

Rezoning Application

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

OFFICE USE ONLY

Application Number: 215-061 Date Received: 12/1/15
Application Accepted by: MM, JB Fee: 6400⁰⁰
Comments: Assigned to Michael Maret; mjmaret@columbus.gov; (614)645-2749

LOCATION AND ZONING REQUEST:

Certified Address (for zoning purposes only): 5858 Sawmill Rd, Dublin, OH Zip: 43017

Is this application being annexed into the City of Columbus? Select one: ☐ YES ☒ NO

If the site is currently pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.

Parcel Number for Certified Address: 590192089

☐ Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s): CPD Requested Zoning District(s): CPD

Area Commission or Civic Association: Northwest Civic Association

Proposed Use or reason for rezoning request (continue on separate page if necessary):

Commercaill retial and Penske Truck Rental

Proposed Height District: H-35 [per Columbus City Code Section 3309.14] Acreage 10.758

APPLICANT:

Name: Home Depot c/o GreenbergFarrow (Paul Phillips) Phone Number: 920.843.9691 Ext.: _____

Address: 1050 South Grider Street City/State: Appleton, WI Zip: 54914

Email Address: pphillips@greenbergfarrow.com Fax Number: _____

PROPERTY OWNER(S) ☐ Check here if listing additional property owners on a separate page

Name: Home Depot Development of Maryland Inc. (Kim Koenig) Phone Number: 770-384-2420 Ext.: _____

Address: 2455 Paces Ferry Road NW City/State: Atlanta / GA Zip: 30339

Email Address: Kimberly_C_Koenig@homedepot.com Fax Number: _____

ATTORNEY / AGENT (Check one if applicable): ☐ Attorney ☒ Agent

Name: Paul Phillips Phone Number: 920.843.9691 Ext.: _____

Address: 1050 South Grider Street City/State: Appleton, WI Zip: 54914

Email Address: pphillips@greenbergfarrow.com Fax Number: _____

SIGNATURES (All signatures must be provided and signed in blue ink)

APPLICANT SIGNATURE Paul Phillips

PROPERTY OWNER SIGNATURE Leah Brooks

ATTORNEY / AGENT SIGNATURE Paul Phillips

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay the review of this application.

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 checks payable to the Columbus City Treasurer

Rezoning Application

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

AFFIDAVIT (See instruction sheet)

Application Number: 215-061

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Paul Phillips, GreenbergFarrow

of (1) MAILING ADDRESS 1050 South Grider Street, Appleton, WI 54914

deposes and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) per ADDRESS CARD FOR PROPERTY 5858 Sawmill Rd, Dublin, OH 43017

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) _____

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) Home Depot Development of Maryland Inc.
2455 Paces Ferry Road NW
Atlanta, GA 30339

APPLICANT'S NAME AND PHONE #
(same as listed on front application)

Home Depot c/o GreenbergFarrow (Paul Phillips)
920-843-9691

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR
OR CONTACT PERSON AND ADDRESS

(5) Northwest Civic Commission
Rosemarie Lisko
(614) 985-1150 / rosemarielisko@sbcglobal.net.

and that the attached document (6) is a list of the **names** and **complete mailing addresses**, including **zip codes**, as shown on the **County Auditor's Current Tax List or the County Treasurer's Mailing List**, of all the **owners of record of property within 125 feet** of the exterior boundaries of the property for which the application was filed, **and** all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property (7)

(8) SIGNATURE OF AFFIANT

Paul Phillips

Sworn to before me and signed in my presence this 1 day of December, in the year 2015

(8) SIGNATURE OF NOTARY PUBLIC

Notary Seal Here



ANTIONETTE M. GILLUM
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES JUNE 17, 2019

This Affidavit expires six (6) months after the date of notarization.

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Please make checks payable to the Columbus City Treasurer

Kim Nall Koenig
Sr. Manager Real Estate
The Home Depot
2455 Paces Ferry Road NW
Atlanta, GA 30339

Kim Nall Koenig
Sr. Manager Real Estate
The Home Depot
2455 Paces Ferry Road NW
Atlanta, GA 30339`

Northwest Civic Association
Attn: Rosemarie Lisko
1035 Stoney Creek Road
Columbus, OH 43235

Northwest Civic Association
Attn: Rosemarie Lisko
1035 Stoney Creek Road
Columbus, OH 43235

Paul M. Phillips PE
Senior Development Coordinator
GreenbergFarrow
1050 South Grider Street
Appleton, WI 54914

Paul M. Phillips PE
Senior Development Coordinator
GreenbergFarrow
1050 South Grider Street
Appleton, WI 54914

Sam's Real Estate Business Trust
P.O. box 8050
MS0555
Bentonville, AR 72712

Sam's Real Estate Business Trust
P.O. box 8050
MS0555
Bentonville, AR 72712

Jessica Borgert
Senior Corporate Counsel
Real Estate & Store Operations
The Home Depot
2455 Paces Ferry Road NW
Atlanta, GA 30339

Jessica Borgert
Senior Corporate Counsel
Real Estate & Store Operations
The Home Depot
2455 Paces Ferry Road NW
Atlanta, GA 30339

Concept Commercials Inc
5850 Sawmill Road
Zions First National Bank c/o Southard Corp
P.O. Box 894 Great Bend, KS 67530-0894

Concept Commercials Inc
5850 Sawmill Road
Zions First National Bank c/o Southard Corp
P.O. Box 894 Great Bend, KS 67530-0894

Sunnyville Industries
5864 Sawmill Road
900 Veterans Blvd. Suite 410
Redwood City, CA 95063

Sunnyville Industries
5864 Sawmill Road
900 Veterans Blvd. Suite 410
Redwood City, CA 95063

State of Ohio Ohio State
2003 Millikin Road, Suite 200
Columbus, OH 43210

State of Ohio Ohio State
2003 Millikin Road, Suite 200
Columbus, OH 43210

Halle Properties LLC
14631 North Scottsdale Road
Scottsdale, AZ 85254

Halle Properties LLC
14631 North Scottsdale Road
Scottsdale, AZ 85254

State of Ohio O S U
2003 Millikin Road, Suite 200
Columbus, OH 43210

State of Ohio O S U
2003 Millikin Road, Suite 200
Columbus, OH 43210

Anaxa LLC
75 East Gay Street, Suite 100
Columbus, OH 43215

Anaxa LLC
75 East Gay Street, Suite 100
Columbus, OH 43215

Rezoning Application

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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 # 215-061

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Paul Phillips

of (COMPLETE ADDRESS) 1050 South Grider Street, Appleton, WI 54914

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:

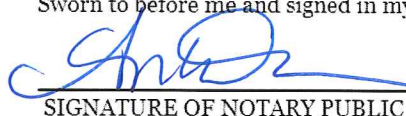
Name of business or individual
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

1. The Home Depot 5858 Sawmill Rd, Dublin, OH 43017 2455 Paces Ferry Road NW Atlanta, GA, 30339 Kim Koenig, 770-384-2420	2.
3.	4.

SIGNATURE OF AFFIANT



Sworn to before me and signed in my presence this 1 day of December, in the year 2015


SIGNATURE OF NOTARY PUBLIC

Notary Seal Here

My Commission Expires



ANTIONETTE M. GILLUM
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES JUNE 17, 2019

This Project Disclosure expires six (6) months after the date of notarization.

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.

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Please make checks payable to the Columbus City Treasurer

CPD TEXT FOR CASE NO. Z XX-XXX

The Home Depot

5858 Sawmill Road

December 1, 2015

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.

1. ALLOWABLE USES:

Allowable uses shall be those permitted by Sections 3355.02 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 (for off-site consumption of alcoholic beverages); wholesale or retail sales of any fuel; adult book stores, adults only entertainment establishments or businesses offering any combination of such services; and there shall not be erected any off premise graphics or billboards or cellular towers. Except for the two (2) Outlots contiguous on Reflections Drive (Cranston Drive extended, relocated and rededicated) as shown on attached suite plan, no fast food business shall be allowed.

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 3355 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:

A. SIGNAGE AND GRAPHIC:

1. There shall be permitted only one (1) internally illuminated pylon sign totaling 500 square feet of graphics per side upon which a maximum of two (2) tenant's names may be displayed in addition to any complex name. Such sign shall have an overall maximum height of 35 feet and it shall be located at the northeast corner of the intersection of Sawmill Road and Reflections Drive. The setback for such sign shall be 30-feet from sawmill Road and 15-feet from Reflections Drive. Building signage shall conform to the C-4 signage requirements of the Columbus Graphics Code. There shall not be any external lighting for the pylon sign, and such pylon sign shall present no

interference with the operations of Don Scott Airport, not project any light on OSU Airfield property.

2. No new off-premise graphics (billboards) shall be permitted, any existing billboards in the subarea will be removed when this property is redeveloped and therefore billboards shall be a prohibited use on this property. Development shall mean at the time of submission for zoning clearance and compliance to this requirement shall be demonstrated by locating existing billboard/off premise graphic on submitted plans and noting intent for their removal. This provision shall not be applied to the proposed pylon sign mentioned in Section II.B1. and shown on outlot C on the CPD plan which would become an off-premise graphic should outlot C split from this development.

3. Each outlot shall be allowed an identification sign on the front and rear of any building situated thereon. No freestanding graphic shall be permitted on any outlot with the exception of the pylon sign referenced in Section II. B.1 of this text.

B. SETBACKS:

1. For all frontage along Sawmill Road, the setback for buildings shall be a minimum of 60 feet and for parking shall be a minimum of thirty (30) feet, except that where public and private roadways intersect with Sawmill Road, an additional corner setback of sixty (60) feet, as measured along a line bisecting the angle formed by the intersection, shall apply with the exception of the pylon sign referred to in section II.B.1.

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

3. The buildings to be located on Outlots A, B, and C as shown on the site Plan, shall have a consistent set back from Sawmill Road, and all Outlot buildings shall have a minimum set back sixty (60) feet from Sawmill Road.

C. ENVIRONMENTAL TREATMENT

1. All parking and vehicular circulation areas adjacent to Sawmill Road shall have headlight screening of thirty (30) inches minimum height along and parallel to such Sawmill Road frontage as measured from the elevation of the nearest section of the adjacent parking or vehicular circulation area except at curbcuts.

2. Landscaping shall be required in the setbacks along the Sawmill Road frontage, except at curbcuts.

3. Lot coverage, including buildings, parking and service areas, shall not exceed 90% of the designated lot.

4. A Sawmill fence which shall be a rail fence similar or equal to that already in place at Meijer and Kohl's along Sawmill Road near the subject property, and a Sawmill hedge, which at full height, shall be equal to the height of the split rail fence shall be required. Both elements shall be

intermixed along the frontage on addition to the placement of other landscaping material for further accent.

5. The use of such Sawmill fencing and hedge material shall have a minimum setback of fifteen (15) feet.
6. Landscaping comprised of a row of evergreen trees not less than six (6) feet in height, and providing not less than fifty percent (50%) opacity shall be required along the northern property line, starting at the building setback line from Sawmill Road.
7. Landscaping comprised of at least two (2) deciduous trees with a minimum caliper of 2" each shall be located in islands in every other double-row of parking, which islands shall be at the east side of the drive lane immediately behind the Outlots labeled on the Site Plans as A, B & C.
8. Landscaping comprised of at least two (2) deciduous trees with a minimum caliper of 2" each shall be located in islands in every other double-row of parking, which islands shall be located midway between the drive lane which is immediately behind the Outlots labeled on the Site Plan as A, B & C and the buildings labeled on the Site Plan as Retail 1 and Retail 2.
9. Landscaping comprised of shrubs and flowers in every double-row parking island located at the west side of the drive lane immediately in front of the buildings labeled on the Site Plan as Retail 1 and Retail 2.
10. Any dumpsters and/or propane tanks shall be screened to a height of seven (7) feet.
11. Equipment situated on the roof of any buildings located in the Outlot Area shall be screened.
12. If any building located in the Outlot Area has a measured type roof, such roof shall be on all four sides of the building.
13. 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 labeled: Outdoor Sales Area – 10' x 155'.
14. The Seasonal Outdoor Garden Sales Area (Green area) shall be used for only for the sales and display of Garden Center materials on a temporary basis. Any materials placed in such an area shall not exceed eight (8) feet in height.
15. The Temporary Seasonal Storage Area (brown area) shall be used only for temporary storage of seasonal garden center material. Material placed in this are shall not exceed eight (8) feet in height and shall not be displayed for sale.
16. 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.

D. TRAFFIC

1. A maximum of two (2) curb cuts onto Reflections Drive (Cranston Drive extended, relocated and rededicated) (i.e. one curb cut on the north side, and one curb cut on the south side), and one (1) curb cut at the terminus of Reflections Drive at the northern boundary of the property may be provided. For the purpose hereof, curb cuts shall include intersections of dedicated streets as well as driveways.
2. The exact location, rights-of-ways, and design of the above-described ingress and egress points shall be as shown on the Site Plan.
3. Two (2) right-in/right-out access points on Sawmill Road, as shown on the site plan, shall be provided.
4. Access to public traffic from the terminus of Reflections Drive on the north property line through the site to Sawmill Road at the northerly right-in/right-out access point, as shown on the site plan shall be allowed.

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 mostly fallow farm land with a wooded area owned by OSU to the east, airport land to the south, retail of a nature similar to the proposed use across Sawmill Road to the west, and multi-family and two story office buildings to the north. Topography will not be substantively changed by the proposed development, and the property will be enhanced by the addition of the landscaping referred above.

G. EXISTING LAND USES:

The property is improved with a Home Depot Store.

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

215-061

I. 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 Retail 1 and Retail 2.

J. VIEWS AND VISABILITY:

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

K. 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.

L. 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.

Section 4. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

EXHIBIT "A"

10.758 ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, being located in Quarter Township 4, Township 2, Range 19, United States Military Lands, all references being to records in the Recorder's Office, Franklin County, Ohio and bounded and described as follows:

Beginning at an iron pin set in the easterly right-of-way line of Sawmill Road and being located North 4° 00' 00" East, a distance of 264.57 feet from the intersection of said right-of-way line with the centerline of Reflections Drive (as dedicated by plat of record in Plat Book 64, Page 34);

thence North 4° 00' 00" East, along said right-of-way line of Sawmill Road (being 60 feet easterly from, as measured at right angles and parallel with the centerline of Sawmill Road), a distance of 30.00 feet to an iron pin set;

thence South 86° 00' 00" East, a distance of 310.00 feet to an iron pin set;

thence North 4° 00' 00" East, a distance of 20.00 feet to an iron pin set;

thence South 85° 36' 48" East, a distance of 469.19 feet to an iron pin set;

thence North 4° 23' 12" East, a distance of 30.07 feet to an iron pin set;

thence South 85° 36' 48" East, a distance of 386.50 feet to an iron pin set;

thence South 4° 23' 12" West, a distance of 210.00 feet to an iron pin set;

thence South 85° 36' 48" East, a distance of 130.00 feet to an iron pin set in the westerly line of those tracts of land as conveyed to State of Ohio, Ohio State University, by deed of record in Deed Book 3083, Page 210;

thence along said westerly and northerly lines of the State of Ohio, Ohio State University tracts, the following courses and distances:

South 4° 23' 12" West, 178.00 feet to an iron pin set;

North 84° 32' 45" West, 119.72 feet to an iron pin set;

South 4° 39' 55" West, 120.22 feet to an iron pin set;

North 82° 17' 57" West, 55.30 feet to an iron pin set;

South 3° 43' 04" West, 69.41 feet to an iron pin set; and

North 83° 50' 48" West, 433.26 feet to an iron pin set at a point of curvature in the proposed northerly right-of-way line of a Proposed Street;

Continued.....

215-061

RETAIL 2
10.758 ACRES

-2-

thence along said proposed right-of-way line, being the arc of said curve (Delta = $45^{\circ} 08' 48''$, Radius = 369.05 feet), a chord bearing and distance of North $61^{\circ} 16' 24''$ West, 283.33 feet to an iron pin set at a point of reverse curvature;

thence continuing along said proposed right-of-way line, being the arc of a curve to the left (Delta = $22^{\circ} 34' 12''$, Radius = 445.00 feet), a chord bearing and distance of North $49^{\circ} 59' 06''$ West, 174.16 feet to an iron pin set;

thence North $28^{\circ} 43' 48''$ East, a distance of 57.00 feet to an iron pin set;

thence North $4^{\circ} 00' 00''$ East, a distance of 208.61 feet to an iron pin set;

thence North $86^{\circ} 00' 00''$ West, a distance of 310.00 feet to the place of beginning, containing 10.758 acres, more or less.

Subject, however, to all legal rights-of-ways and/or easements, if any, of previous record.

Bearings contained herein are based on the same meridian as the bearing of the westerly line of Quarter Township 4 (North $4^{\circ} 00' 00''$ East), of record in Official Record 1956G13.

EVANS, MECHWART, HAMBLETON & TILTON, INC.



By Thomas D. Sibbalds
Thomas D. Sibbalds December 18, 1998
Registered Surveyor No. 5908

O-70-D
ALL THE BALANCE
OF THE 0.499 AC.
NEW ENTRY (0.137 AC.)

§
ALL OF
590-192089

§
IRREG. PIECE
SPLIT FROM N.E.
CORNER OF
590-204048
28.28 FEET E.L.
139.22 FEET NW. LINE

§
0.349 AC.
SPLIT FROM
590-158965

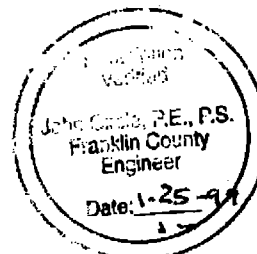


EXHIBIT INFORMATION

PARKING REQUIRED

BUILDING INFORMATION

THE HOME DEPOT	112,197 SF
GARDEN CENTER	17,901 SF
TOTAL	130,098 SF

OUTDOOR INFORMATION

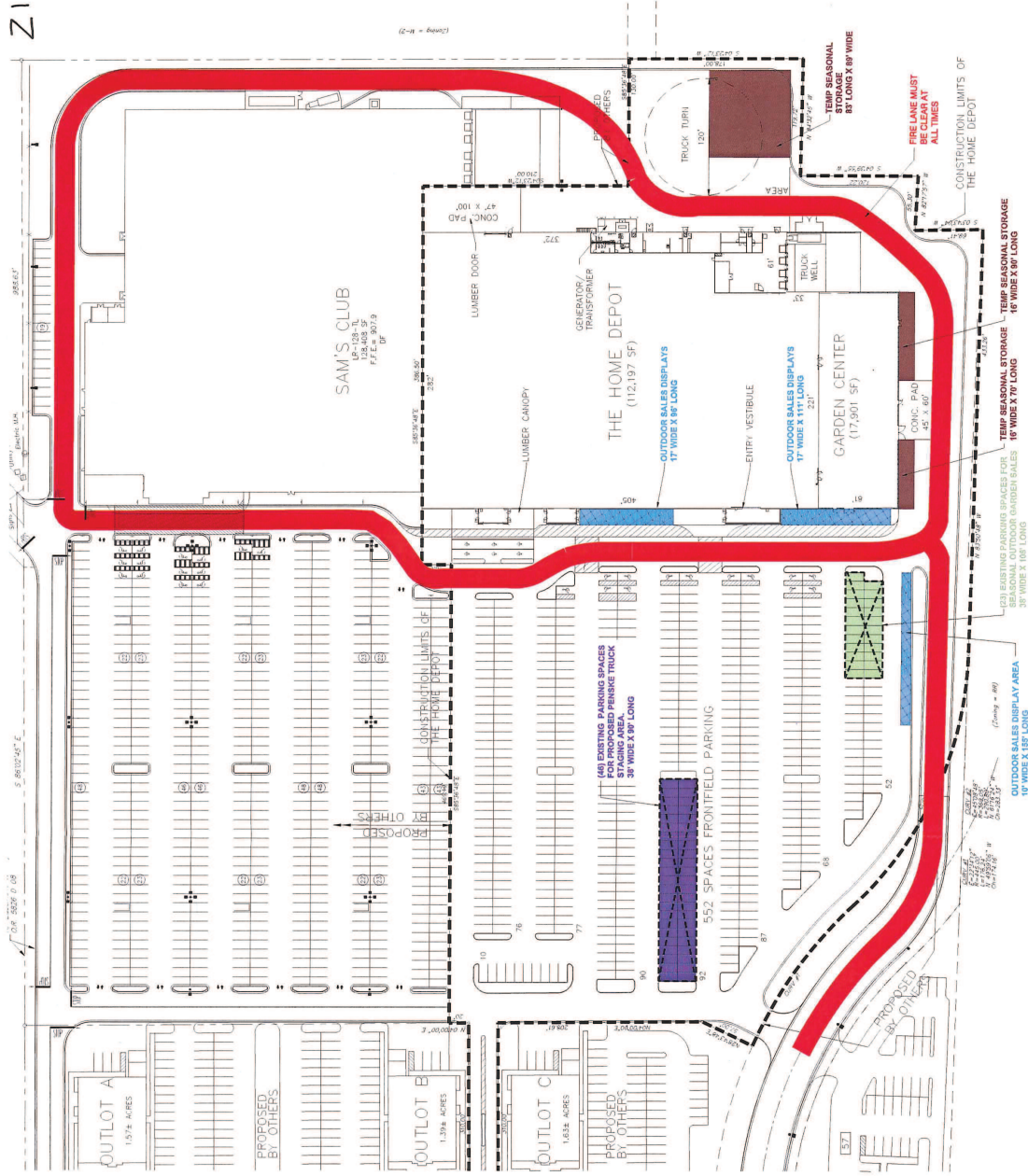
OUTDOOR SALES DISPLAYS (BLUE)	5,069 SF
SEASONAL OUTDOOR GARDEN SALES (GREEN)	4,104 SF
TOTAL	9,173 SF

TOTAL SQUARE FOOTAGE
PARKING STALLS REQUIRED (139,271 SF/300)

PARKING PROVIDED

TOTAL PARKING PROVIDED	552 SPACES
LOSS DUE TO PENSKE TRUCK STAGING AREA	-48 SPACES
LOSS DUE TO SEASONAL OUTDOOR GARDEN SALES	-23 SPACES
TOTAL PARKING AVAILABLE	483 SPACES

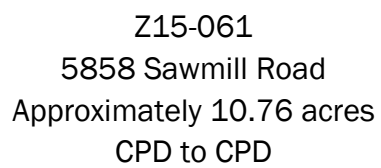
Z 15-061



GreenbergFarrow
1430 W. Peachtree St., Suite 200
Atlanta, GA 30309
T 404 601 4000 F 404 601 3960

PENSKE PROGRAM | ZONING CLEARANCE PERMIT EXHIBIT
DUBLIN, OHIO
THE HOME DEPOT
20150665.0
EX-1

OCTOBER 9, 2015



ISSUES/RECOMMENDATIONS DEVELOPMENT AND REDEVELOPMENT

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