

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MAY 13, 2010**

- 3. APPLICATION: Z10-003 (ACCELA # 10335-00000-00021)**
Location: 4747 SAWMILL ROAD (43232), being 9.85± acres located at the west side of Sawmill Road, 206± feet south of Hayden Run Road (590-182469).
Existing Zoning: CPD, Commercial Planned Development District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Adding a drive-through pharmacy pick up window.
Applicant(s): Giant Eagle Inc; c/o Jackson B. Reynolds III, Atty.; Smith & Hale; 37 West Broad Street, Suite 725; Columbus, OH 43215.
Property Owner(s): Inland Western Columbus Sawmill LLC; 2901 Butterfield Road; Oak Brook, IL 60523.
Planner: Dana Hitt, AICP, 645-2395, dahitt@columbus.gov

BACKGROUND:

- The site is developed with an existing grocery and zoned in the CPD, Commercial Planned Development District. The applicants request the CPD, Commercial Planned Development District to add a drive-through pharmacy.
- To the north is a retail development in the CPD, Commercial Planned Development District and further to the north across Hayden Road are a gas station and a shopping center zoned in the CPD, Commercial Planned Development and C-4, Commercial Districts respectively. To the south are a medical office building and single-unit dwellings in the City of Upper Arlington. To the east across Sawmill Road is an extended stay hotel and grocery store zoned in the in the L-C-3, Limited Commercial and L-C-4, Limited Commercial Districts respectively.
- The site is located within the boundaries of *The Northwest Plan* (2007), but no specific recommendation is provided.
- The drive-through pharmacy will be located at the southeast corner of the existing building. The CPD text prohibits operation of the drive-through pharmacy from 9 PM to 8 AM.
- The applicants are requesting a variance to eliminate a part of the bypass lane for the pharmacy drive-through. The applicants also are requesting variances to reduce the setback for the existing parking lot from 30 feet to 14 feet along the Sawmill Road and to reduce the existing sign setback from 15 feet to 2 feet due to right-of-way being dedicated.
- The *Columbus Thoroughfare Plan* identifies Sawmill and Bethel / Hayden Roads as 4-2D arterials, requiring a minimum of 60 feet of right-of-way from centerline.

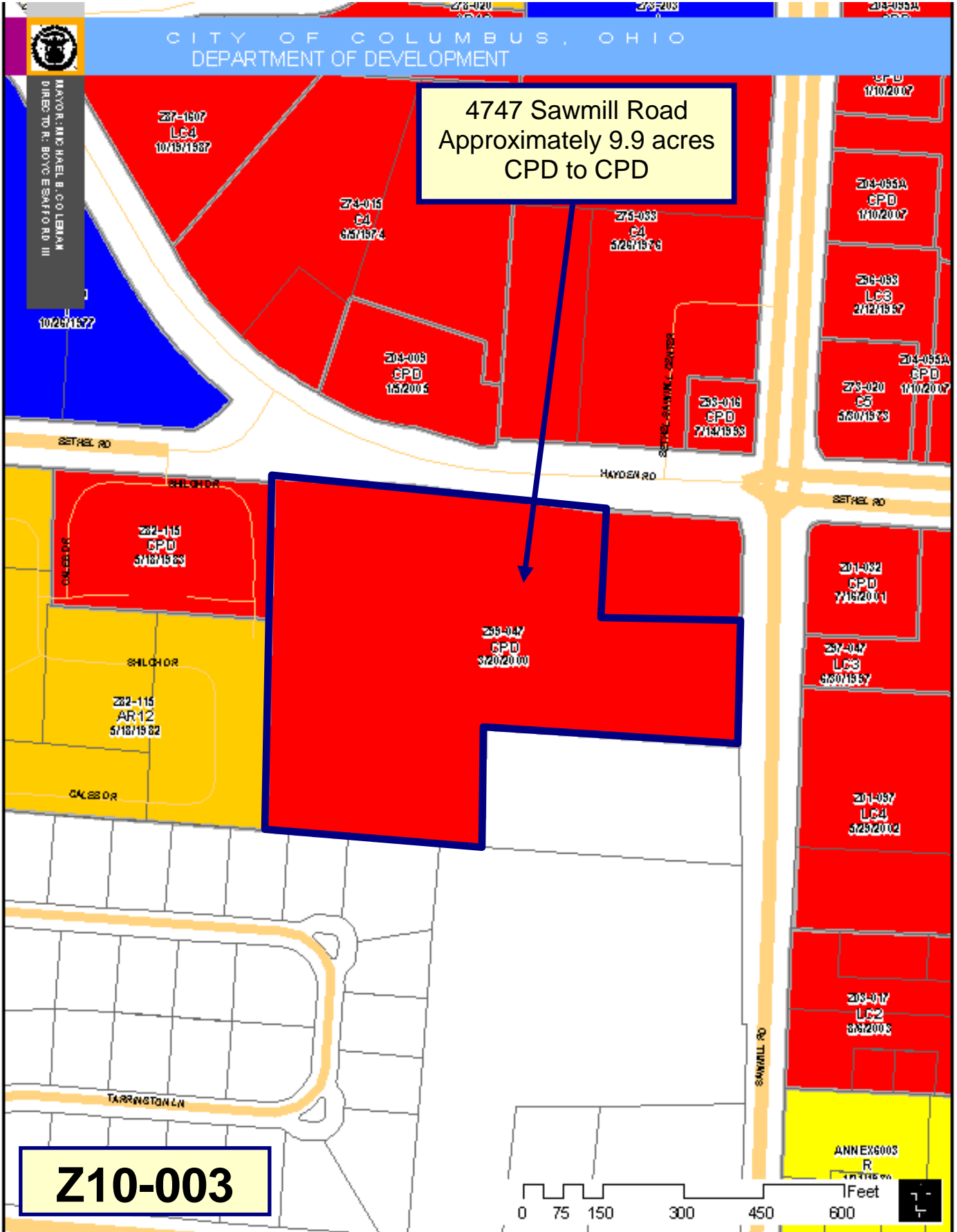
CITY DEPARTMENTS RECOMMENDATION: Approval. The requested CPD, Commercial Planned Development District would allow for the addition of a drive-through pharmacy to an existing grocery store. The proposed drive-through pharmacy is located away from existing single-unit dwellings in Upper Arlington and the CPD text prohibits operation of the drive-through pharmacy from 9 PM to 8 AM to address concerns about noise. Staff supports the variances to eliminate the part of the bypass lane for the pharmacy and to reduce the setbacks for the existing sign and parking due to the dedication of right-of-way. The proposal is consistent with the zoning and development patterns of the area.



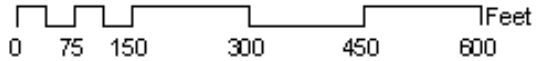
CITY OF COLUMBUS, OHIO
DEPARTMENT OF DEVELOPMENT

MAYOR: MIKE RAHEL B. COLEMAN
DIRECTOR: R. BOYO ESHAFO RD III

4747 Sawmill Road
Approximately 9.9 acres
CPD to CPD



Z10-003

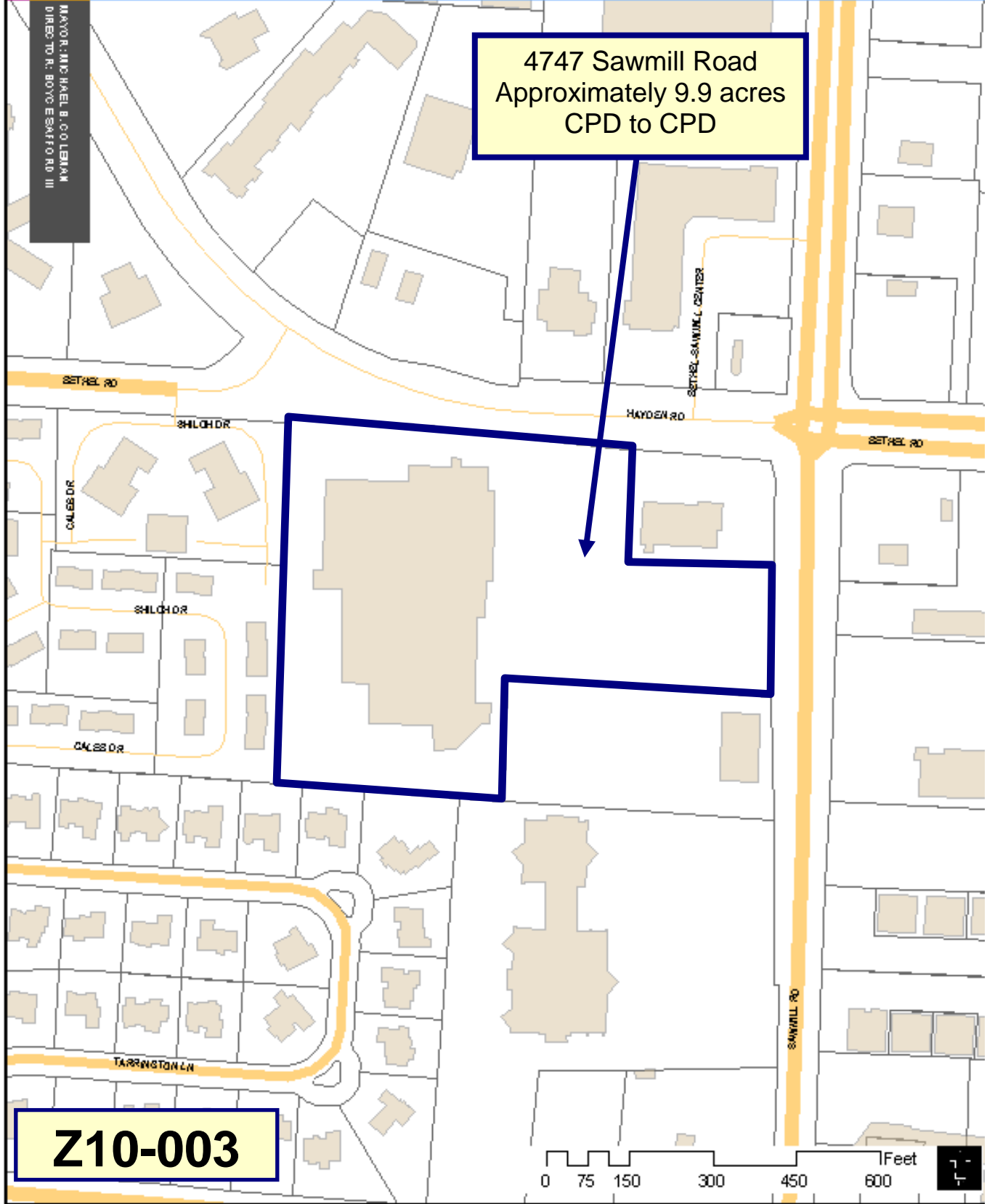




CITY OF COLUMBUS, OHIO
DEPARTMENT OF DEVELOPMENT

MAYOR: MICHAEL B. COLEMAN
DIRECTOR: R. BOYCE ESPOSITO JR. III

4747 Sawmill Road
Approximately 9.9 acres
CPD to CPD



Z10-003



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www.northwestcivic.org

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May 6, 2010

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

RE: Application Z10-003 (4747 Sawmill Road, Columbus, Ohio 43232)

Dear Department of Development:

On May 5, 2010, Application Z10-003 (4747 Sawmill Road, Columbus, Ohio 43232) came before the Northwest Civic Association Board of Trustees for review and recommendation.

The Board determined that Applicant's requested variances were acceptable, as written, and **approved** by a vote of **7 Yes to 0 No**.

This letter serves as NWCA's official recommendation that Application Z10-003 (4747 Sawmill Road, Columbus, Ohio 43232) should be **approved** by the Department.

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

Sincerely,

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

Cc: Jack Reynolds, Attorney for Applicant (email)
A. Troy Miller, Zoning Chair, Columbus City Council (email)
Dana Hitt, 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 # Z10-003

Being first duly cautioned and sworn (NAME) Jackson B. Reynolds, III
of (COMPLETE ADDRESS) 37 W. Broad St., Ste. 725, Columbus, Ohio 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. Giant Eagle Inc. 101 Kappa Drive Pittsburgh, PA 15238 675 employees	2. Inland Western Columbus Sawmill LLC 2901 Butterfield Road Oak Brook, IL 60523 0 employees
3. Pat Avolio 412-967-4919	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Jackson B. Reynolds III

Subscribed to me in my presence and before me this 19th day of January 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 08-04-10