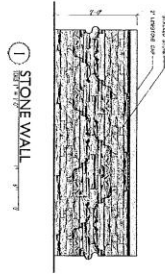
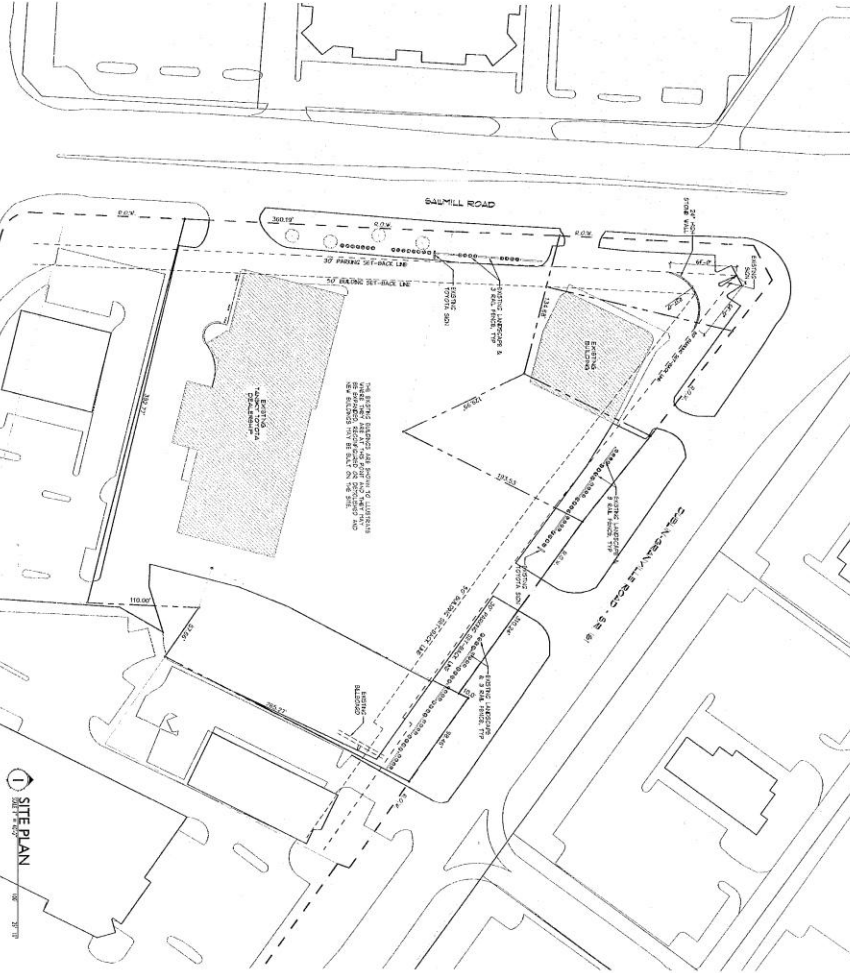


Z09-022



FINAL RECEIVED: *John Giff*  
*1/29/10*  
*Gilbert Risor*  
 1/29/10



① SITE PLAN

**ARCHITECTURAL PALLADIUM**  
 ARCHITECTURAL PALLADIUM  
 1019

1	ASPH
2	CONC
3	GRAVEL
4	CLAY
5	BRICK
6	STONE
7	WOOD
8	GLASS
9	ROOF
10	LANDSCAPE
11	UTILITY
12	ADDITION
13	REMOVAL
14	EXISTING
15	PROPOSED

**TANSKY TOYOTA**  
 6300 SAWMILL RD, COLUMBUS, OH

Z09-022

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
JANUARY 14, 2010**

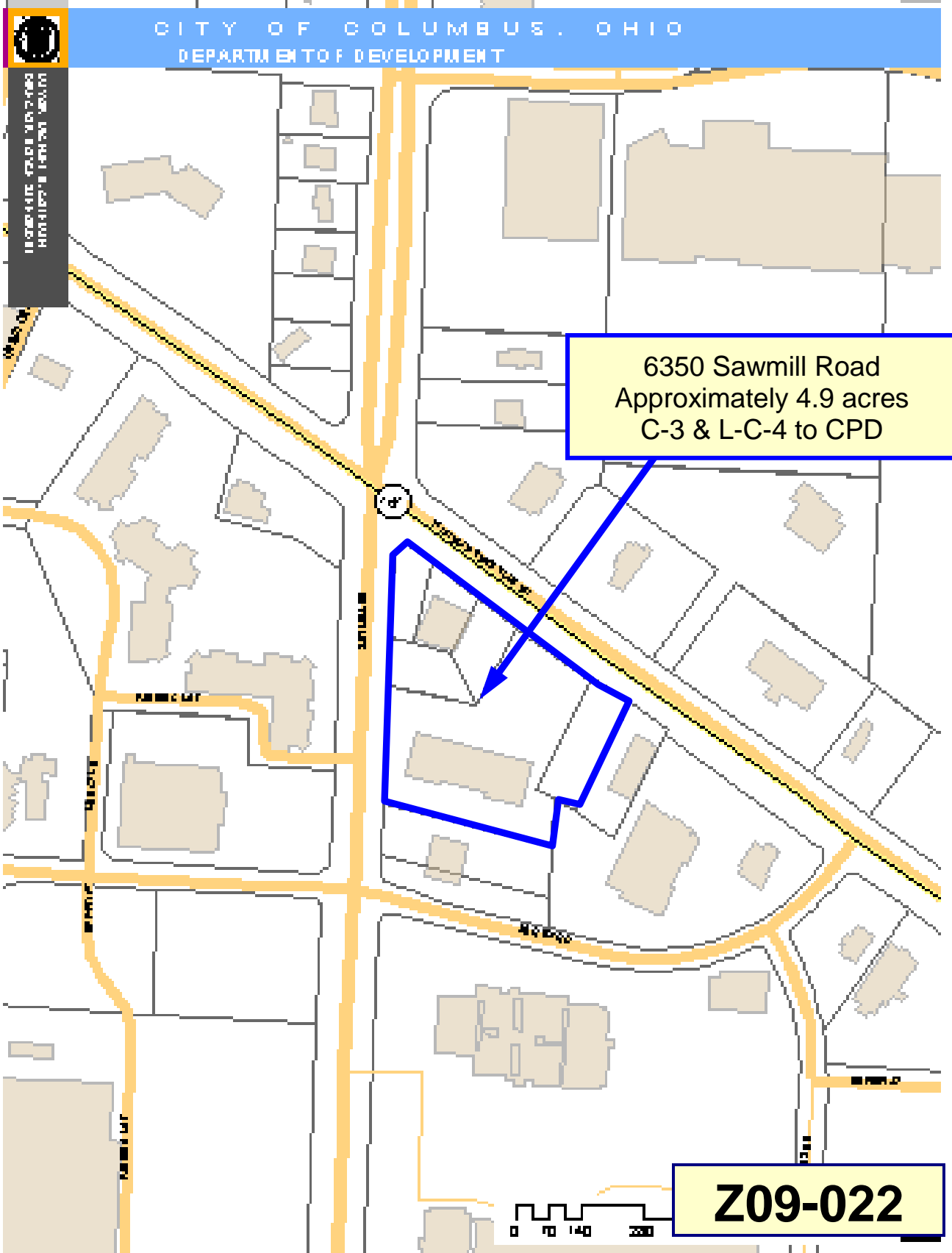
- 6. APPLICATION:** **Z09-022 (ACCELA # 09335-00000-00188)**  
**Location:** **6350 SAWMILL ROAD (43017)**, being 4.9± acres located at the southeast corner of State Route 161 and Sawmill Road.  
**Existing Zoning:** C-3, Commercial and L-C-4, Limited Commercial District  
**Request:** CPD, Commercial Planned Development District  
**Proposed Use:** Adding a parcel and consolidating zoning standards for the entire site.  
**Applicant(s):** Tansky Sawmill Toyota, Inc; c/o David L. Hodge, Attorney; 37 West Broad Street; Suite 725; Columbus, OH 43215.  
**Property Owner(s):** Tansky Sawmill Toyota, Inc et al; 6300 Sawmill Road; Dublin, Ohio 43017.  
**Planner:** Dana Hitt, AICP, 645-2395, [dahitt@columbus.gov](mailto:dahitt@columbus.gov)

**BACKGROUND:**

- This applicant is requesting CPD, Commercial Planned Development District to place all the parcels on the site under one Commercial Planned Development District including the recently acquired the golf store at the corner of State Route 161 and Sawmill Road. The applicant also is allowing for the possibility of a reconfigured car dealership on the site. The site lies within recently adopted Regional Commercial Overlay.
- To the north across Dublin-Granville Road are restaurants zoned in the CPD, Commercial Planned Development District. To the east is an auto service facility and retail uses zoned in the L-C-4, Limited Commercial District. To the south is a retail development zoned in the L-C-4, Limited Commercial District. To the west across Sawmill Road is commercial development in the City of Dublin.
- The site is located within the boundaries of *The Northwest Plan (2007)*.
- The CPD text provides for use limitations, limitations on vehicular access, customary landscaping provisions as well as for the removal of the existing billboard.
- The applicants are seeking a variance to the Regional Commercial Overlay requirement requiring at least half of the parking be to the side or rear of the existing buildings. If the existing buildings are demolished the applicant with then have to locate at least half of the parking be to the side or rear of any new buildings unless a variance is granted by the BZA.
- The *Columbus Thoroughfare Plan* identifies both Sawmill and Dublin-Granville Roads as 4-2D arterials, requiring a minimum of 60 feet of right-of-way from centerline.

**CITY DEPARTMENTS RECOMMENDATION:** Approval. The requested CPD, Commercial Planned Development District would allow for the reconfiguration of the automobile dealership, and for the retention of the existing buildings until that time. If the existing buildings are used or expanded, the applicant need not locate at least half the parking to the rear or side of the buildings. However if the existing buildings are demolished, all provisions of the Regional Commercial Overlay must be complied with. The CPD Text and Plan provide for use limitations, limitations on vehicular access, customary landscaping provisions as well as for the removal of the existing billboard. The proposed CPD is consistent with the development and zoning patterns of the area.







Post Office Box 20134  
Columbus, OH 43220  
[www.northwestcivic.org](http://www.northwestcivic.org)

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Non-voting

August 11, 2009

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

RE: Application 09335-0-000188/ Z09-022 (6350 Sawmill Road)

Dear Commission:

On August 5, 2009, Application 09335-0-000188/ Z09-022 for 6350 Sawmill Road, Columbus, Ohio, 43017 came before the Northwest Civic Association Board of Trustees for review and recommendation.

The Board determined that Applicant's requested rezoning was acceptable and **approved** by a vote of **9 Yes to 1 No**. This approval was conditioned on the following, which were requested by NWCA to be added to the application text:

- The Northwest Commercial Overlay is applicable if there is a 20% or more expansion to the existing building (former Special Tee Golf Store) located on parcel 590-15900 at any time in the future.
- The Billboard located on parcel 590-159017 will be removed once Tansky Sawmill Toyota has confirmation from the City of Columbus that billboards are not permitted as a result of the Northwest Commercial Overlay.
- A multiuse path/sidewalk will be constructed along State Route 161 (north boundary of all parcels) to connect to the existing sidewalk on Sawmill Road at the time of redevelopment of the parcels owned by Tansky Sawmill Toyota.

The NWCA also requested that Tansky Toyota return to the Board when redevelopment plans have been determined, but prior to construction, in order for the Board to review the proposed project. Tansky Toyota agreed to this request.

This letter serves as NWCA's official recommendation that Application 09335-0-000188/ Z09-022 should be **approved** by the Commission.



Post Office Box 20134  
Columbus, OH 43220  
[www.northwestcivic.org](http://www.northwestcivic.org)

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

Sincerely,

A handwritten signature in black ink, appearing to read "Jennifer", written in a cursive style.

Jennifer Anne Adair, Esq.  
President and Zoning Chair  
[JenniferAAdair@yahoo.com](mailto:JenniferAAdair@yahoo.com)  
614-286-6577 (Cell)

Cc: Jeff Brown and David Hodge, Attorneys for Applicant (email)  
Priscilla Tyson, Development Chair, Columbus City Council (email)  
David Reis, 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 # Z09-022

Being first duly cautioned and sworn (NAME) David Hodge / Smith & Hale LLC  
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

<p>1. Tansky Sawmill Toyota, Inc. 6300 Sawmill Rd. Dublin, OH 43017  Nate Tansky: 766-4800</p>	<p>2. Tansky Properties LLC 6300 Sawmill Rd. Dublin, OH 43017</p>
<p>3. N &amp; J Property Investments LLC 6399 Sawmill Rd. Dublin, OH 43017</p>	<p>4. Nathaniel Tansky, TR 6300 Sawmill Rd. Dublin, OH 43017</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

David Hodge

Subscribed to me in my presence and before me this 11<sup>th</sup> day of February, in the year 2010

SIGNATURE OF NOTARY PUBLIC

Natalie C. Patrick

My Commission Expires:

9/4/2010

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



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