

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
MAY 13, 2004**

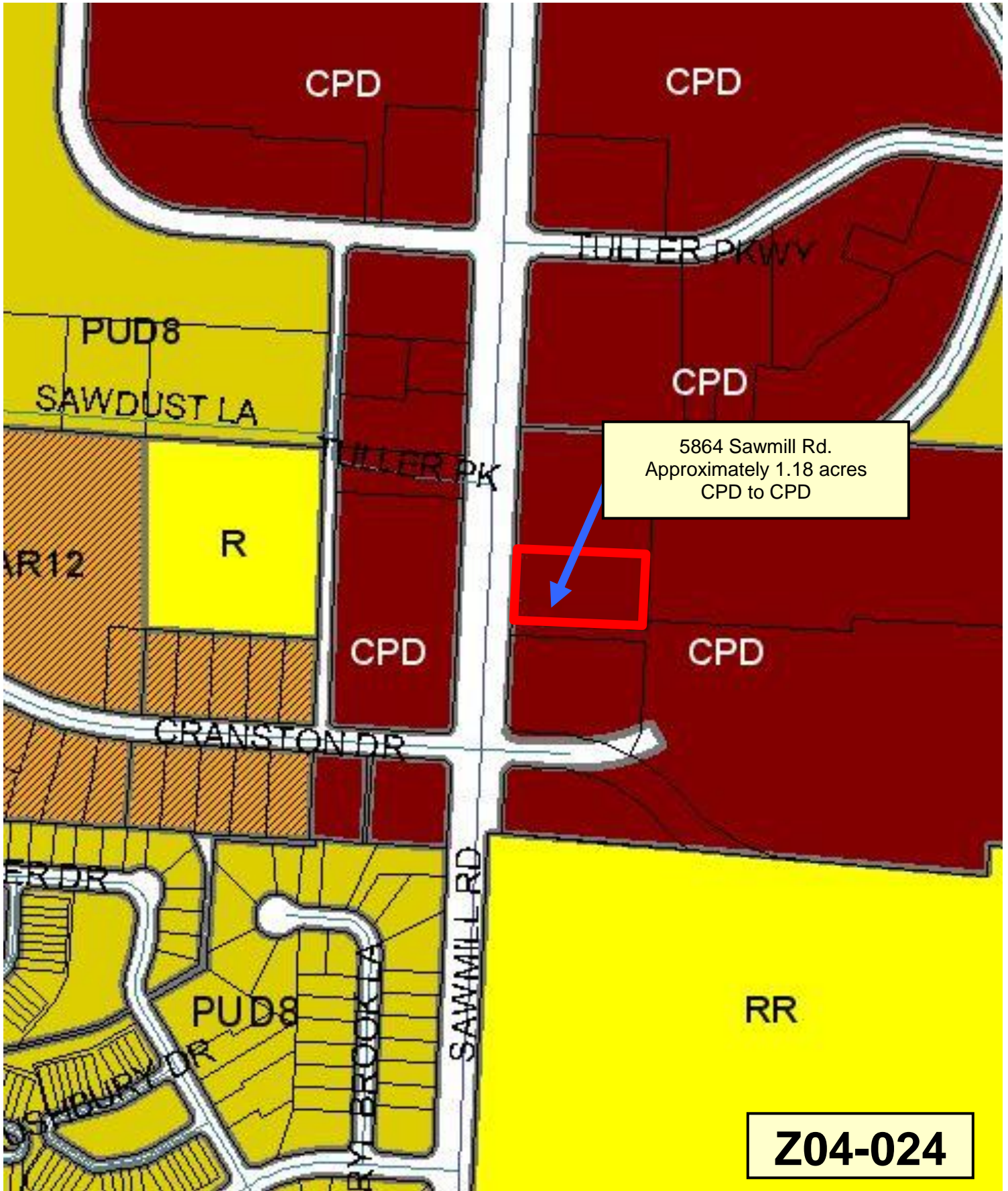
- 4. APPLICATION: Z04-024**
- Location:** **5864 SAWMILL ROAD (43017)**, being 1.18± acres located on the east side of Sawmill Road, 250± feet north of Reflections Drive (590-158965).
- Existing Zoning:** CPD, Commercial Planned Development District.
- Request:** CPD, Commercial Planned Development District.
- Proposed Use:** Fast-food restaurant.
- Applicant(s):** RTM Great Lakes; c/o James Olausen, agent; 6813 Hayhurst Street; Worthington, Ohio 43215.
- Property Owner(s):** Chester Solove Tuller LTD.; 1919 West Nationwide Boulevard; Columbus, Ohio 43215.
- Planner:** Shannon Pine, 645-2208; [spine@columbus.gov](mailto:spine@columbus.gov)

**BACKGROUND:**

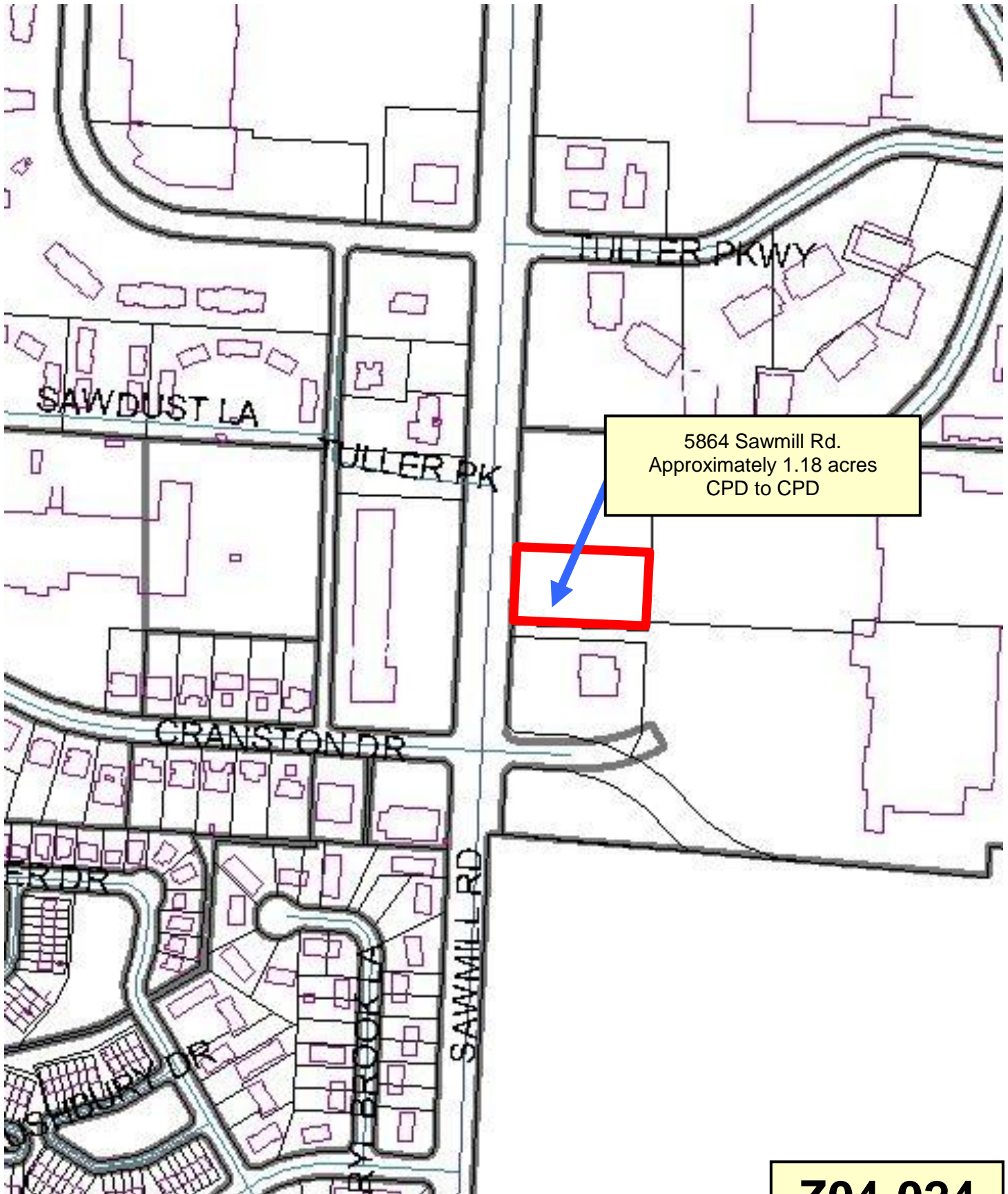
- The 1.18± acre site is an undeveloped out-parcel zoned in the CPD, Commercial Planned Development District at an existing retail center. The applicant is requesting the CPD, Commercial Planned Development District to modify the current CPD District (Z98-042, Subarea B) to allow a fast food restaurant.
- The site is surrounded by an office development to the north, retail development to the east, a commercial pool company 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 proposed building and landscaping areas, and commits to 30-foot parking and 100-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, outdoor display provisions, and lighting controls.
- 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 fast food restaurant. 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.







**Z04-024**

**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.

