

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JULY 14, 2016**

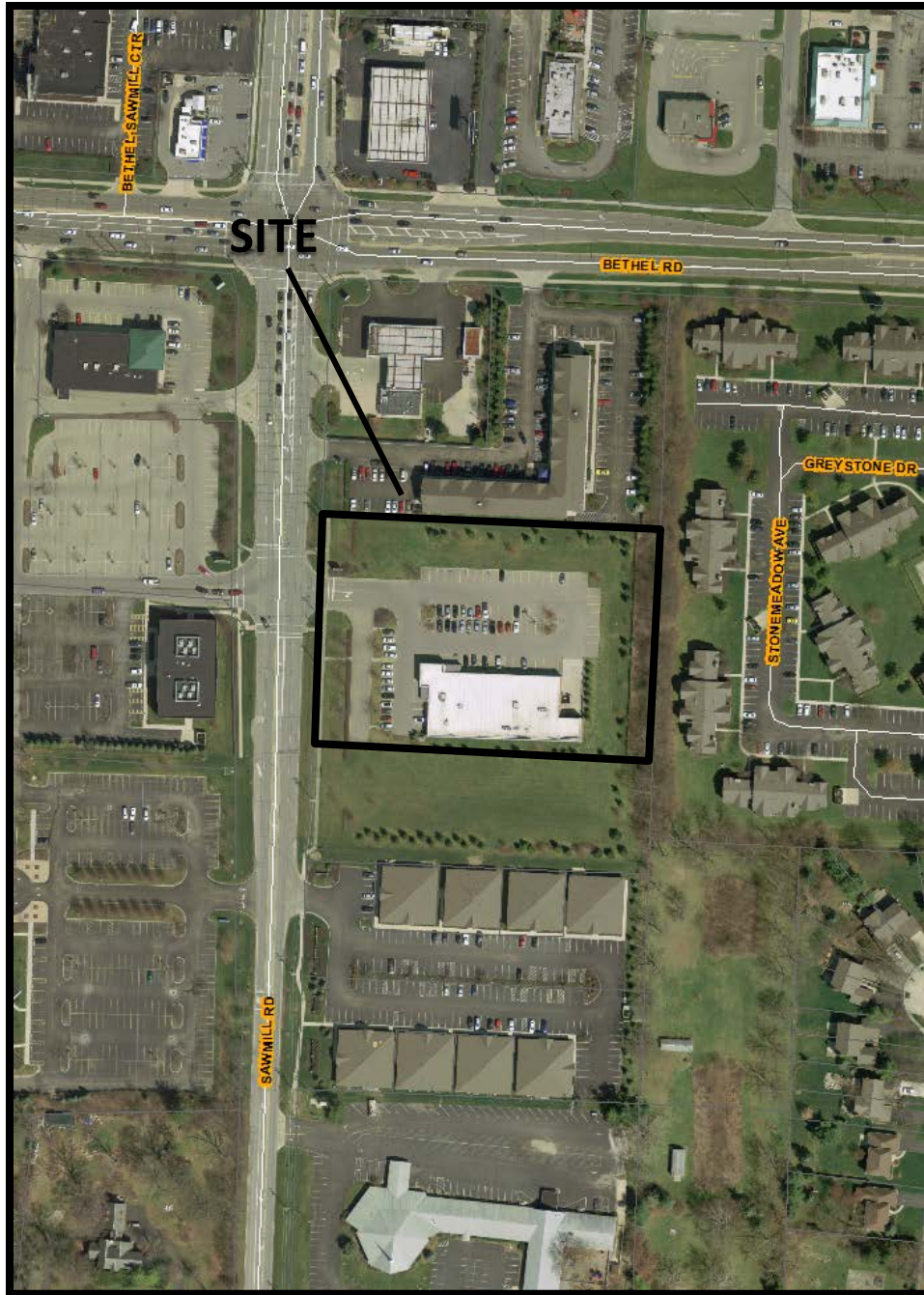
- 2. APPLICATION: Z16-026**
Location: **4664 SAWMILL ROAD (43220)**, being 3.08± acres located on the east side of Sawmill Road, 307± feet south of Bethel Road (590-175635; Northwest Civic Association).
Existing Zoning: L-C-4, Limited Commercial District.
Request: L-C-4, Limited Commercial District.
Proposed Use: Parking lot expansion.
Applicant(s): Aldi Inc. Springfield Division; c/o Kailen Akers, Agent; 2221 Schrock Road; Columbus, OH 43229.
Property Owner(s): Aldi Inc. Springfield Division; 4400 South Charleston Pike; Springfield, OH 45502.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov
Shannon Pine; 614-645-2208; spine@columbus.gov

BACKGROUND:

- The 3.08± acre site consists of one parcel zoned in the L-C-4, Limited Commercial District and developed with a grocery store. The applicant is requesting the L-C-4, Limited Commercial District to allow for an increase in parking spaces from a total of 69 to 89.
- To the north of the site is a hotel zoned in the L-C-3, Limited Commercial District. To the east is a multi-unit residential development zoned in the L-ARLD, Limited Apartment Residential District. To the south are office buildings in the L-C-3, Limited Commercial District. To the west across Sawmill Road is an office building in the City of Upper Arlington and a shopping center zoned in the CPD, Commercial Planned Development District.
- The site is located in the planning area of *The Northwest Plan* (2007), which does not provide specific land use recommendations for this location.
- The site is located within the boundaries of the Northwest Civic Association whose recommendation is for approval.
- The limitation text maintains both existing permitted and prohibited uses as well as existing development standards applicable with the current L-C-4, Limited Commercial District.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested L-C-4, Limited Commercial District will allow the applicant to expand the existing parking lot to include a total of 89 spaces. The prohibited and permitted uses and all development standards and commitments from the existing limitation text have been carried over to the new zoning request. This site is compatible with the surrounding development and zoning patterns of the area.



Z16-026
4664 Sawmill Road
Approximately 3.08 acres
L-C-4 to L-C-4

LIMITATION TEXT

PROPOSED DISTRICTS: L-C-4, Limited Commercial

PROPERTY ADDRESS: 4664 Sawmill Road

OWNER: Aldi Inc. Springfield Division

APPLICANT: Aldi Inc. Springfield Division

DATE OF TEXT: June 24, 2016

APPLICATION: Z16-026

1. INTRODUCTION: The subject property currently consists of one tax parcel, totaling 3.08 acres, located on the east side of Sawmill Road, South of Bethel Road. To the north are situated a BP gas station and an InTown Suites. To the east are multi-family residences. To the south are situated a commercial office center and High Point Evangelical Christian Church. To the west, across Sawmill Road, is situated a Giant Eagle grocery store and a medical building. The subject property currently has an Aldi grocery store.

2. PERMITTED USES: The permitted uses for the parcel shall be a supermarket and, subject to the prohibitions set forth below, for any other use permitted under the C-3 Commercial District Zoning designation. The following uses shall be prohibited on the property: no building of premises shall be used and no building shall be erected which is arranged, intended, or designed to be used as a billboard, commercial radio transmitting or television station and appurtenances thereto, electric substation, motor bus terminal, public parking for pay. There shall be no apartments (per Section 3355 of the Columbus City Zoning Code). There shall be no drive through uses.

3. DEVELOPMENT STANDARDS:

A. Lot Coverage and Setback Commitments – The development of the property will comply with C-4 commercial development standards. Lot coverage to include buildings, parking and service areas shall not exceed 85% of the designated lot.

B. Access, Loading, Open Space and/or Screening Commitments

1. All circulation, curb cuts, and access points have been approved by the Columbus Division of Traffic Management.

2. Upon development of parcel immediately south of the subject property, an access road shall be constructed across the subject property, parallel to Sawmill Road, to provide access between the south parcel and the traffic signal entrance on the subject property.

3. The alignment of the driveway entrance/exit is to be maintained so as to remain lined up with the existing traffic signal.

4. Owner/Applicant has entered into a traffic signal agreement with the City of Columbus, upon terms and conditions mutually acceptable to both parties.

C. Buffering, Landscaping, Open Space and/or Screening Commitments

1. All trees and landscaping are to be maintained as shown on the site plan.

2. Thornless Honey Locust trees are planted evenly spaced along Sawmill Road at a ratio of one tree per 40 feet of frontage.

3. All trees include the following: 23 Thornless Honey Locust (or similar) -11 feet or more in height; 3 Maple – 11 feet or more in height; 36 Spruce - 6 feet or more in height. Tree caliper is measured 12 inches from the ground. Existing trees shall be maintained except where noted for replacement on site plan.

4. Buffering between the site and all adjacent residential uses shall be maintained as shown on the landscape plan. A wood shadow box fence, 7 feet in height, shall be maintained along the east property line.

5. The site has a hedge, comprised of Regal Privet (or similar) (91 total), at least 36 inches high, with a minimum setback of 15 feet from the Sawmill Road right-of-way.

D. Building Design and/or Interior-Exterior Treatment Commitments: The building(s) on the property shall be constructed of any combination of the following: brick, stucco and glass.

E. Lighting and Dumpsters

1. Light poles in the parking lot shall not exceed 25 feet in height.

2. The dumpster is enclosed on four sides (including the gate) by a 7 foot high enclosure or building area and screened from all adjoining properties and rights-of-way. All refuse and trash are collected from their container systems only between the hours of 8:00 a.m. and 6:00 p.m. Refuse enclosures are padlocked and keys thereto shall be held by building personnel.



F. Graphics and/or Signage Commitments. All graphics and signage shall comply with the requirements of the Columbus Code of Ordinances, Graphics Code, Title 33, Chapter 3375. Any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

The parcel shall be developed in accordance with the site plan submitted (Sheet C-1, "Site Plan" and dated 06/24/16 by ms consultants, inc.). The site plan may be slightly adjusted to reflect engineering, topographical or other site data discovered at the time that development and engineering plans are completed. Any slight adjustment to the plan shall be reviewed and may be approved by the Director of the Department of Building and Zoning Services or his or her designee upon submission of the appropriate data regarding the proposed adjustment.

The undersigned, being the agent for the owner of the subject property together with the applicant in the subject application, does hereby agree on behalf of the owner and the applicant, singularly and collectively for themselves, their 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.

Signature: _____

Date: _____

ISSUED	DATE
DEVELOPMENT COMMISSION	06/24/16
NOTICE	
<p>THIS PLAN AND ALL THE MATERIALS SUBMITTED HEREON ARE THE PROPERTY OF THE CITY OF COLUMBUS. THEY ARE TO BE KEPT ON FILE IN THE CITY ENGINEER'S OFFICE. THE CITY ENGINEER'S OFFICE WILL BE RESPONSIBLE FOR THE PROTECTION OF THESE MATERIALS. THE CITY ENGINEER'S OFFICE WILL NOT BE RESPONSIBLE FOR THE PROTECTION OF THESE MATERIALS IF THEY ARE NOT KEPT ON FILE IN THE CITY ENGINEER'S OFFICE.</p>	
CLIENT	
 <p>ADI Inc. 4401 S. COLUMBUS BLVD COLUMBUS, OH 43221-4652 PH: 614.886.5170</p>	
 <p>2 - 7</p>	
<p>ms consultants, inc. engineers, architects, planners 10000 W. 10TH AVE., SUITE 100 COLUMBUS, OH 43223-1547 PHONE 614.886.5170 FAX 614.886.5170</p>	
<p>PROJECT ADI Inc. STORE #22</p>	
<p>4864 SAWMILL ROAD COLUMBUS, OH 43220 FRANKLIN COUNTY</p>	
SHEET TITLE	
SITE PLAN	
SHEET NO.	
DRAWN BY: KGA	
CHECKED BY: JA	
PROJECT NO. 44201.17	
SCALE: AS SHOWN	
DATE: 06/24/16	
BY: JAWING	



STANDARDIZED RECOMMENDATION FORM

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

Case Number

216-026

Address

4664 Sawmill Rd

Group Name

Northwest Civic Association

Meeting Date

06/08/16

Specify Case Type

- ☐ BZA Variance / Special Permit
☐ Council Variance
☒ Rezoning
☐ Graphics Variance / Plan / Special Permit

Recommendation
(Check only one)

- ☒ Approval
☐ Disapproval

NOTES:

Vote

Approval 8-0

Signature of Authorized Representative

SIGNATURE

RECOMMENDING GROUP TITLE

DAYTIME PHONE NUMBER

Please FAX this form to Zoning at (614) 645-2463 within 48 hours of your meeting day; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 757 Carolyn Avenue, Columbus, Ohio 43224.