

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
JANUARY 8, 2004**

1. **APPLICATION:** **Z03-090**  
**Location:** **6826 SAWMILL ROAD (43235)**, being 0.6± acres located on the west side of Caine Road, 445± feet north of Snouffer Road (590-250002).  
**Existing Zoning:** CPD, Commercial Planned Development District.  
**Request:** C-4, Commercial District.  
**Proposed Use:** Parking lot.  
**Applicant(s):** David L. Straub; c/o Christopher J. Humphrey, AIA; 4495 Millwater Drive; Powell, Ohio 43065.  
**Property Owner(s):** Realty Income Corp; 220 West Crest Street; Escondido, CA 92025  
**Planner:** Shannon Pine, 645-2208; [spine@columbus.gov](mailto:spine@columbus.gov)

**BACKGROUND:**

- o The site is zoned CPD, Commercial Planned Development District (Z94-127), and developed with an automotive maintenance and repair business. The applicant requests to rezone the rear 0.60± acres of the site to the C-4, Commercial District, to provide required parking for an expansion to an existing bar to the north of the site. It is the intention of the applicant to split this parking area from the current parcel and combine it with the parcel to the north that is zoned in the C-4 District..
- o To the north of the site is a bar zoned in the C-4, Commercial District. To the east is a shopping center zoned in the CPD, Commercial Planned Development District. To the west is an automotive maintenance facility zoned in the CPD, Commercial Planned Development District. To the south is an automobile dealership under construction in the L-C-4, Limited Commercial District.
- o The site is within the planning area of *The Northwest Plan* (1991), but no specific land use recommendation is given.
- o 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 applicant requests the C-4, Commercial District to redevelop the current parking lot to provide required parking for the bar to the immediate north of the site. The request is consistent with the established zoning and development patterns of the area.



