



Chick-fil-A  
5200 Buffington Road  
Atlanta, Georgia 30349-2998

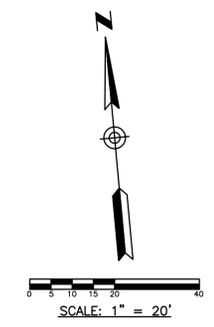
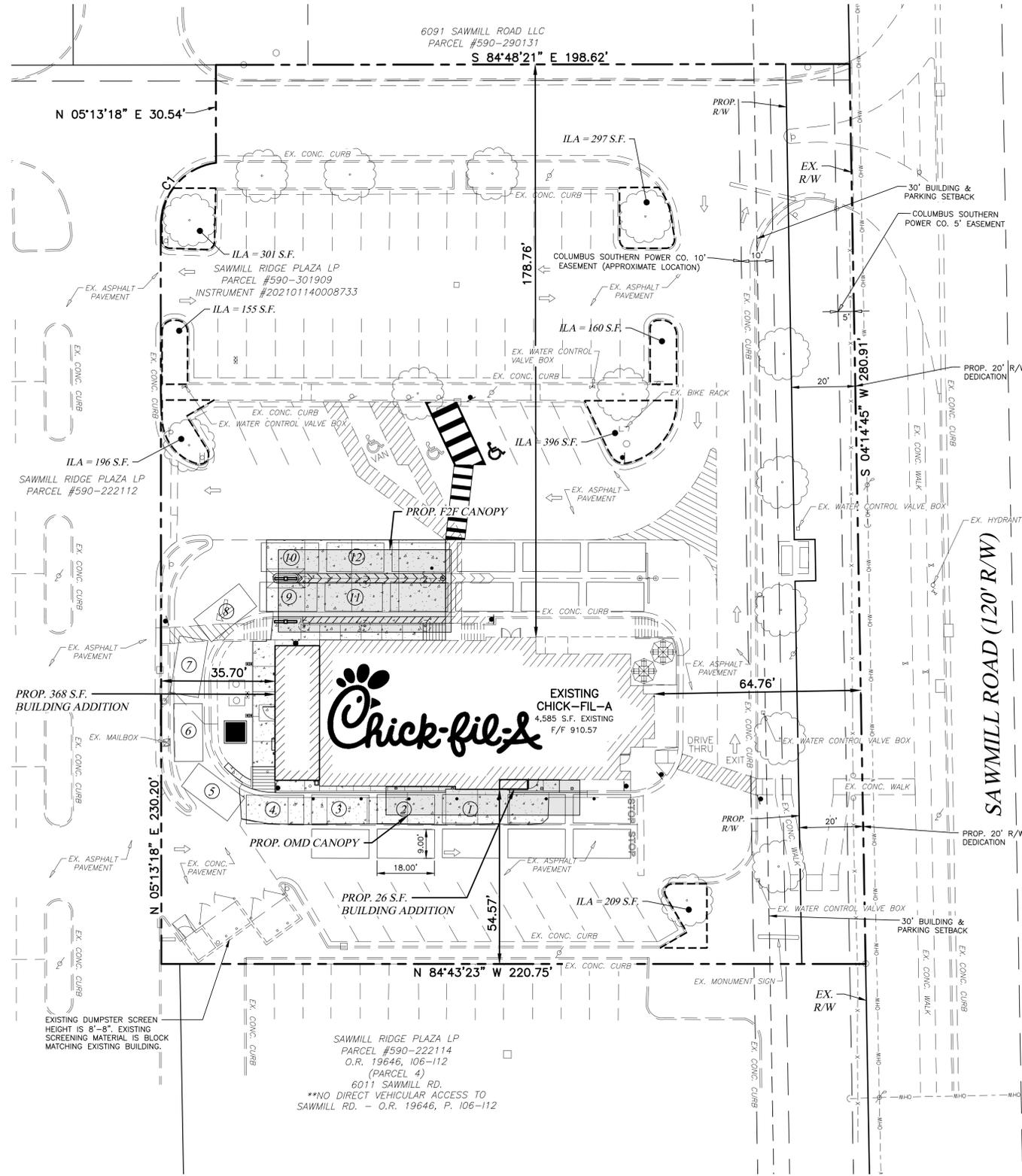
GBC DESIGN, INC.  
565 White Pond Dr. Akron, OH 44320-1123  
Phone 330-836-0228 Fax 330-836-5782



EXISTING AREA TABULATION	
IMPERVIOUS AREA	= 4,585 S.F.
BUILDINGS	= 28,772 S.F.
ASPHALT PAVEMENT	= 13,396 S.F.
CONCRETE PAVEMENT	= 46,753 S.F. (77.04%)
SUBTOTAL	
PERVIOUS AREA	= 13,930 S.F. (22.96%)
LANDSCAPE/PLANTING	
TOTAL AREA	= 60,683 S.F. (1.39 AC.)
NEW DEVELOPMENT AREA TABULATION	
IMPERVIOUS AREA	= 4,979 S.F.
BUILDINGS	= 28,772 S.F.
ASPHALT PAVEMENT	= 13,427 S.F.
CONCRETE PAVEMENT	= 47,178 S.F. (77.75%)
SUBTOTAL	
PERVIOUS AREA	= 13,505 S.F. (22.25%)
LANDSCAPE/PLANTING	
TOTAL AREA	= 60,683 S.F. (1.39 AC.)

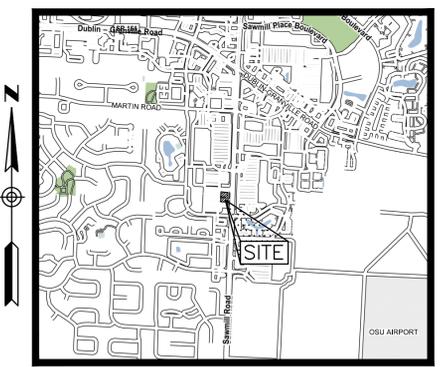
TAX PARCEL ID: PART OF 590-301909-00  
 TOTAL PARCEL SIZE: 1.393 AC.  
 TOTAL LEASE SIZE: 1.393 AC.  
 ZONING INFORMATION:  
 EXISTING PRIMARY ZONING: CPD (COMMERCIAL PLANNED DEVELOPMENT)  
 PARKING SUMMARY:  
**FAST FOOD RESTAURANT REQUIREMENT:**  
 1 SPACE PER 50 S.F. GROSS FLOOR AREA (MAX.)  
 1 SPACES PER 175 S.F. GROSS FLOOR AREA (MIN.)  
 + 1 SPACE PER 350 S.F. GROSS PATIO AREA (MIN.)  
**PARKING REQUIRED (FAST FOOD RESTAURANT):**  
 4,979/50 S.F. = 99 SPACES MAX.  
 4,979/175 S.F. = 29 SPACES MIN.  
**EXISTING CHICK-FIL-A PARKING SPACES PROVIDED:**  
 REGULAR SPACES = 50  
 ACCESSIBLE SPACES = 2  
 TOTAL = 52  
**PROPOSED CHICK-FIL-A PARKING SPACES PROVIDED:**  
 REGULAR SPACES = 48  
 ACCESSIBLE SPACES = 3  
 TOTAL = 51

SITE DATA TABLE	
TOTAL SITE AREA:	1.39 ACRES
TOTAL DISTURBED AREA:	0.08 ACRES
PRE-DEVELOPED IMPERVIOUS:	1.07 ACRES
POST-DEVELOPED IMPERVIOUS:	1.08 ACRES



**LEGEND**

- ▲ PROP. FIRE HYDRANT
- △ EX. FIRE HYDRANT
- PROP. VALVE
- EX. VALVE
- PROP. MANHOLE
- EX. MANHOLE
- PROP. INLET
- EX. BOX INLET
- EX. LIGHT POLE
- PROP. LIGHT POLE
- ▬ PROP. ACCESSIBLE RAMP - RAMP IS NOT TO BE SCORED OR GROOVED
- ▬ EX. CURB
- ▬ PROP. CURB & GUTTER
- ▬ EX. FENCE
- ▬ EX. OVERHEAD WIRES
- ▨ PROP. ASPHALT PAVEMENT
- ▨ PROP. CONCRETE PAVEMENT/WALK
- ▨ ILA ISLAND LANDSCAPE AREA



**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C1	28.76'	20.00'	82°23'29"	17.51'	26.34'	N 46°24'37" E

NOTE:  
SEE PHOTOMETRIC PLAN, SHEET E1.5, FOR SITE LIGHTING FIXTURE TYPES AND HEIGHTS.

THE PROJECT WILL COMPLY WITH SECTIONS 3312.21 SCREENING; 3312.39 STRIPING/MARKING; 3312.43 SURFACE; 3312.45 WHEEL STOPS/CURB; CHAPTER 3221, AND SECTIONS 3321.05 VISION CLEARANCE AND 3321.09 SCREENING

PROPERTY LIES WITHIN FLOOD ZONE X (AREA DETERMINED TO BE OUTSIDE OF THE 0.2 % ANNUAL CHANCE FLOOD PLAIN) PER FLOOD INSURANCE RATE MAP NUMBER 39049C0134K (UNPRINTED PANEL), DATED JUNE 17, 2008

CONTRACTOR RESPONSIBLE TO FIELD VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITY TIE-INS AND CROSSINGS AS SHOWN ON SITE PLANS (SANITARY, STORM, WATER, GAS, ELECTRIC, PHONE, ETC.) PRIOR TO THE START OF CONSTRUCTION. CONTACT ALLAN WILEY AT GBC DESIGN, INC., 330-836-0228, WITH ANY CONCERNS OR CONFLICTS PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR TO VERIFY THE THICKNESS OF ANY OFF-SITE PAVEMENT (ASPHALT AND CONCRETE) AND SIDEWALK SO THE RESTORATION WORK IS INCLUDED IN THE BID.

Z20-097 Final Received 5/7/2021

**CHICK-FIL-A  
SAWMILL ROAD FSU  
2020 REINVESTMENT  
6051 SAWMILL ROAD  
DUBLIN, OH 43017**

**FSU# 02724**

REVISION SCHEDULE	NO.	DATE	DESCRIPTION
	1	11/20/2020	GRADING REVISION

GBC PROJECT #	42152R
PRINTED FOR	Permit
DATE	3/20/20
DRAWN BY	BAW

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SHEET  
**SITE PLAN**

Permit  
SHEET NUMBER

**C-200**

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
FEBRUARY 11, 2021**

- 2. APPLICATION: Z20-097**  
**Location:** **6051 SAWMILL RD. (43017)**, being 1.39± acres located on the west side of Sawmill Road, 262± feet north of Krier Drive (590-301909; Northwest Civic Association).  
**Existing Zoning:** CPD, Commercial Planned Development District.  
**Request:** CPD, Commercial Planned Development District (H-35).  
**Proposed Use:** Building expansion for existing fast food establishment.  
**Applicant(s):** Chick-Fil-A, Inc.; c/o Allan Wiley, Agent; GBC Design Inc.; 3565 White Pond Drive; Akron, OH 44320.  
**Property Owner(s):** Sawmill Ridge Plaza L.P.; c/o Charlie Fraas, Agent; 250 Civic Center Drive, Suite 500; Columbus, OH 43215.  
**Planner:** Shannon Pine; 614-645-2208; [spine@columbus.gov](mailto:spine@columbus.gov)

**BACKGROUND:**

- The 1.39± acre site consists of one parcel developed with a fast food establishment in the CPD, Commercial Planned Development District (Z10-010). The requested CPD, Commercial Planned Development District will revise the site plan to permit a building expansion and the addition of a drive-thru canopy.
- To the north is an eating and drinking establishment; to the east across Sawmill Road is a shopping center; to the south is an automotive parts store; and to the west is a department store, all within CPD, Commercial Planned Development districts.
- The site is within the planning area of *The Northwest Plan* (2016), which recommends "Mixed Use 2" at this location, a commercial classification with residential uses supported. The site is also located within the Regional Commercial Overlay (RCO).
- The site is located within the boundaries of the Northwest Civic Association, whose recommendation for approval.
- The CPD text proposes C-4, Commercial District uses and includes development standards addressing setbacks, lot coverage, access, landscaping and screening, building materials, and lighting controls. The text also includes a commitment to a site plan, and proposes variances to parking lot trees and RCO parking lot screening requirements to reflect existing conditions.
- A right-of-way exception request has been submitted for the requested 20 feet of right-of-way dedication area along the site's frontage. Pending the outcome of the exception request, the setbacks in the CPD text will be adjusted accordingly.
- The *Columbus Multimodal Thoroughfare Plan* identifies Sawmill Road as a Suburban Community Corridor requiring 160 feet of right-of-way.

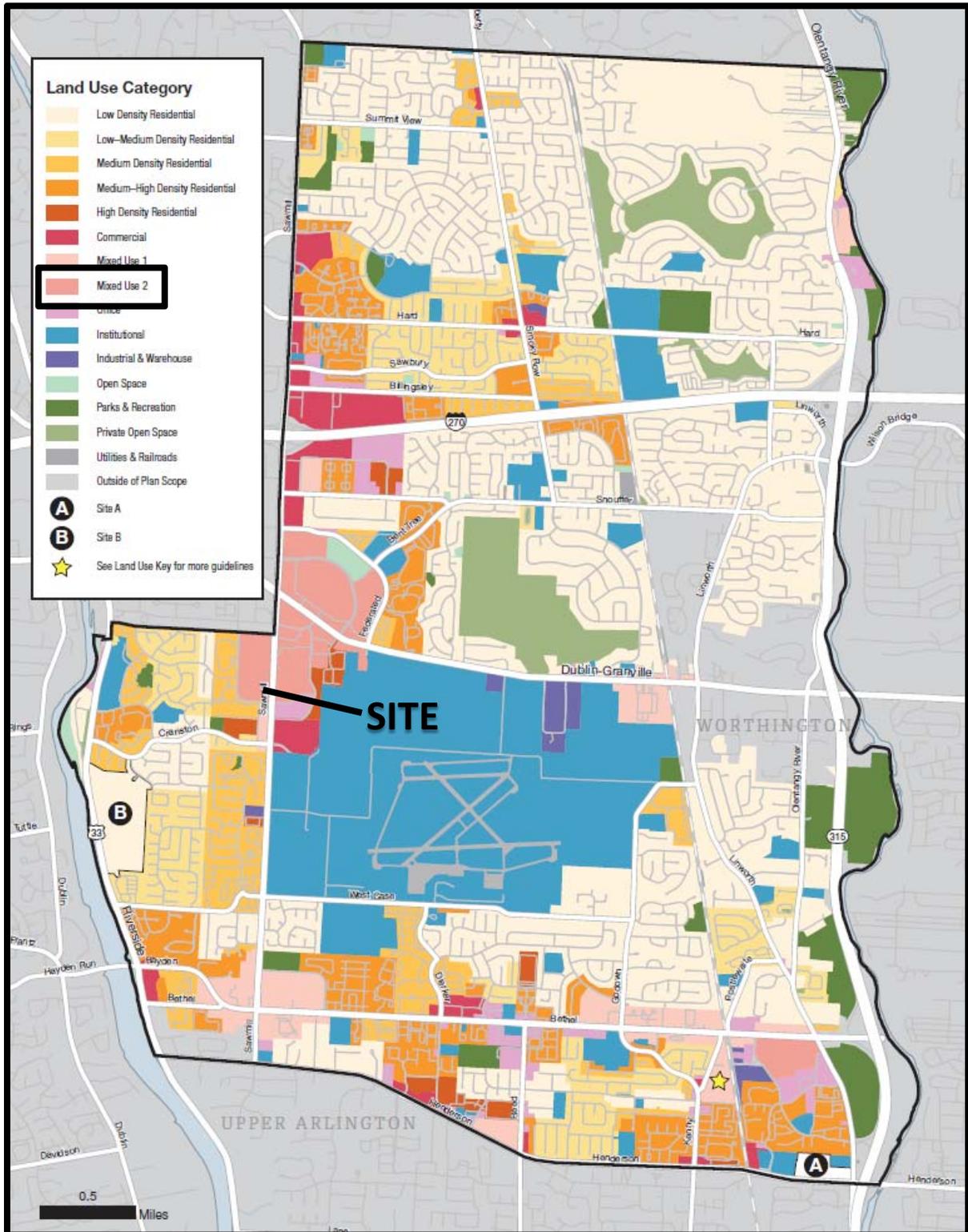
**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The requested CPD, Commercial Planned Development District will allow a small building expansion and the addition of a drive-thru canopy to an existing fast food establishment. The CPD text permits C-4, Commercial District uses and includes a commitment to a site plan which reflects the expansion area. The request remains consistent with the "Mixed Use 2" recommendation of *The Northwest Plan*, and the adjacent commercial development.



Z20-097  
6051 Sawmill Rd.  
Approximately 1.39 acres  
CPD to CPD

Northwest Plan (2016)



Z20-097  
6051 Sawmill Rd.  
Approximately 1.39 acres  
CPD to CPD



Z20-097  
6051 Sawmill Rd.  
Approximately 1.39 acres  
CPD to CPD

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**FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW**  
(PLEASE PRINT)

**Case Number:**

\_\_\_\_\_

**Address:**

\_\_\_\_\_

**Group Name:**

\_\_\_\_\_

**Meeting Date:**

\_\_\_\_\_

**Specify Case Type:**

- BZA Variance / Special Permit**
- Council Variance**
- Rezoning**
- Graphics Variance / Plan / Special Permit**

**Recommendation:**

(Check only one and list basis  
for recommendation below)

- Approval**
- Disapproval**

**NOTES:**

**Vote:**

\_\_\_\_\_

**Signature of Authorized Representative:**

\_\_\_\_\_

SIGNATURE

\_\_\_\_\_

RECOMMENDING GROUP TITLE

\_\_\_\_\_

DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; qt O CKN"q<Cuuki pgf "Rrppgt."Ek{ "qh  
**MAIL** to: Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.

**Rezoning Application**

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov • zoninginfo@columbus.gov

**PROJECT DISCLOSURE STATEMENT**

All parties having a 5% or more interest in the project that is the subject of this application should be listed.  
**THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED.** Do not indicate 'NONE' in the space provided.

APPLICATION #: Z20-097

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Allan Wiley  
of (COMPLETE ADDRESS) 565 White Pond Drive, Akron, OH 44320  
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 (include contact name and number)  
Business or individual's address; City, State Zip Code  
Number of Columbus based employees  
(Limited to 3 lines per box)

<p>1. Chick-fil-A, Inc. - Randy Kimoto, 404-765-8000 5200 Buffington Road, Atlanta, GA 30349 0 Employees</p>	<p>2. Sawmill Ridge Plaza L P - John Heilmann, 614-227-3482 250 Civic Center Drive, Suite 500, Columbus, OH 43215 0 Employees</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT *Allan Wiley*

Subscribed to me in my presence and before me this 11 day of May, in the year 2021

SIGNATURE OF NOTARY PUBLIC *Lisa A. DiTurno*

My Commission Expires: November 1, 2024.

Lisa A. DiTurno  
Resident Summit County  
Notary Public, State of Ohio

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



**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**