of two major arterials. The current zoning is Rural (R) and Commercial Planned Development (CPD). The subarea is characterized by shopping centers, gas stations, and restaurants to the north; large-lot, single-family homes to the south; apartments to the east; and offices to the west. A portion of the area is located in Perry Township.

- ☐ Support planned commercial as the most appropriate development at the intersection. (See Appendix B.)
- ☐ Endorse residential development with a suggested maximum density of eight units per acre south of the development at the intersection.
- ☐ Apply the Sawmill Corridor Development Standards.



Subarea 2:

Site is located on the south side of Bethel Road directly across from the Carriage Place shopping center. Located in Perry Township, it has developed as large-lot, single-family homes under Franklin County jurisdiction. Adjacent development consists of apartments, a church, restaurants, and a shopping center. Site may experience redevelopment pressures.

- ☐ Support multi-family and office uses as the most appropriate redevelopment uses.
- ☐ Evaluate the conversion of residential structures to office commercial uses on a case by case basis. The rezoning process should be followed for any redevelopment, rather than the Council variance process.
- ☐ Apply the Bethel Road Development Standards.

Subarea 3:

The subarea is developed as several, large-lot, single-family homes. The homes, located on the west side of Sawmill Road between the electric substation and West Case Road, will be adversely affected by the planned roadway improvements. The widening of Sawmill Road will take a major portion of the front yards, and a road divider will eliminate left turn access into the property. The subarea will experience redevelopment pressures. The current zoning is Rural (R).

- ☐ Encourage that the subarea redevelops as planned office or institutional uses. Intense retail development is not appropriate.
- ☐ Discourage the conversion of residential structures to commercial uses. The rezoning process should be followed for any redevelopment, rather than the Council variance process.
- ☐ Redevelopment proposals should limit the number of curb cuts along Sawmill Road to improve the efficiency of traffic movement.
- ☐ Apply the Sawmill Corridor Development Standards.