

ARCHITECT: OMEGA DESIGN GROUP
 231 W. JOHNSTON RD.
 GARDINER, OH 43830

LOCATION: STATE OF OHIO, COUNTY OF FRANKLIN
 CITY OF COLUMBUS, QUARTER TOWNSHIP 4
 TOWNSHIP 2, RANGE 18, UNITED STATES
 -TOWNSHIP 41925-

ZONING DISTRICT: CPD

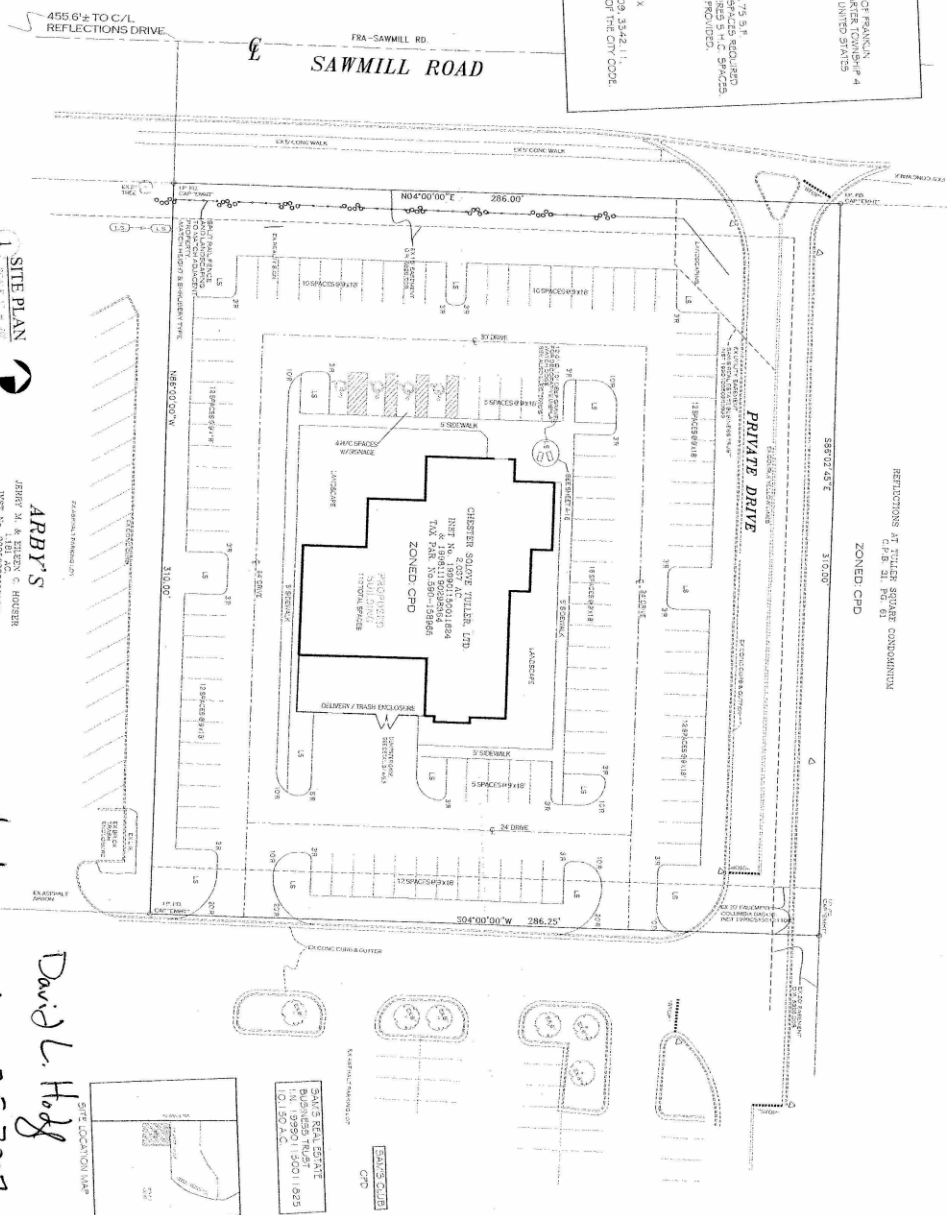
PARCEL AREA: 75,995.00 SQ. FT.
 (1.743 A.C.)

PLANNING CALCULATIONS:
 1- SPACE REQUIRED PER 75.995 A.C. REQUIRED
 7,205.00 SQUARE FEET REQUIRED 5' M.C. SPACES
 110 PARKING SPACES PROVIDED

DECIDUOUS TREES: 14 TREES PROVIDED
 14 TREES REQUIRED

FLOOD MAP: 43504001 900 ZONE A

PROJECT WILL COMPLY WITH SECTION 3543.03, 3542.11,
 3542.12, 3542.17, 3542.23, 3542.25 OF THE CITY CODE.
 BUILDING HEIGHT: 21'-0" +/-



1 SITE PLAN
 SCALE: 1" = 20'
 ARBY'S
 JERRY M. & DEEN C. HENDER
 207-005 Final Revised Specs/07
 by Shannon F. Fine

David L. Hogg
 May 25, 2007

	PROJECT: GENJI JAPANESE STEAKHOUSE ADDRESS: COLUMBUS, OHIO DATE: 7-2006 SHEET: C-1 OF 2	1. UNIMPROVED AREAS 2. IMPROVED AREAS 3. EXISTING LANDSCAPE 4. PROPOSED LANDSCAPE 5. EXISTING UTILITIES 6. PROPOSED UTILITIES
	TITLE: SITE PLAN SCALE: 1" = 20' DATE: 7-2006 SHEET: C-1 OF 2	PROJECT: GENJI JAPANESE STEAKHOUSE ADDRESS: COLUMBUS, OHIO DATE: 7-2006 SHEET: C-1 OF 2

CPD Plan

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
APRIL 12, 2007**

- 2. APPLICATION: Z07-005**
Location: **5878 SAWMILL ROAD (43017)**, being 2.03± acres located at the southeast corner of Sawmill Road and Reflections Drive (590-158965).
Existing Zoning: CPD, Commercial Planned Development District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Restaurant.
Applicant(s): W2S3, Inc.; c/o David L. Hodge, Atty.; Smith and Hale; 37 West Broad Street, Suite 725; Columbus, OH 43215.
Property Owner(s): Yun Hui Wada; 13527 Limnworthy Drive; Pickerington, OH 43147.
Planner: Shannon Pine, 645-2208, spine@columbus.gov

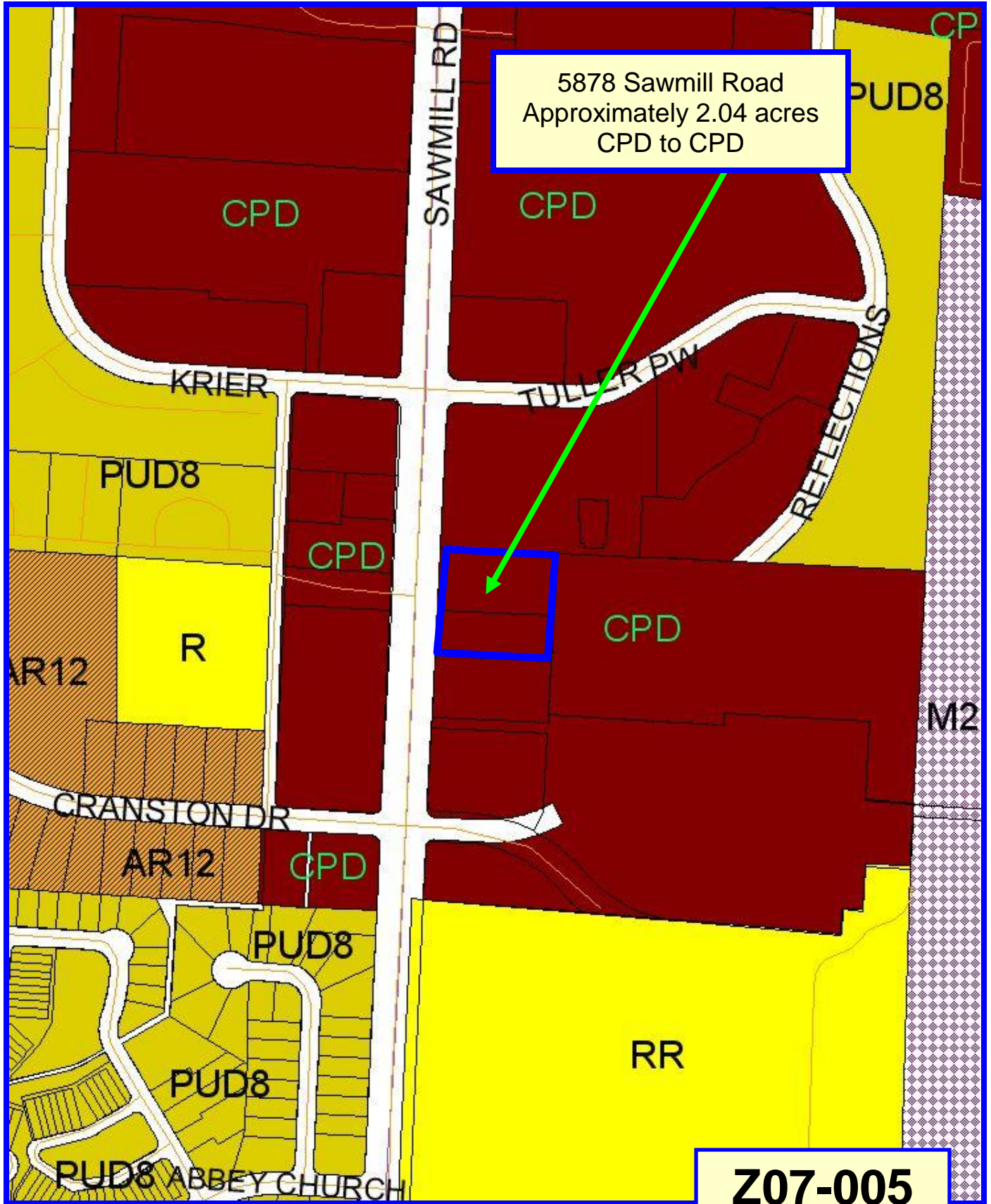
BACKGROUND:

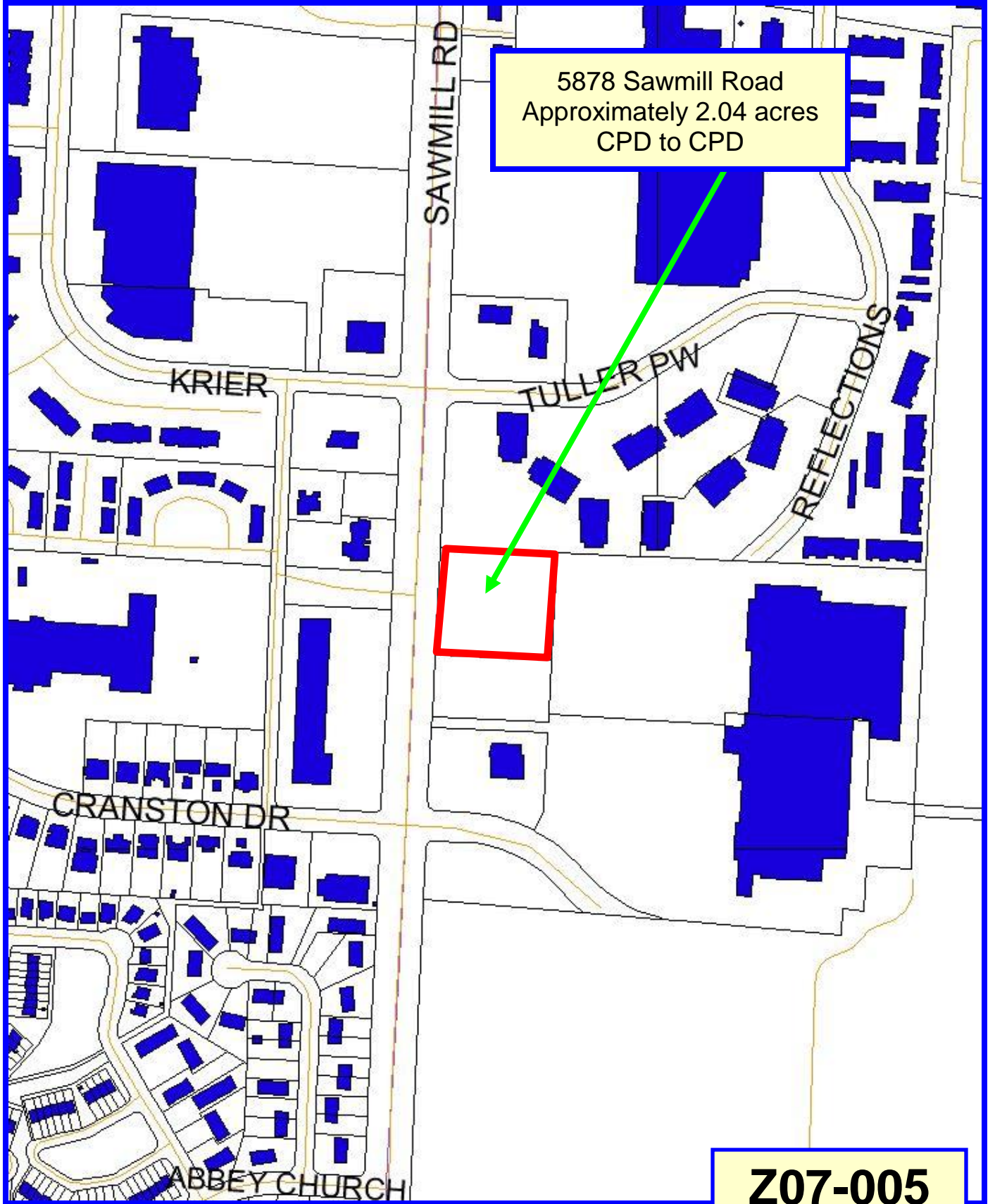
- The 2.03± acre site is developed with a restaurant in the CPD, Commercial Planned Development District. The applicant is requesting the CPD, Commercial Planned Development District to modify the current CPD text (Z98-042) to allow a ground sign for restaurant. The current CPD text prohibits ground signs for out parcels.
- The site is surrounded by an office development to the north, retail development to the east, a fast food restaurant to the south, and retail development to the west across Sawmill Road, all in the CPD, Commercial Planned Development District.
- The site falls within the boundaries of Subarea 8 of the *Northwest Plan*, (1991) which proposes supporting development under the existing zoning.
- The submitted CPD plan illustrates the location of the existing building and landscaping areas, and commits to 30-foot parking and 60-foot building setbacks from Sawmill Road. The CPD text carries over the development standards contained within the current CPD District, and includes use restrictions, maximum lot coverage, street trees, headlight screening, lighting controls, and graphics restrictions.
- The Planning Division remains in conditional approval of the requested CPD District. They have requested that signage be subject to the building setbacks along the corridor and shall not be placed in the front yard in order to address the provisions of the *Sawmill Corridor Development Standards* (1977). The applicant intends to have the ground sign set back at the same distance as the ground sign on the parcel to the south, which was subject of a 2004 rezoning (Z04-024) to the CPD District, and contains no graphics restrictions.

- 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 CPD, Commercial Planned Development District to modify the current CPD District to allow a ground sign for the restaurant that was recently constructed on the site. The CPD text carries over the development standards contained within the current CPD District, and is consistent with the zoning and development patterns of the area.





5878 Sawmill Road
Approximately 2.04 acres
CPD to CPD

Z07-005

State Route 161 and Sawmill Area

Subarea 6:

Subarea is a 22± acre, undeveloped tract that is currently zoned Commercial Planned Development (CPD). Adjacent development consists of a Meijer Department Store on the north; apartments, offices, and a restaurant on the south; undeveloped land on the east; and apartments on the west.

- Support development under current zoning district or support planned commercial uses along Sawmill Road. (See Appendix B.) Limitations should include the buffering of residential from commercial uses and the guidelines contained in the Sawmill Corridor Development Standards.

Subarea 7:

This site is a 16± acre tract that is currently zoned Rural (R). Bordering development includes single-family homes on the north, south, and west; and apartments on the east.

- Support residential development as the most appropriate use for the subarea. The suggested maximum density should be limited to six units per acre.

Subarea 8:

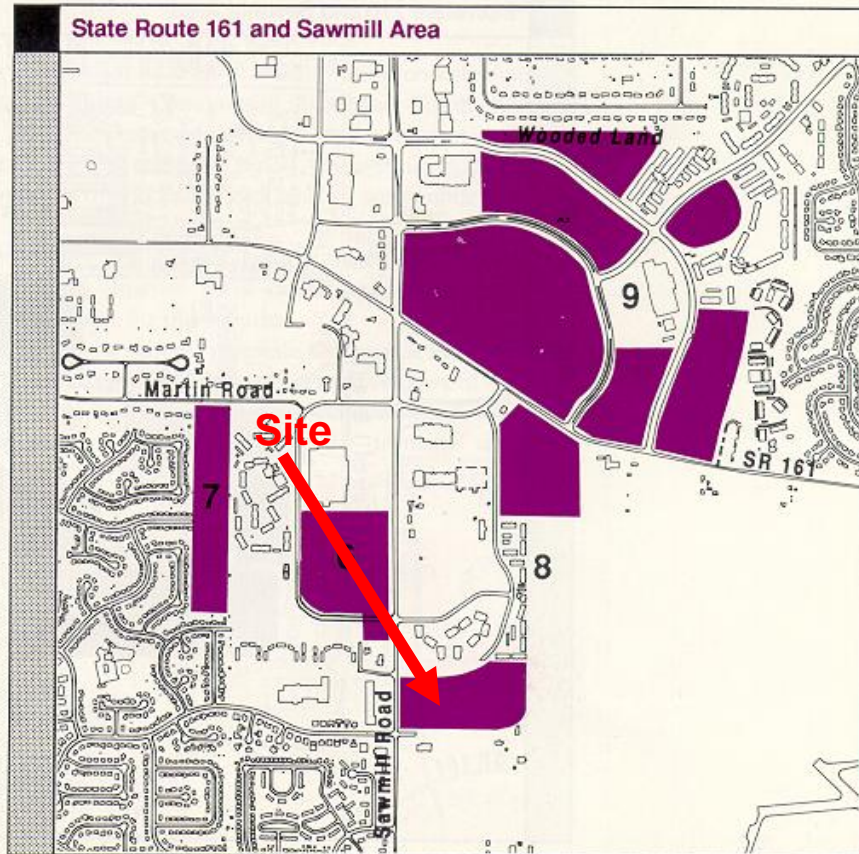
The existing zoning is Commercial Planned Development (CPD). The subarea is comprised of several relatively large, undeveloped parcels that are located within an established commercial area.

- Support development under the current zoning district.

Subarea 9:

This subarea is a large tract of land that is located in the northeast quadrant of State Route 161 and Sawmill Road. The major portion of the subarea is zoned Commercial Planned Development (CPD). The subarea also contains several smaller parcels that are zoned Limited Commercial (LC2), and Limited Apartment Residential (LARLD). Anderson's General Store is the only existing development. The remainder of the subarea is undeveloped. A major shopping mall has been planned for the site since the early 1970s; however, the Army Corp of Engineers has declared a portion of the subarea as wetlands.

- If the wetlands issues are satisfactorily resolved, support development of the subarea under existing zoning.
- Preserve the wooded land that is located on the north side of Federated Boulevard between Cardinal Village and the Northwest Square Shopping Center. (See State Route 161 and Sawmill Area Map.)
- Apply the Sawmill Corridor Development Standards.



Z07-005

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PAGE 01

Mannon Pines

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



**FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW
STANDARDIZED RECOMMENDATION FORM**

Group Name NORTHWEST CIVIC ASSOCIATION

Meeting Date March 4, 2007 Development Comm. 4/12/07

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

Case Number Z07-005

Recommendation (Check only one)
 Approval
 Disapproval
 Conditional Approval (please list conditions below)
 (Area Commissions, see note below*)

Applicant agreed to address Graphic concerns
Changed wording in CPD Text

*Ordinances sent to council will contain only a recommendation for "approval" or "disapproval". If a recommendation for "conditional approval" is sent, the conditions should be concise and specific. Staff will determine whether conditions are met when the final ordinance is prepared unless a revised response indicating "approval" has been received. If staff determines that conditions have not been met, your group's recommendation will be listed as "disapproval".

Vote APPROVAL 14 to 0

Signature of Authorized Representative *Norman Lisk*
SIGNATURE

Zoning Chair
RECOMMENDING GROUP TITLE

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, Building Services Division, 757 Carolyn Avenue, Columbus, Ohio 43224.

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 # 207-005

Being first duly cautioned and sworn (NAME) David L. Hodge / Smith & Hale
of (COMPLETE ADDRESS) 37 W. Broad St., Suite 725, Columbus, OH 43215
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

If applicable, check here if listing additional parties on a separate page (REQUIRED)

1. W2S3, Inc. 5874 Sawmill Rd. Dublin, OH 43017 zero Columbus based employees	2. Yun Hui Wada 13527 Limnworthy Dr. Pickerington, OH 43147
3.	4.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 29th day of January, in the year 2007

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

David L. Hodge
Natalie C. Patrick
9/4/2010

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



NATALIE G. PATRICK
Notary Public, State of Ohio
My Commission Expires 09-04-10