

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MAY 8, 2003**

- 4. APPLICATION: Z03-017**
Location: **4610 SAWMILL ROAD (43220)**, being 3.15± acres located on the east side of Sawmill Road, 340± feet north of Henderson Road.
Existing Zoning: R, Rural District.
Request: L-C-2, Limited Commercial District.
Proposed Use: Office development.
Applicant(s): The Bigler Co.; c/o Donald T. Plank, Atty.; 145 East Rich Street; Columbus, Ohio 43215.
Property Owner(s): Joy E. Herbert; c/o Donald T. Plank, Atty.; 145 East Rich Street; Columbus, Ohio 43215.
Planner: John Turner, 645-2485; jmturner@columbus.gov

BACKGROUND:

- The 3.15± acre site is zoned in the R, Rural District and is developed with two single-family dwellings. The applicant requests the L-C-2, Limited Commercial District to permit office-commercial uses. The intended development is a medical office complex.
- To the north is undeveloped land in the L-C-4, Limited Commercial District (Z01-097). This zoning permits a small supermarket on the northern half of the site and office-commercial uses on the southern half. To the east are single-family and multi-family uses in Perry Township and R2-F and L-ARLD, Limited Apartment Residential – Low Density District within the City of Columbus. To the south is a church within the R, Rural District. To the west across Sawmill Road is 90,000 square foot medical facility and office building recently constructed within the City of Upper Arlington and a super market in the CPD, Commercial Planned District.
- This site lies within Subarea 1 of *The Northwest Plan*, which recommends commercial development as the most appropriate land use.
- The proposed L-C-2 text contains development standards addressing landscaping, exterior building design, and lighting as well as the applicable Sawmill Corridor standards are provided.
- The *Columbus Thoroughfare Plan* identifies Sawmill Road as a 4-2D arterial requiring 60 feet of right-of-way from the centerline.

CITY DEPARTMENTS RECOMMENDATION: Approval.

The requested L-C-2, Limited Commercial District is an appropriate transitional land-use from the retail commercial uses to the north and residential uses to the south. The request includes development standards consistent with the established zoning and development pattern of the area.