

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
FEBRUARY 11, 2016**

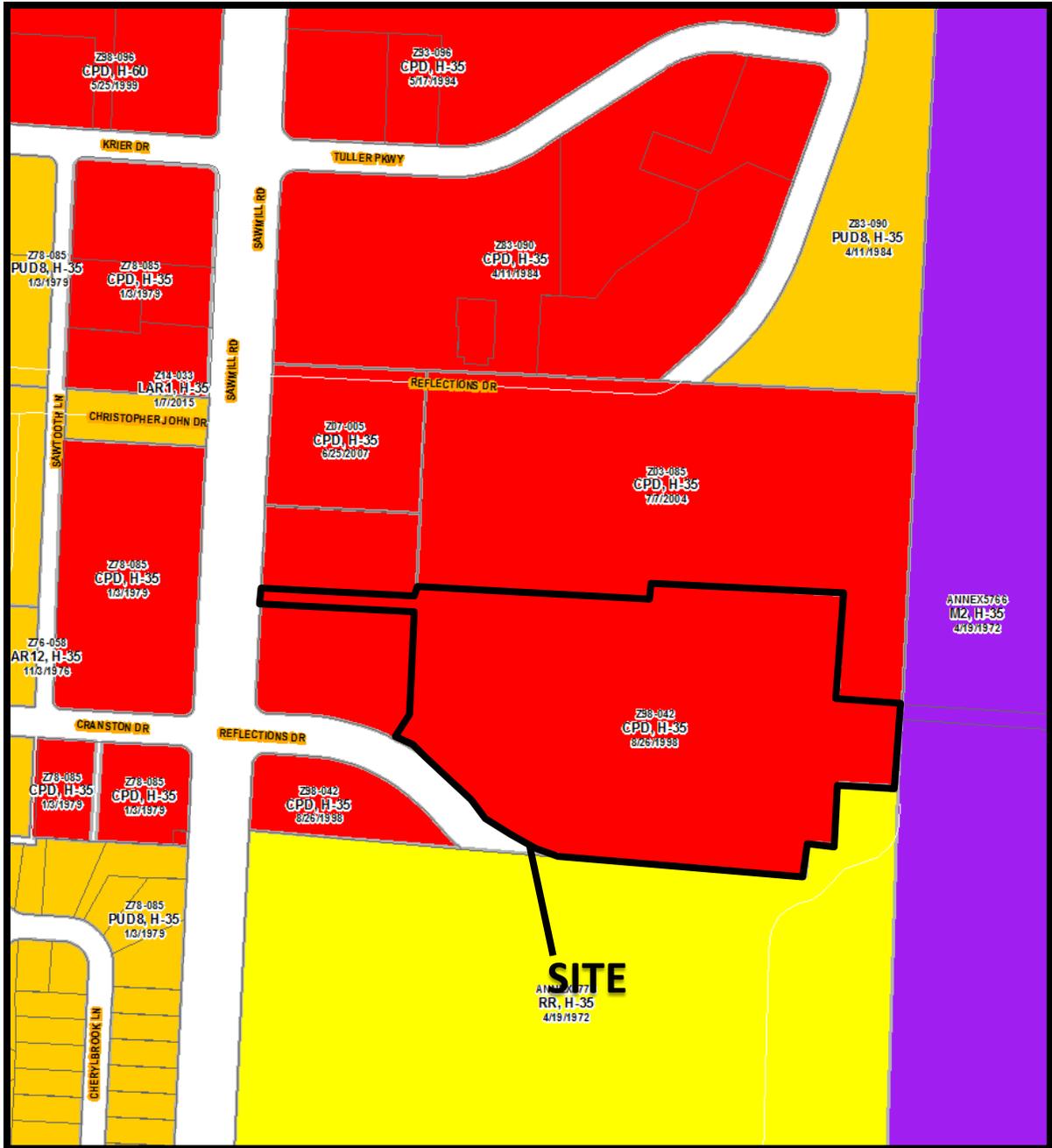
- 3. APPLICATION: Z15-061**
Location: **5858 SAWMILL ROAD**, being 10.76± acres located on the east side of Sawmill Road, 225± feet north of Cranston Drive (590-192089; Northwest Civic Association).
Existing Zoning: CPD, Commercial Planned Development District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Revise outdoor display and add truck rental to home improvement center.
Applicant(s): Home Depot; c/o Paul Phillips, Atty.; GreenbergFarrow; 1050 South Grider Street; Appleton, WI 54914.
Property Owner(s): Home Depot; c/o Kim Nall Koenig; 2455 Paces Ferry Road NW; Atlanta, GA 30339.
Planner: Michael Maret; 645-2749; mimaret@columbus.gov

BACKGROUND:

- This site is zoned in the CPD, Commercial Planned Development District and is developed with a home improvement center. The requested CPD, Commercial Planned Development District will permit additional retail displays and truck rentals on the site.
- The site is surrounded by similar regional commercial development to the north and west zoned CPD, Commercial Planned Development District, and agricultural / natural areas to the south and east zoned RR, Rural and M, Manufacturing Districts.
- The site lies within the boundaries of the *Northwest Plan (2007)*, but the Plan provides no specific land use recommendations for this location. The Plan does recommend that retail uses should be concentrated on Sawmill Road.
- The site is located within the boundaries of the Northwest Civic Association, whose recommendation is for conditional approval based on maximum number of, location of, and marking of the truck rental parking space area.
- The proposed CPD carries over the existing allowable uses, development standards, building materials, signage, setbacks, landscaping, lot coverage, buffering, screening, traffic, and circulation on the site while also allowing for the truck rental use on the site. The request includes a commitment to a site plan outlining the locations of the Penske truck staging area, outdoor sales and display areas, seasonal storage areas, and fire lanes.
- 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: Approval

The requested CPD, Commercial Planned Development District will allow minor alterations to the existing development pertaining to outside display and truck rentals that are compatible with the adjacent commercial developments. The proposal remains consistent with the *Northwest Plan's* general recommendation for concentrated commercial development along the Sawmill Road corridor.



Z15-061
 5858 Sawmill Road
 Approximately 10.76 acres
 CPD to CPD

DEVELOPMENT AND REDEVELOPMENT

INFILL DEVELOPMENT

For the most part the residential areas within the northwest are fully developed with a mixture of single-family and multi-family units. However, throughout the area there are pockets of undeveloped land and areas that could face redevelopment pressure in the future.

ISSUES

- Development proposals are not always compatible with the surrounding area in terms of density.
- Small infill development proposals often do not require a traffic impact study.

RECOMMENDATIONS

- **CONSISTENT AND COMPATIBLE.** Infill sites should develop in a manner that is consistent and compatible with the land use and density of the surrounding area.
- **OVERLAY.** If a planning overlay is applied to a portion of the area, then as land is annexed, the overlay should be applied to the newly annexed area.
- **TRAFFIC IMPACTS.** Broaden the scope. Where there are multiple infill development sites in close proximity, consider all developments together to determine the level of traffic impacts.
- **CONNECTIONS.** Provide vehicular, pedestrian and bicycle connections to surrounding area.
- **IMPROVEMENTS.** Consider applying a Tax Increment Financing tool (TIF) to the site to help fund needed infrastructure improvements.





Z15-061
5858 Sawmill Road
Approximately 10.76 acres
CPD to CPD

CPD TEXT FOR CASE NO. Z 15-061

The Home Depot

5858 Sawmill Road

January 20, 2016

The subject site is an approximately 10.758 acre tract located on the east side of Sawmill Road at the intersection of Sawmill Road and Reflections Drive, as shown on the Exhibit EX-1 – Rezoning Exhibit dated November 30, 2015. The site plan is conceptual and shall only be binding as to indicated setbacks, driveways, road alignments and total area of outlots. The application desires to develop the property with a retail shopping center and other commercial uses.

I. ALLOWABLE USES:

Allowable uses shall be those permitted by Sections 3356.03 and 3357.01 (C-4 and C-05 districts) of the Columbus City code. However, no building or premise shall be used, constructed, erected, arranged, designed or intended to be used as a cabaret, night club, dance hall, pub, bar, private club, poolroom or carry-out and there shall not be erected any off premise graphics or billboards or cellular towers. Not more than 2 kiosk type facilities will be permitted on the subject site. Kiosks shall include freestanding ATM machines.

II. APPLICABLE DEVELOPMENT STANDARDS:

Except as otherwise noted herein, the applicable development standards of Chapters 3356 and 3357 shall apply and this accompanying site plan with minor modifications to the building footprint and parking vehicular circulation based upon final design and engineering considerations. In addition, the following general and specific development standards shall apply:

B. SETBACKS:

1. All landscaping, except grass and any ground cover and flowers, along Sawmill Road shall have a minimum fifteen (15) foot setback.

C. ENVIRONMENTAL TREATMENT

1. Lot coverage, including buildings, parking and service areas, shall not exceed 95% of the designated lot. Total Site Area: 468,666.5 sf. Total impervious coverage including buildings, parking and service areas is 94.26% of the designated lot
2. Any dumpsters and/or propane tanks shall be screened to a height of seven (7) feet.
3. The Outdoor Sales Area (Blue area) (excluding Garden Center) shall be used only for the sales and display purpose's and not for storage. Any materials placed in such area shall not exceed eight (8) feet in height. The outdoor sales area shall be expanded to include an area along the southern portion of the parking lot as shown on EX-1 dated 1-15-16 and labeled: Outdoor Sales Area – 10' x 155'.

4. The Seasonal Outdoor Garden Sales Area (Green area) shall be used only for the display and sales of Garden Center materials on a temporary basis. Any materials placed in such an area shall not exceed eight (8) feet in height.
5. The Temporary Seasonal Storage Area (brown area) shall be used only for temporary storage of seasonal garden center material. Material placed in this area shall not exceed eight (8) feet in height and shall not be displayed for sale.
6. The Penske Truck Staging Area (dark purple area) shall be used for the temporary staging of Penske Rental trucks. Trucks will be delivered to the site no more than 24 hours prior to pick up by costumers.
7. Existing landscaping shall be maintained as shown on site plan.

D. TRAFFIC

1. Existing access will be maintained as reflected in site plan.
2. A maximum of two (2) curb cuts onto Reflections Drive , and one (1) curb cut at the terminous of Reflections Drive at the northern boundary of the property shall be maintained. For the purpose hereof, curb cuts shall include intersections of dedicated streets as well as driveways.
3. Two (2) right-in/right-out access points on Sawmill Road, as shown on the site plan, shall be maintained.
4. Fire lane shall be revised as shown on EX-1 dated 1-15-16.

E. BUILDING MATERIALS:

The building and dumpster enclosures situated in the Outlot Area shall be constructed with brick exteriors.

F. NATURAL ENVIRONMENT:

The property is composed of the Home Depot Store and associated parking. There is fallow farmland with a wooded area owned by OSU to the east, airport land to the south, retail of a nature similar to the Home Depot to the west, and to the north.

G. EXISTING LAND USES:

The property is improved with a Home Depot Store.

H. SIGNAGE AND GRAPHIC:

Graphics shall conform to C-4 dev standards.

I. TRANSPORTATION AND CIRCULATION:

Vehicular access to the property is and will continue to be provided primarily from the currently signalized intersection of Cranston / Reflections Drive. Two right-in/right-out access points have been provided and modified in compliance with the requests of the Columbus Traffic Department, with the additional practical limitation of the concrete median. A deeded access easement is

provided from the terminus of Reflections Drive on the north property line through the site to the northerly most access point on Sawmill Road.

J. VISUAL FORM OF THE ENVIRONMENT:

The landscaping along the Sawmill Road frontage, the northern property line and the parking islands, in conformance with the standards set forth above, will be esthetically pleasing to the shopper, and will provide adequate visibility from Sawmill Road of the front elevation and wall mounted signs on the buildings labeled on the Site Plan as Sam's Club and The Home Depot.

K. VIEWS AND VISABILITY:

Visibility and safety at intersections and access points will not be affected by the proposed development of the property.

L. BEHAVIOR PATTERNS:

Primary access to the site shall occur via the currently signalized intersection of Cranston / Reflections Drive, designed to accommodate future expansion in conformance with the Columbus Traffic Division's efforts to coordinate with OSU for the easterly Future Cranston Drive Extension (as shown on the site Plan). Given the proximity to major retail developments, consistent on-site parking and convenient, safe ingress and egress shall be provided.

M. EMISSION:

Other than as is provided above and is customary for comparable land use, the site does not and will not generate measurable levels of light, sound, smell or dust.

N. Closing:

The undersigned, being the owner of the subject property together with the applicant in the subject property together in the subject application, or other authorized representatives do hereby agree singularly and collectively for themselves, their heirs, successors and assigns, to abide by above restrictions, conditions, and commitments regarding development of the subject property and for such purpose each states that he fully understands and acknowledges that none of the foregoing restrictions, conditions, or commitments shall in any manner act to negate, nullify, alter or modify any more restrictive provision of the Columbus City Code.

EXHIBIT INFORMATION

PARKING REQUIRED

BUILDING INFORMATION

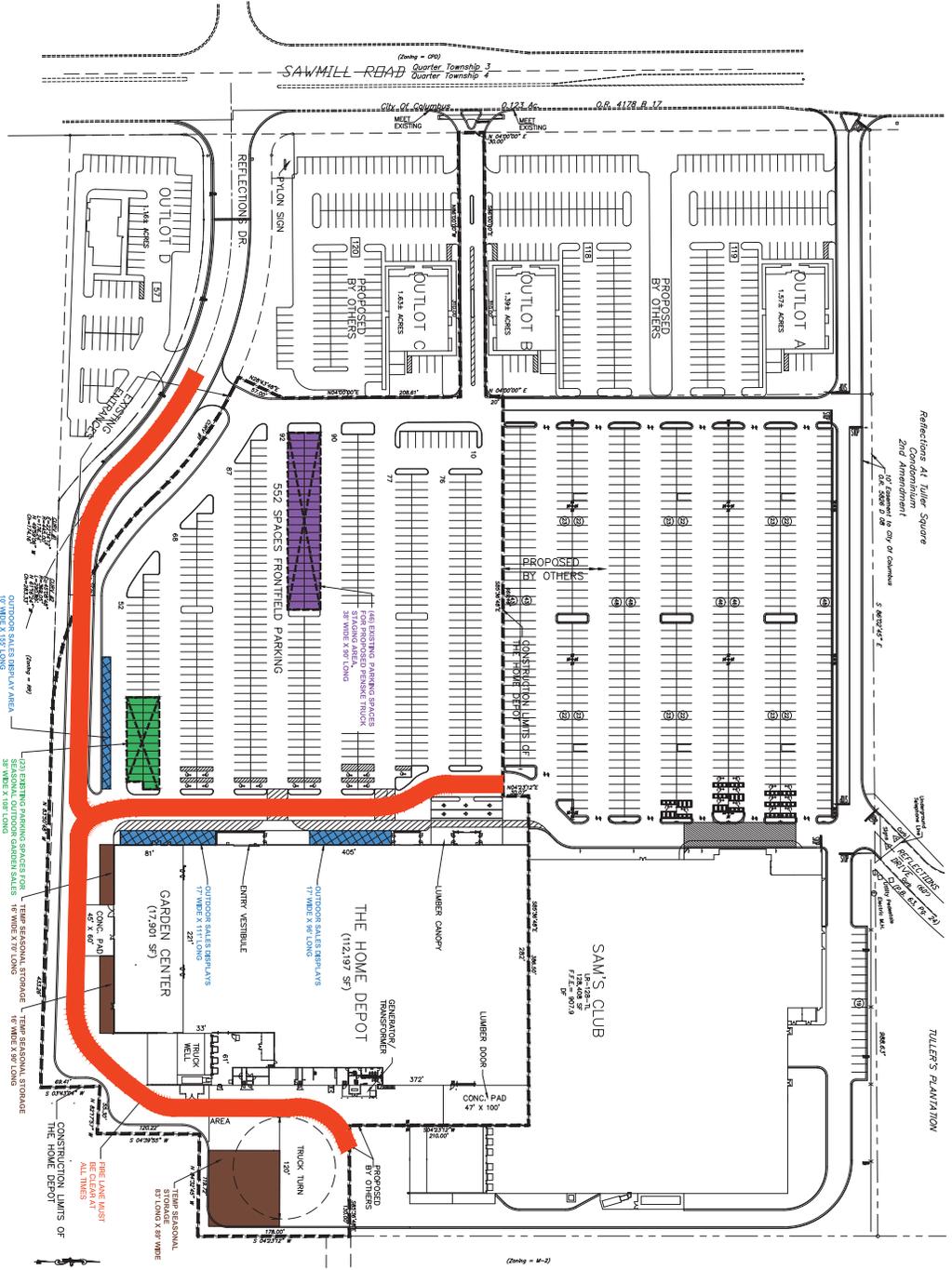
THE HOME DEPOT GARDEN CENTER	112,197 SF
TOTAL	172,901 SF
TOTAL SQUARE FOOTAGE	139,271 SF
PARKING STALLS REQUIRED (1.99, 2.71 SF/300)	484 SPACES

OUTDOOR INFORMATION

OUTDOOR SALES DISPLAYS (BLUE)	5,088 SF
SEASONAL OUTDOOR GARDEN SALES (GREEN)	4,704 SF
TOTAL	9,792 SF

PARKING PROVIDED

TOTAL PARKING PROVIDED	552 SPACES
LOSS DUE TO PENNSKE TRUCK STAGING AREA	-46 SPACES
LOSS DUE TO SEASONAL OUTDOOR GARDEN SALES	-23 SPACES
TOTAL PARKING AVAILABLE	483 SPACES



GreenbergFarrow
 1430 W. Peachtree St., Suite 200
 Atlanta, GA 30309
 T: 404.601.1400 F: 404.601.3960

PENSKE PROGRAM | REZONING EXHIBIT
 DUBLIN, OHIO
 THE HOME DEPOT
 20150965.0
EX-1

JANUARY 15, 2016

Maret, Michael J.

From: Rosemarie Lisko <rosemarielisko@sbcglobal.net>
Sent: Thursday, February 04, 2016 1:16 PM
To: Maret, Michael J.
Subject: Z15-061 5858 Sawmill Rd.

On February 3 the Northwest Civic Association heard the application rezoning for 5858 Sawmill Rd.

After a lengthy discussion we asked for a few modifications to the application :

Number of trucks which could be parked in the parking lot at one time: Maximum of 20
Locate parking spaces to the northern end of their parking lot.
Parking spaces marked for Penske Trucks.

If they meet these conditions are vote will be for unanimous approval 8-0

Rosemarie Lisko
Zoning Chair
Northwest Civic Association
985-1150