

North Sawmill Area

Subarea 15:

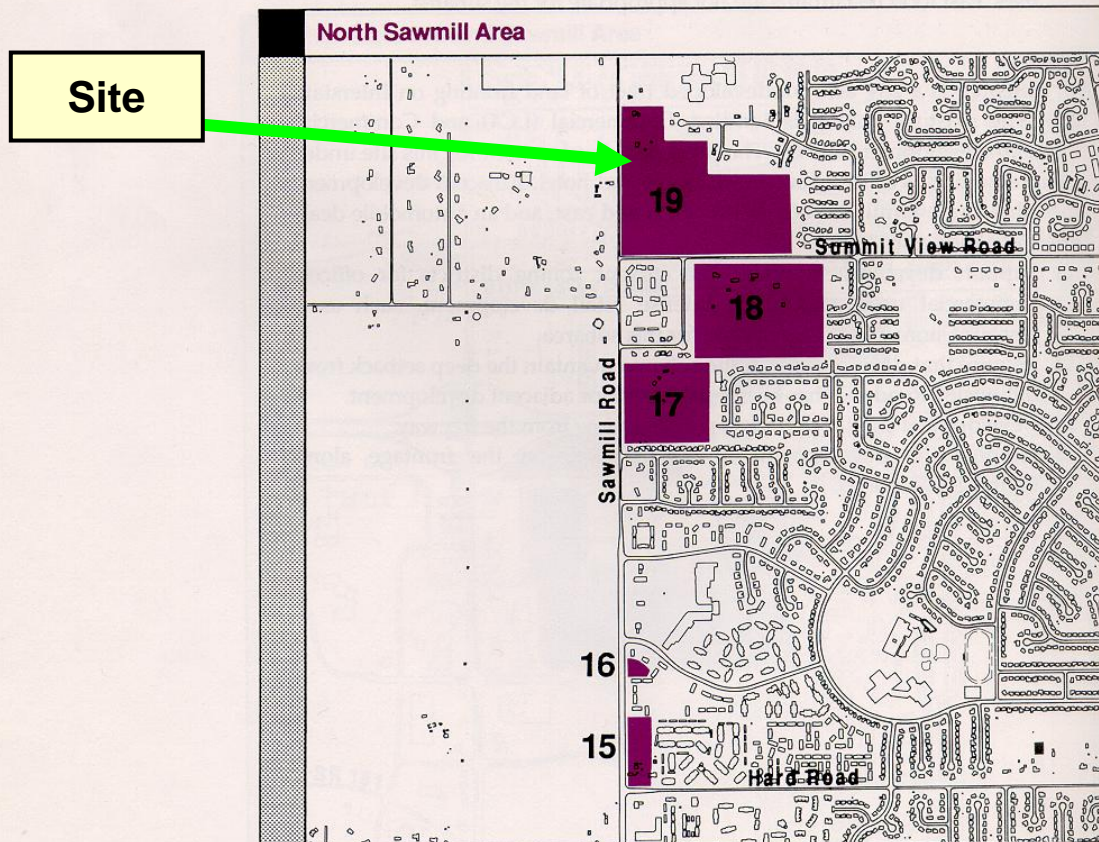
This is a 5± acre, parcel located on the northeast corner of Sawmill Road and Hard Road. Although developed as large-lot, single-family homes, the subarea is experiencing redevelopment pressures. The parcel is zoned Limited Rural Residential (LRR). Bordering development includes apartments and a bank. Retail development has historically been discouraged north of the Sawmill/Hard Road intersection. A very large tract of undeveloped land in the City of Dublin abuts the subarea on the west.

- Support office and/or multi-family uses as the most appropriate redevelopment of the subarea. Retail development is not appropriate.
- Apply the Sawmill Corridor Development Standards.

Subarea 16:

This is a small, undeveloped parcel fronting on Sawmill Road. The current zoning is Commercial Planned Development (CPD). Apartments, offices, and a day care center are adjacent to this site.

- Support offices as the most appropriate land use.
- Apply the Sawmill Corridor Development Standards.



Subarea 17:

This 20± acre site is undeveloped. Located in Perry Township and zoned Restricted Suburban Residential (R-1) under township jurisdiction, the subarea is surrounded on three sides by single-family homes. Abutting the site on the west is a very large tract of undeveloped land that is located in the City of Dublin.

- Support residential uses as most appropriate for the subarea.
- Limit development to residential uses with a maximum density of six units per acre to retain compatibility with the adjacent, single-family development.
- Apply the Sawmill Corridor Development Standards.

Subarea 18:

The subarea is a 30± acre tract that is developed with several large-lot, single-family homes. The subarea is located mostly in Perry Township and zoned Restricted Suburban Residential (R-1) under township jurisdiction. Single-family homes surround the subarea. There may be pressures to redevelop the subarea in the future.

- Support single-family development as the most appropriate land use.
- Limit the number of curb cuts to maintain the efficiency of traffic movement.

Subarea 19:

The subarea is a large, 36± acre, undeveloped tract located in the north-east quadrant of the Sawmill and Summit View Road intersection. The existing zoning is Suburban Residential (SR). The adjacent development is single-family homes on the north and east, apartments on the south, and large-lot, single-family homes on the west. Pressures to develop the intersection frontage with retail uses are anticipated.

- Support single-family residential development as the most appropriate land use for the entire subarea.
- Apply the Sawmill Corridor Development Standards.