

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
FEBRUARY 14, 2019**

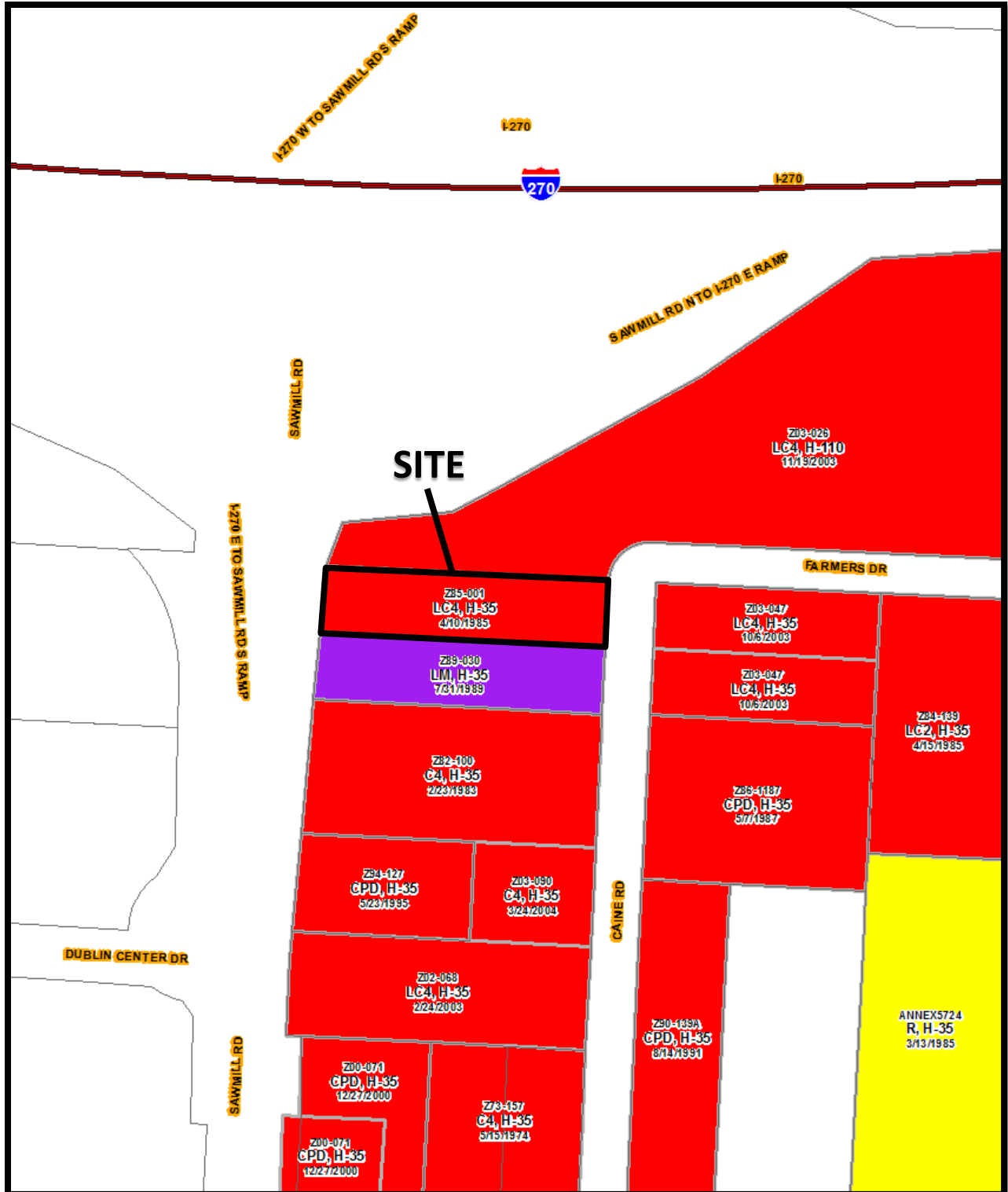
- 2. APPLICATION: Z18-076**
Location: **6850 SAWMILL ROAD (43235)**, being 0.95± acres located on the east side of Sawmill Road, 68± feet south of I-270 (590-200801; Far Northwest Coalition).
Existing Zoning: L-C-4, Limited Commercial District.
Request: L-M, Limited Manufacturing District (H-35).
Proposed Use: Pet daycare, grooming, and kennel (outdoor runs).
Applicant(s): Pet Palace; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.
Property Owner(s): Ohio Automobile Club; 90 East Wilson Bridge Road; Worthington, OH 43085.
Planner: Michael Maret; 614-645-2749; mjmaretc@columbus.gov

BACKGROUND:

- The 0.95± acre site consists of a single parcel developed with a commercial building zoned in the L-C-4, Limited Commercial District. The applicant proposes the L-M, Limited Manufacturing District to allow C-4 District uses, including pet daycare and related uses, as well as outdoor runs for animals.
- The site is bordered to the north by a retention pond in the L-C-4, Limited Commercial District and I-270. To the south is a dry cleaner in the L-M, Limited Manufacturing District. To the east is a veterinary clinic in L-C-4, Limited Commercial District, and to the west across Sawmill Road are commercial businesses in the City of Dublin.
- A Board of Zoning Adjustment variance and special permit application (BZA18-155) has been filed to permit outdoor animal runs, and to reduce the required number of parking and loading spaces and the building setback. That request will be heard by the Board of Zoning Adjustment and will not be considered at this Development Commission meeting.
- The site is subject to the Sawmill Road Regional Commercial Overlay (RCO) and is within the planning area of *The Northwest Plan* (2016), which recommends “commercial” uses at this location.
- The site is located within the boundaries of the Far Northwest Coalition, whose recommendation is for approval.
- The development text establishes use restrictions, M, Manufacturing District development standards, and RCO graphics standards.
- The Columbus Thoroughfare Plan identifies Sawmill Road as a 6-2D arterial requiring a minimum of 80 feet of right-of-way from centerline.

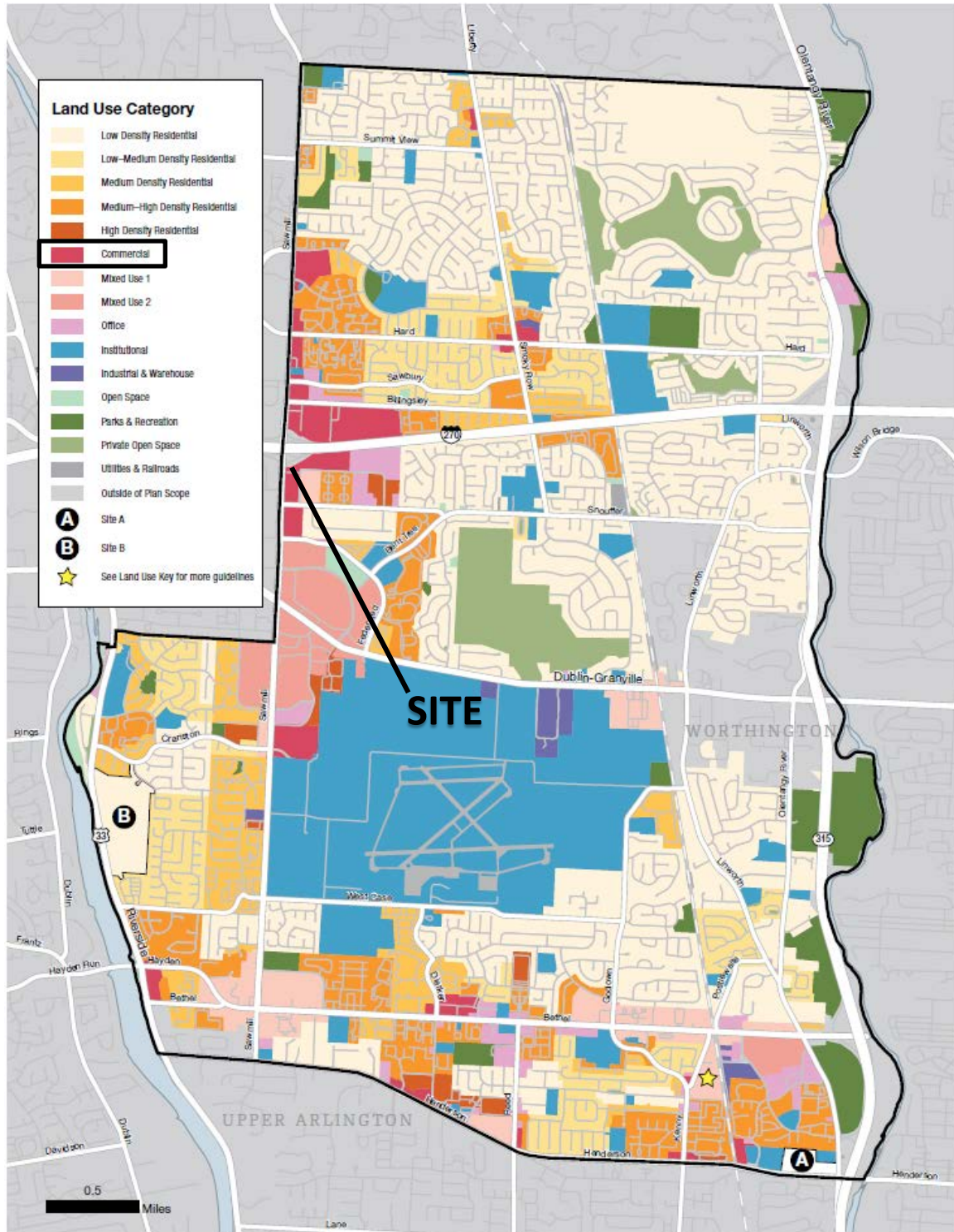
CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested L-M, Limited Manufacturing District classification will limit uses to C-4, Commercial uses with the exception of outdoor runs for animals on the site. Staff supports the limited uses in this area as the proposal is consistent *The Northwest Plan's* recommendation and compatible with the commercial uses along the Sawmill Road corridor.

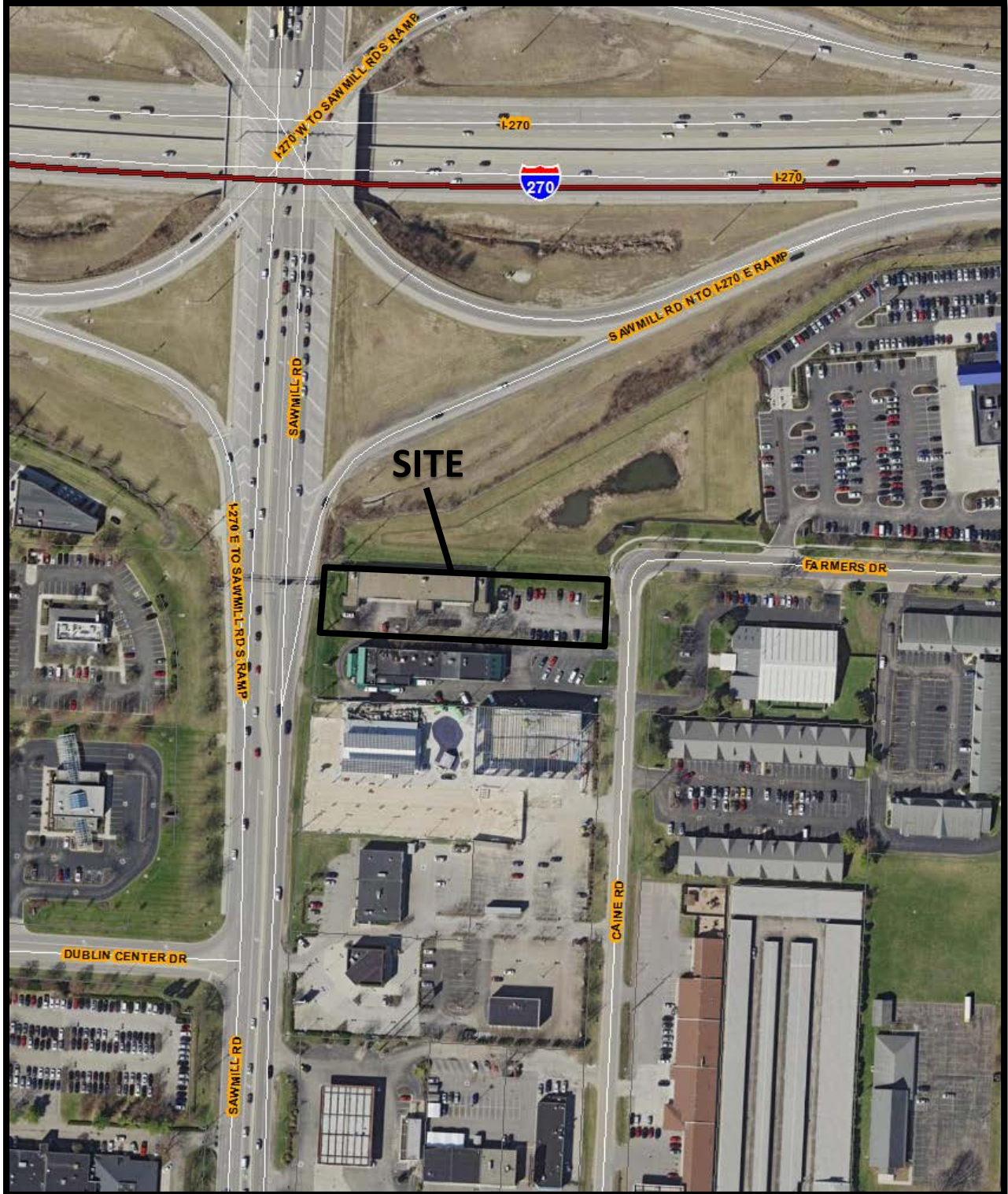


Z18-076
6850 Sawmill Road
Approximately 0.94 acres
L-C-4 to L-M

The Northwest Plan (2016) – “Commercial” Uses Recommended



Z18-076
6850 Sawmill Road
Approximately 0.94 acres
L-C-4 to L-M



Z18-076
6850 Sawmill Road
Approximately 0.94 acres
L-C-4 to L-M

Standardized Recommendation Form

DEPARTMENT OF BUILDING
AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

Case Number Z18-076

Address 6850 SAWMILL ROAD

Group Name FAR NORTHWEST COALITION OF COLUMBUS

Meeting Date JANUARY 23, 2019

Specify Case Type

BZA Variance / Special Permit

Council Variance

Rezoning

Graphics Variance / Plan / Special Permit

Recommendation Approval

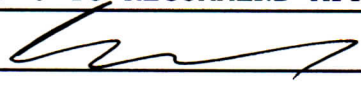
(Check only one) Disapproval

NOTES:

BASED ON THE REVISED APPLICATION SUBMITTED ON JANUARY 21, 2019, THE FNWC

BOARD RECOMMENDS APPROVAL OF THE REZONING APPLICATION.

Vote 7-0 TO RECOMMEND APPROVAL

Signature of Authorized Representative 

Recommending Group Title PRESIDENT

Daytime Phone Number 202-631-3370

Please e-mail this form to the assigned planner within 48 hours of meeting day; OR FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 757 Carolyn Avenue, Columbus, Ohio 43224.

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.

Rezoning Application

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov • zoninginfo@columbus.gov

PROJECT DISCLOSURE STATEMENT

All parties having a 5% or more interest in the project that is the subject of this application should be listed.
THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION #: 218-076

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown
of (COMPLETE ADDRESS) 37 West Broad Street, Suite 460, 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

1. Pet Palace P.O. Box 340065 Columbus, OH 43234 <u>134</u> number of Columbus based employees Brian Hudock 614-471-6400	2. Ohio Automobile Club 90 East Wilson Bridge Road Worthington, OH 43085-2334 <u>64</u> number of Columbus based employees Thomas W Keyes 614-431-7901
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 27th day of November, in the year 2018

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

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

Notary Seal Here



JACKSON B. REYNOLDS III, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make all checks payable to the Columbus City Treasurer