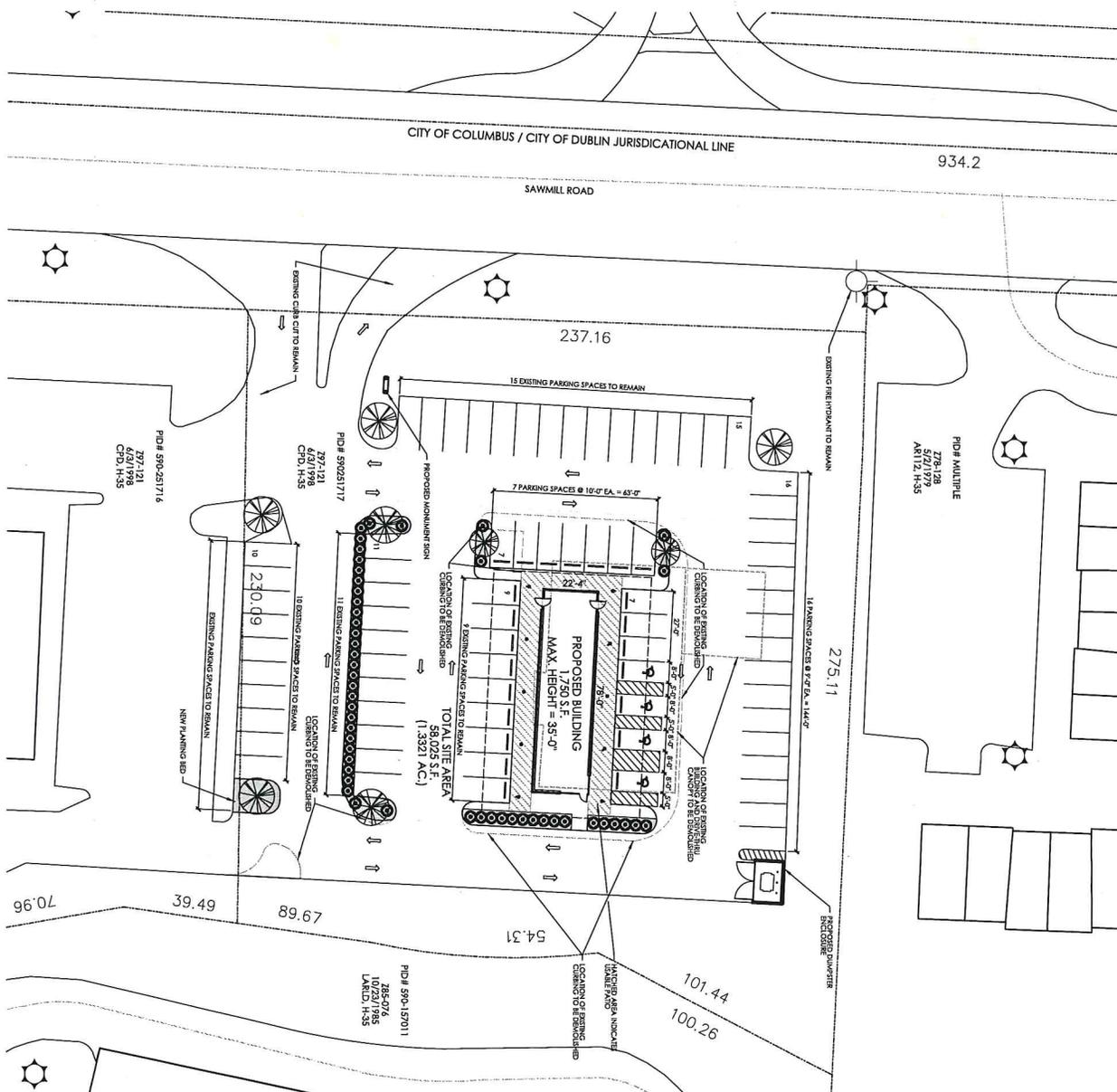
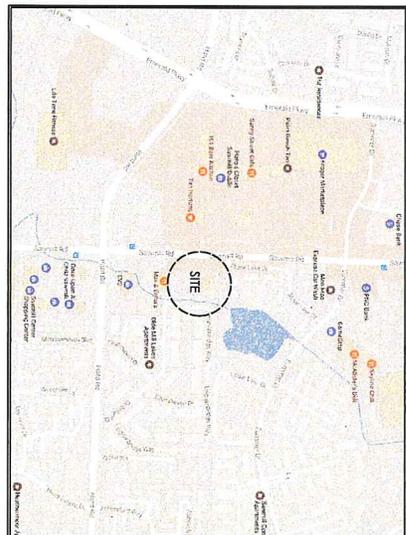


A PRELIMINARY SITE COMPLIANCE
SCALE: 1" = 20'-0"



B SITE LOCATION MAP
SCALE: N.T.S.



TOTAL SITE AREA	1.33 ACRES
PROPOSED BUILDING AREA	1,750 S.F.
PARKING CALCULATIONS	1,750 S.F.
RESTAURANT W/O DRIVE-THRU	@ 1 SPACE / 75 S.F.
RESTAURANT PATIO	@ 1 SPACE / 150 S.F.
SPACES REQUIRED (MAIN)	24 SPACES
SPACES ALLOTTED (MAX)	12 SPACES
SPACES PROPOSED	34 SPACES
	87 SPACES
	75 SPACES

David Hilliard
October 20, 2017

Z17-024; Final Received 10/20/17

SC-1

7490 SAWMILL ROAD
7490 SAWMILL ROAD
COLUMBUS, OHIO 43016

FOR
MG ROME HILLIARD, LLC
3100 TREMONT ROAD, SUITE 200, COLUMBUS, OHIO 43221

BEHNS

4400 N. HIGHWAY 101
COLUMBUS, OHIO 43240
PH: 614.262.2525

DATE	DESCRIPTION	BY

ISSUED FOR PERMIT

DATE: 10/20/17

SCALE: N.T.S.

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
OCTOBER 12, 2017**

- 3. APPLICATION: Z17-024**
Location: **7490 SAWMILL ROAD (43016)**, being 1.33± acres located on the east side of Sawmill Road, 490± feet north of Hard Road (590-251717; Far Northwest Coalition).
Existing Zoning: CPD, Commercial Planned Development District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Commercial development.
Applicant(s): MG Rome Hilliard LLC; c/o David Hodge, Atty.; Underhill & Hodge LLC; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.
Property Owner(s): The Applicant.
Planner: Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

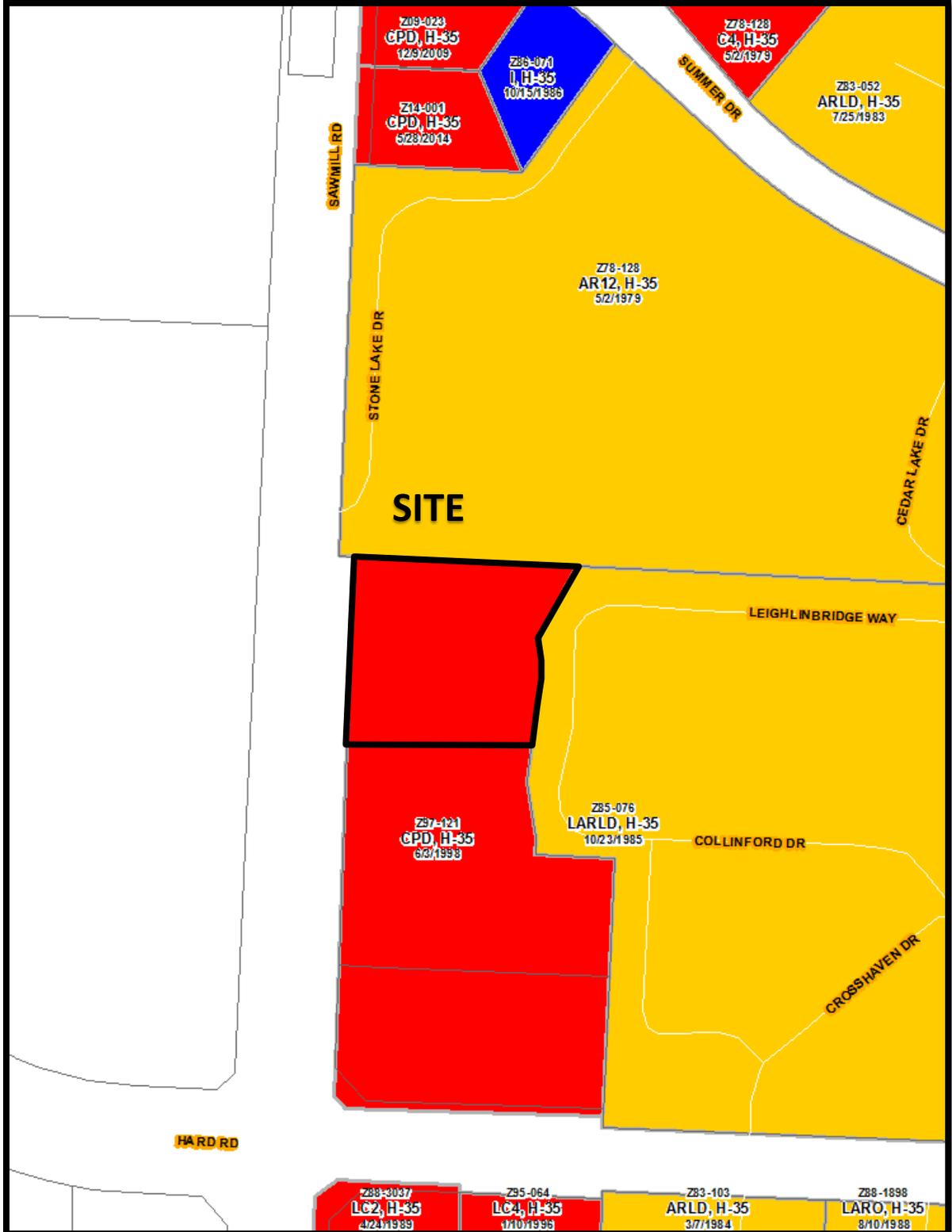
BACKGROUND:

- The 1.33 acre site consists of one parcel developed with a bank in the CPD, Commercial Planned Development District, and is within the Sawmill Road Regional Commercial Overlay. The applicant proposes to redevelop the site with a drive-in restaurant in the CPD, Commercial Planned Development District.
- To the north and east of the site are multi-unit residential developments in the AR-12, Apartment Residential District and L-ARLD, Limited Apartment Residential District, respectively. To the south is a restaurant in the CPD, Commercial Planned Development District. To the west across Sawmill Road is a shopping center in the City of Dublin.
- The site is located within the boundaries of the *Northwest Plan* (2016), which recommends “Commercial” land uses for this location.
- The site is located within the boundaries of the Far Northwest Coalition, whose recommendation is for approval.
- The CPD text commits to a site plan and provides commitments for development standards addressing traffic access, landscaping and screening, and environmental and graphics standards. The CPD text allows only those uses permitted in the C-4, Commercial District with several restrictions. Variances to allow a mound with landscaping in lieu strict compliance with the landscaping and screening requirements and to allow 8 parking spaces to be not be 18 feet in length are included in this request.
- 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: ~~Conditional Approval.~~ ***Disapproval.**

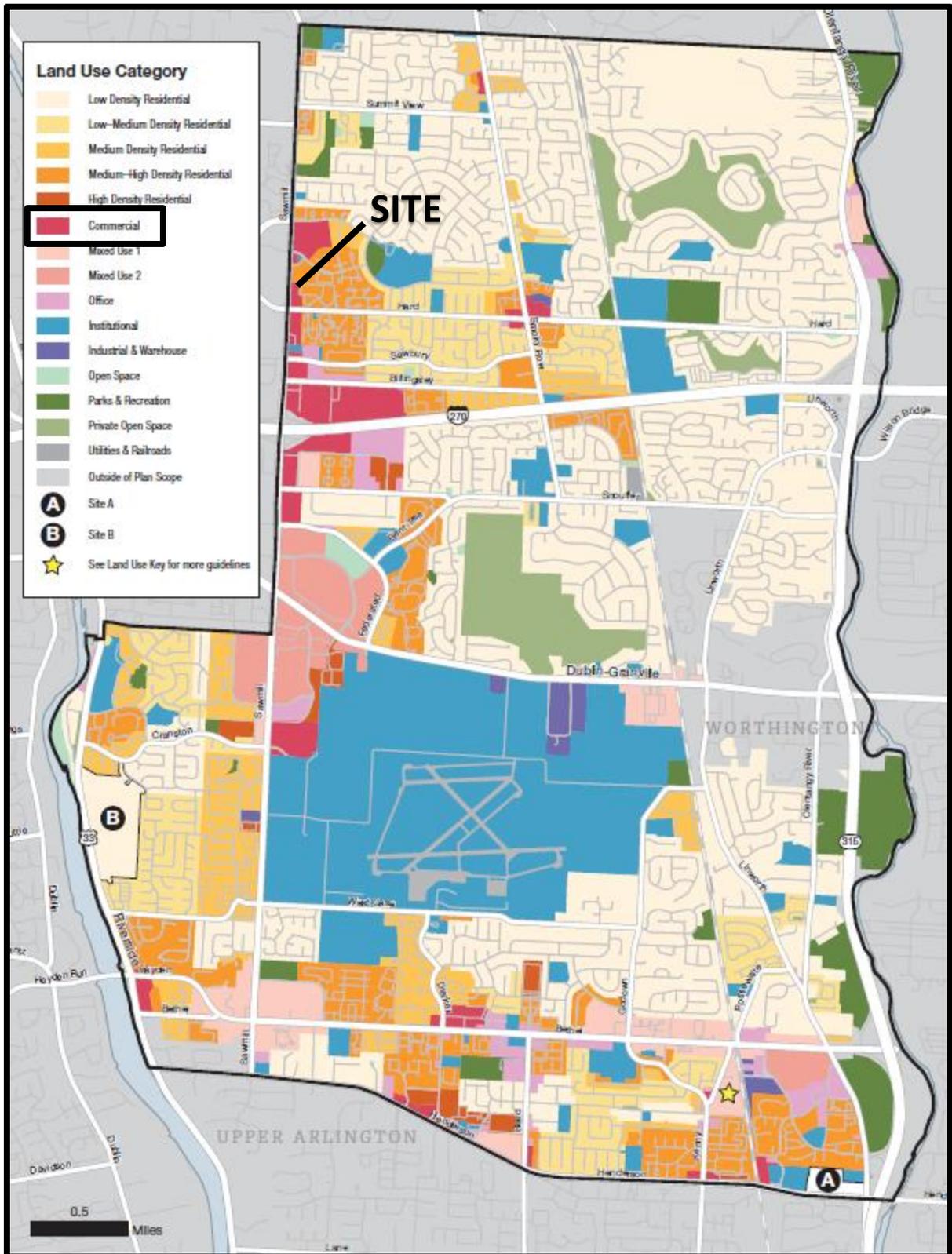
The requested CPD, Commercial Planned Development District will permit a drive-in restaurant that is compatible development standards of adjacent commercial developments. The proposal is also consistent with the land use recommendations of the *Northwest Plan* (2016). Staff is supportive of the use, but requests additional landscaping in the parking lot of complement the existing mounding/trees/hedge along Sawmill Road.

Staff is supportive of the revised parking lot landscaping, but does not support the variance to allow the site to exceed the maximum number of spaces allowed, from a maximum of 69 required spaces to 75 provided spaces. Staff does not believe that deviation from this development standard is warranted on the subject site.

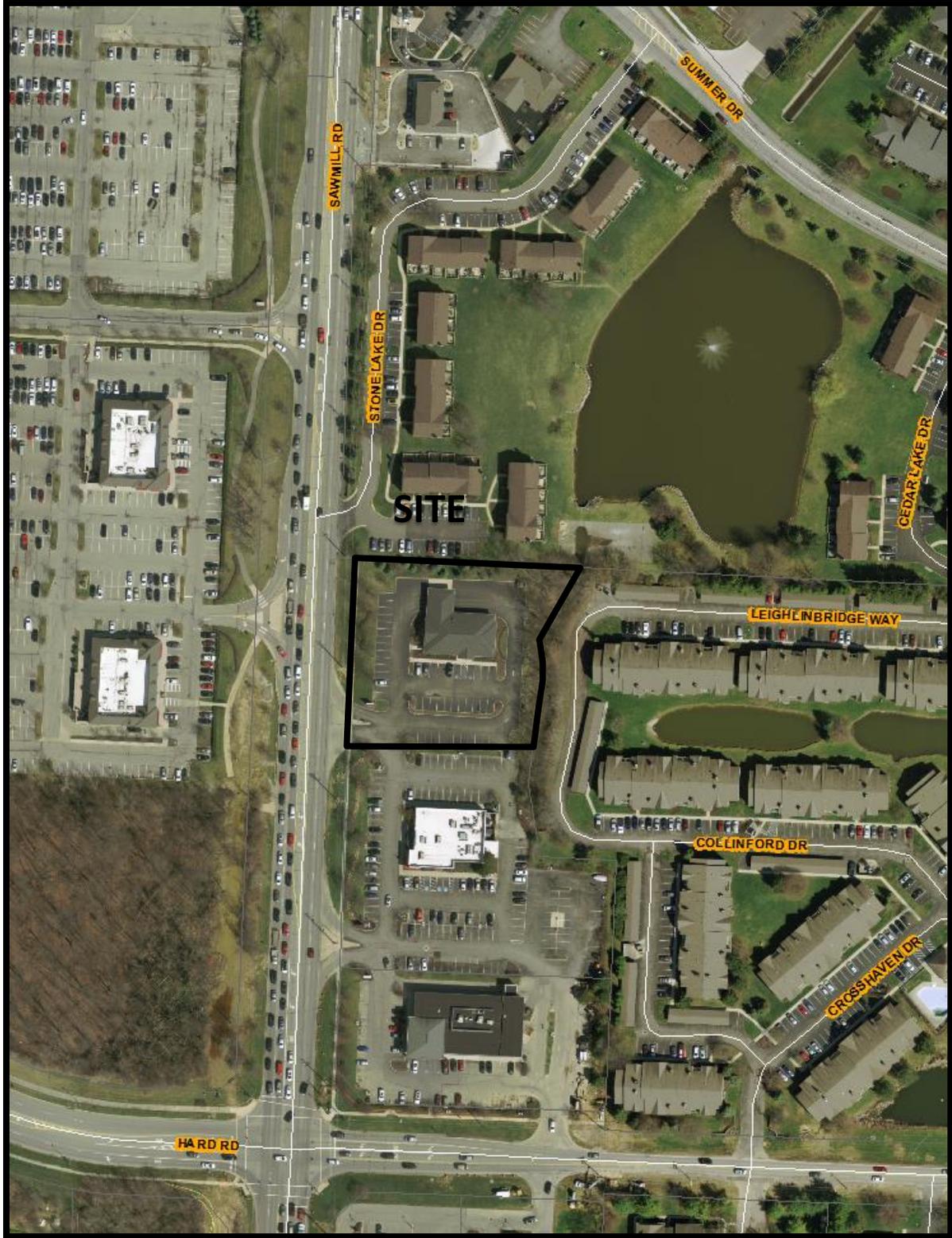


Z17-024
7490 Sawmill Road
Approximately 1.33 acres
CPD to CPD

The Northwest Plan (2016)



Z17-024
7490 Sawmill Road
Approximately 1.33 acres
CPD to CPD



Z17-024
7490 Sawmill Road
Approximately 1.33 acres
CPD to CPD

Priebe, Kelsey R.

To: Priebe, Kelsey R.
Subject: Z17-024: 7490 Sawmill Road FNWC Recommendation

From: John Murley <john_murley1@yahoo.com>
Sent: Wednesday, September 27, 2017 10:27 PM
Subject: Z17-024: 7490 Sawmill Road FNWC Recommendation
To: David Hodge <david@uhlfirm.com>, <krpriebe@columbus.gov>

The Far Northwest Coalition reviewed the application for a revised CPD at 7490 Sawmill Road (replacing a closed bank with a Swenson's drive-in). We found the application to be compatible with the surrounding area and consistent with the development standards. We approve the application as written, with the stipulation that (as we discussed at the meeting) deliveries and collection occur prior to 9pm. Please let me know if you have any questions.

Thanks,
John Murley
President, Far Northwest Coalition



DEPARTMENT OF BUILDING AND ZONING SERVICES

REZONING APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 www.columbus.gov

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.

APPLICATION # 217-024

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) David Hodge
of (COMPLETE ADDRESS) Underhill & Hodge LLC, 8000 Walton Parkway, Suite 260, New Albany, Ohio 43054
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

Table with 2 columns and 2 rows for listing parties with interest in the project.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

David Hodge (handwritten signature)

Subscribed to me in my presence and before me this 27th day of June, in the year 2017

SIGNATURE OF NOTARY PUBLIC

Kimberly R. Grayson (handwritten signature)
1-11-2021 (handwritten date)

My Commission Expires:



KIMBERLY R. GRAYSON
Notary Public, State of Ohio
My Commission Expires
January 11, 2021

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.

Please make all checks payable to the Columbus City Treasurer