

CPD Plan

Z10-010

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JULY 8, 2010**

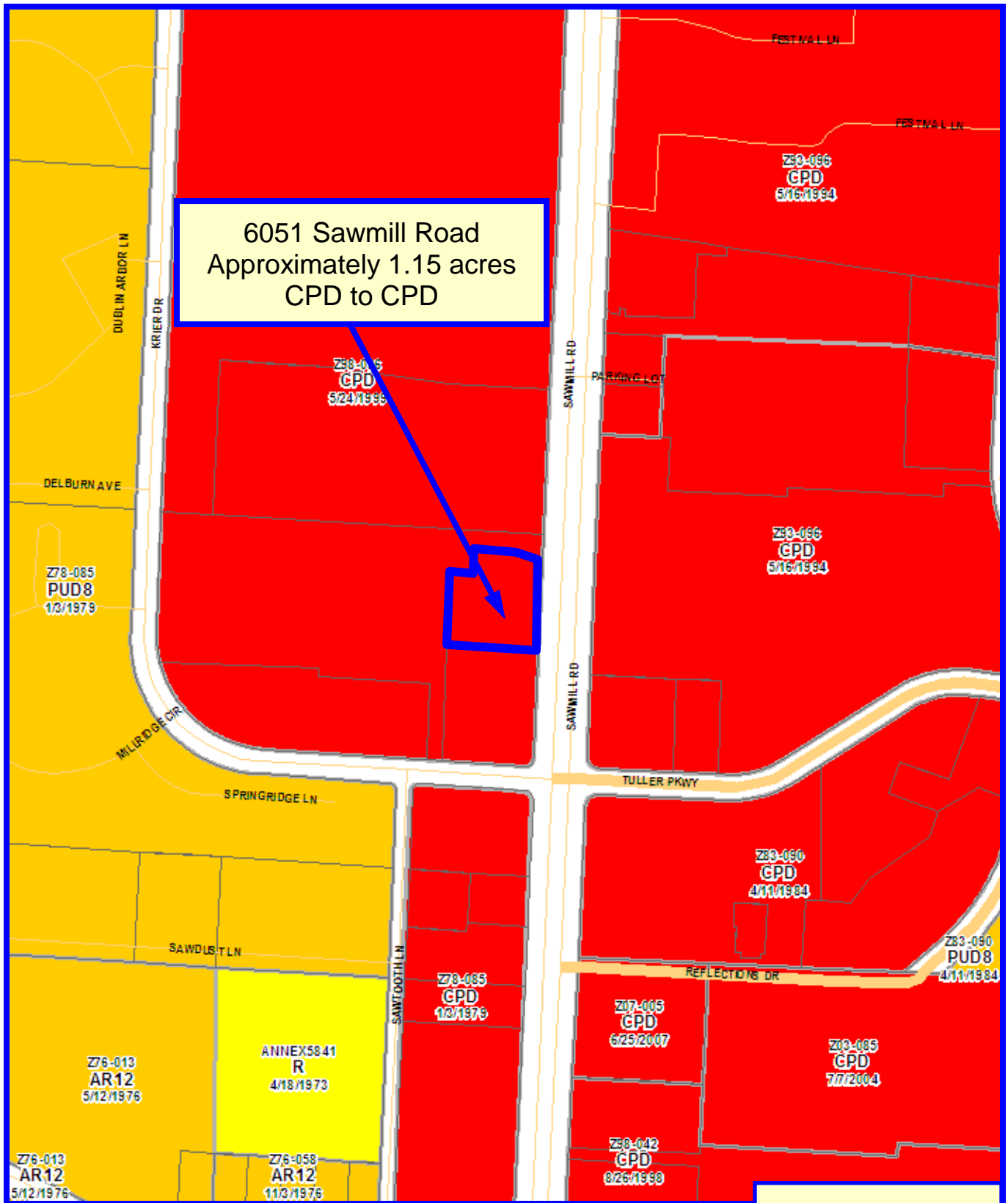
- 2. APPLICATION: Z10-010 (ACCELA # 10335-00000-00170)**
Location: 6051 SAWMILL ROAD (43017), being 1.15± acres located on the west side of Sawmill Road, 250± feet north of Krier Drive (590-222112).
Existing Zoning: CPD, Commercial Planned Development District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Commercial development.
Applicant(s): Chick-fil-A; c/o Gary R. Rouse, Agent.; GBC Design, Inc.; 3378 West Market Street; Akron, OH 44333.
Property Owner(s): Sawmill Ridge Plaza LP; 191 West Nationwide Boulevard, Suite 200; Columbus, OH 43215.
Planner: Shannon Pine, 645-2208, spine@columbus.gov.

BACKGROUND:

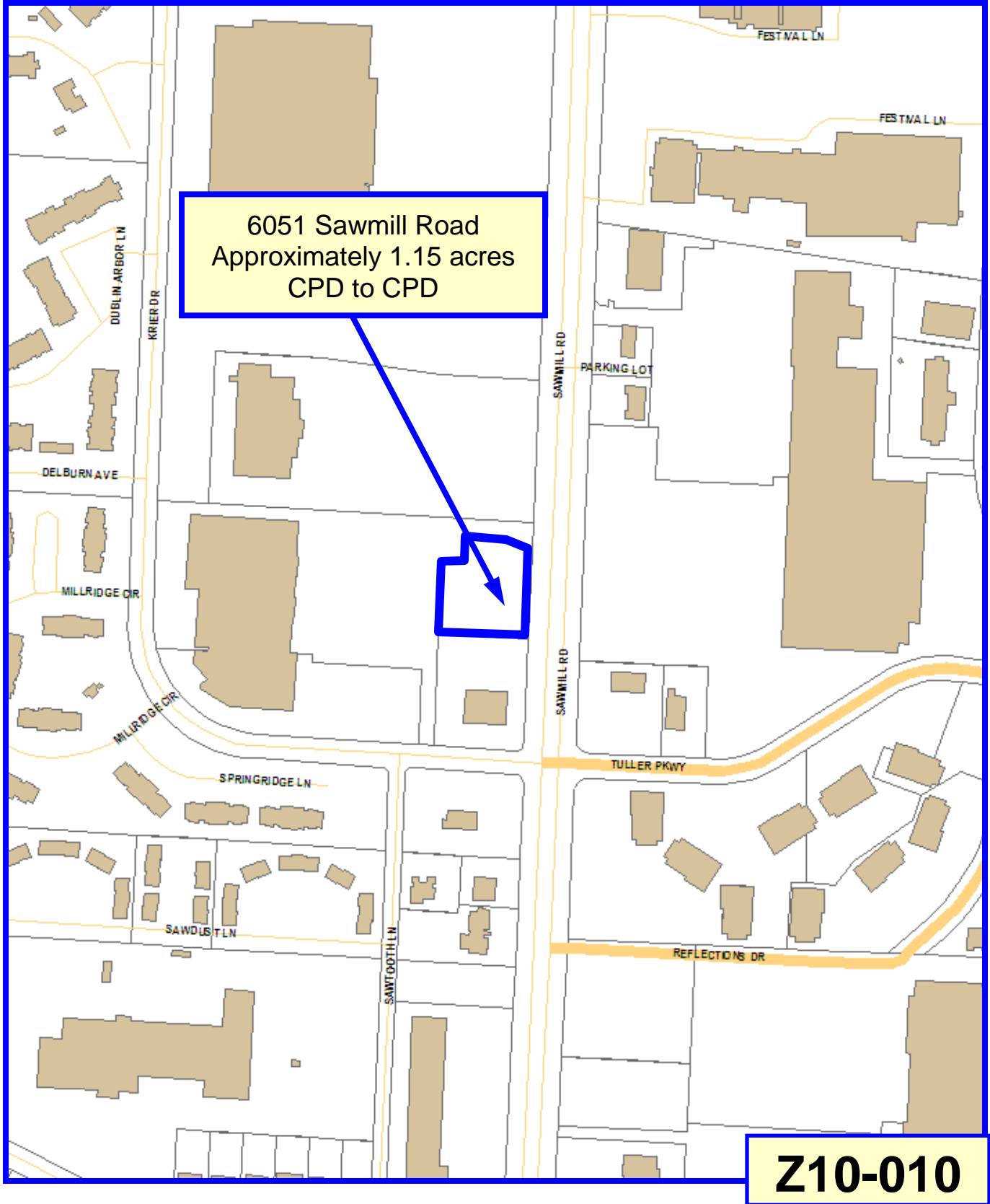
- o The 1.15± acre site is developed with supplemental parking spaces for an adjacent department store and is zoned in the CPD, Commercial Planned Development District. The applicant requests the CPD, Commercial Planned Development District to allow the construction of a restaurant with a drive-thru. The current CPD District allows the proposed use, but requires a maximum setback of 40 feet from Sawmill Road which could not be accommodated by this site design.
- o To the north is a restaurant in the CPD, Commercial Planned Development District. To the east across Sawmill Road is a shopping center in the CPD, Commercial Planned Development District. To the south is an automotive parts store in the CPD, Commercial Planned Development District. To the west is a department store in CPD, Commercial Planned Development District.
- o The site is located within the planning area of *The Northwest Plan (2007)*, but no specific land use recommendations are made for this location. This portion of Sawmill Road is within the Regional Commercial Overlay, and the Plan suggests that new commercial development comply with the Overlay requirements.
- o The CPD text includes new setback requirements, landscaping, exterior building material commitments, and lighting controls. A variance to the Regional Commercial Overlay landscaping requirement to allow the existing three-foot high mounding along the Sawmill Road frontage in lieu of a three-foot high row of shrubbery is included in the request.
- 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.

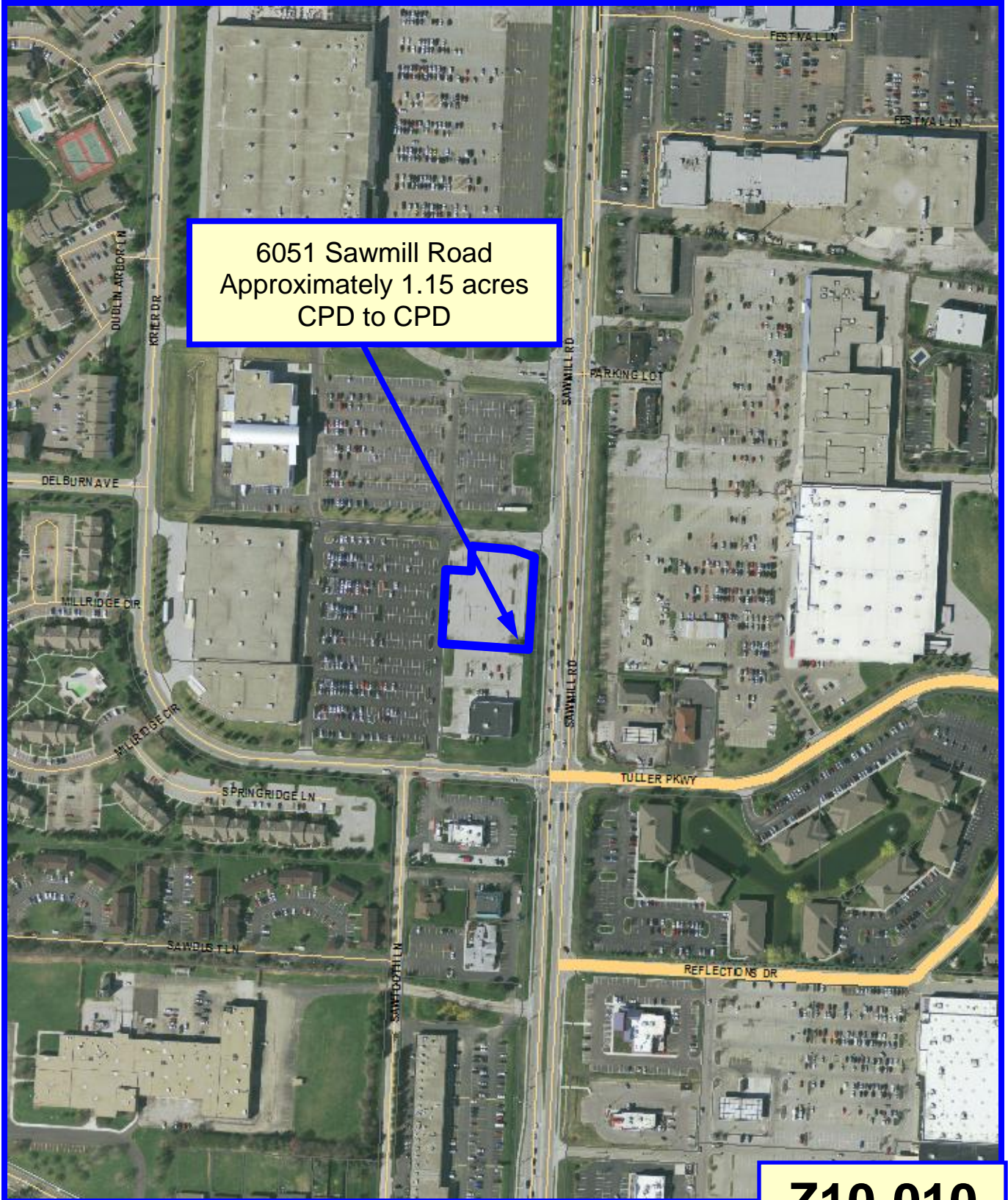
CITY DEPARTMENTS RECOMMENDATION: Approval.

The proposed CPD, Commercial Planned Development District would allow infill development of an under-utilized parking lot that is essentially compliant with the Regional Commercial Overlay requirements. The request is compatible and consistent with development in the area.



Z10-010





6051 Sawmill Road
Approximately 1.15 acres
CPD to CPD

Z10-010



Post Office Box 20134
Columbus, OH 43220
www.northwestcivic.org

2010-2011
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June 3, 2010

Department of Development
City of Columbus
757 Carolyn Ave.
Columbus, Ohio 43224

RE: Application Z10-010 (6051 Sawmill Road)

Dear Department of Development:

On June 2, 2010, Application Z10-010 (6051 Sawmill Road for a proposed Chick-fil-A) came before the Northwest Civic Association Board of Trustees for review and recommendation.

The Board determined that Applicant's requested variance and requested rezoning was acceptable, as written, and **approved** by a vote of **11 Yes to 0 No**.

This letter serves as NWCA's official recommendation that Application Z10-010 (6051 Sawmill Road) be **approved** by the Commission.

If you have any questions or concerns, please contact me.

Sincerely,

Marilyn J. Goodman
President

Cc: Gary Rouse, Representative for Application (email)
A. Troy Miller, Zoning Chair, Columbus City Council (email)
Shannon Pines, City Planner (email)
File

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 # 210-010

Being first duly cautioned and sworn (NAME) Gary R. Rouse
 of (COMPLETE ADDRESS) GBC Design, Inc. 3378 W. Market St. Akron, OH 44333
 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

<p>1. Chick-fil-A 5200 Buffington Rd. Atlanta, GA 30349 Scott Patman - 404-305-4594 140 Employees</p>	<p>2. Sawmill Ridge Plaza LP e/o Keybank Real Estate 191 W. Nationwide Blvd. 911 Main St. Ste. 1500 Suite 200 Kansas City, MO 64105 Columbus, OH 43215 250 Employees</p>
<p>3.</p>	<p>4.</p>

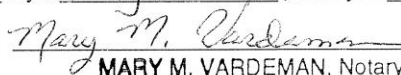
Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT



Subscribed to me in my presence and before me this 18th day of May, in the year 2010

SIGNATURE OF NOTARY PUBLIC


 MARY M. VARDEMAN, Notary Public
 STATE OF OHIO

My Commission Expires:

Resident Summit County

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

My Commission Expires June 9, 2010

