

Planner: Shannon Pine, 645-2208  
spine@columbus.gov

City of Columbus | Department of Development | Building Services Division | 757 Carolyn Avenue, Columbus, Ohio 43224



OFFICE USE ONLY

Application # 210-010  
10335-00000-00170

Fee: 1<sup>st</sup> acre (\$1,850 or \$3,200): 3200  
Each additional acre (\$185 or \$315) 315  
Total: \$3515

Date of Submittal: 5/21/10  
Planning Area: NW  
Received by: SP

# REZONING APPLICATION

## LOCATION AND ZONING REQUEST

Certified Address (for Zoning Purposes) 6051 Sawmill Road Zip 43017

Is this application being annexed into the City of Columbus? Y or N (circle one) 10 MAY 24 AM 11:14  
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 590-222112

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

Current Zoning District(s) CPD Z98-096 Requested Zoning District(s) CPD

Recognized Area Commission or Civic Association Northwest Civic Association  
See instructions in "Things to Remember" on front of application packet.

Proposed Use or reason for rezoning request: Eliminate the maximum 40' structure & parking setback (continue on separate page if necessary)  
Proposed Height District: H-60 Acreage 1.1456 Acres

(Columbus City Code Section 3309.14)

## APPLICANT

Name Chick-fil-A

Address 5200 Buffington Road City Atlanta, GA Zip 30349

Phone# 404-305-4594 Fax # 404-684-8550 Email scott.patman@chick-fil-A.com

## PROPERTY OWNER(S)

Name Sawmill Ridge Plaza LP ~~e/o Keybank Real Estate~~

Address 191 W. Nationwide Blvd., Suite 200 City Columbus, OH Zip 43215  
~~911 Main St. Ste. 1500 Kansas City, MO 64105~~

Phone# 614-744-2a2 Fax # 614-229-4392 Email Lvisco@castoinfo.com

If applicable, check here if listing additional property owners on a separate page (REQUIRED)

## ATTORNEY / AGENT (CIRCLE ONE IF APPLICABLE)

Name Gary R. Rouse - GBC Design, Inc.

Address 3378 W. Market St. City Akron, OH Zip 44333

Phone# 330-836-0228 Fax # 330-836-5782 Email grouse@gbcdesign.com

## SIGNATURES (ALL APPLICABLE SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

Applicant Signature [Signature]

Property Owner Signature [Signature]

Attorney/Agent Signature [Signature]

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.  
City of Columbus | Department of Development | Building Services Division | 757 Carolyn Avenue, Columbus, Ohio 43224



# AFFIDAVIT

(See instruction sheet)

STATE OF OHIO  
COUNTY OF FRANKLIN

APPLICATION # 210-010

Being first duly cautioned and sworn (1) NAME Gary R. Rouse  
of (1) MAILING ADDRESS 3378 W. Market St. Akron, OH 44333  
deposed 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) CERTIFIED ADDRESS FOR ZONING PURPOSES 6051 Sawmill Road - Columbus, OH 43017  
for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of  
Development, Building Services Division on (3) 5/21/10  
(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNER'S NAME  
AND MAILING ADDRESS  
 Check here if listing additional property  
owners on a separate page.

(4) Sawmill Ridge Plaza LP  
~~e/o Keybank Real Estate~~ 191 W. Nationwide Blvd.  
~~911 Main St. Ste.~~ Suite 200  
~~Kansas City, MO 64105~~ Columbus, OH 43215

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

Chick-fil-A - Scott Patman  
404-305-4594

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

(5) Northwest Civic Association  
Jennifer Adair, President & Zoning Chair  
5316 Portland Street  
Columbus, OH 43235

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)

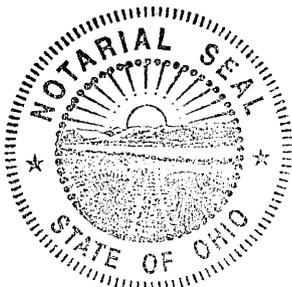
SIGNATURE OF AFFIANT  
Subscribed to me in my presence and before me this  
SIGNATURE OF NOTARY PUBLIC  
My Commission Expires:

8) [Signature]  
18 day of MAY, in the year 2010  
Mary M. Vardeeman  
MARY M. VARDEMAN, Notary Public

*This Affidavit expires six months after date of notarization.*

Notary Seal Here

STATE OF OHIO  
Resident Summit County  
My Commission Expires June 9, 2010





**APPLICANT / PROPERTY  
OWNER****PROPERTY OWNERS****AGENT**

Scott Patman  
Chick-fil-A  
5200 Buffington Road  
Atlanta, GA 30349

Sawmill Ridge Plaza LP  
c/o Keybank Real Estate  
911 Main St. Ste 1500  
Kansas City, MO 64105

Gary R. Rouse  
GBC Design, Inc.  
3378 W. Market St.  
Akron, OH 44333

**SURROUNDING PROPERTY  
OWNERS**

Arbors of Dublin Apartments LP  
c/o National Tax Search  
303 E. Wacker Dr. - Ste 850  
Chicago, IL 60601

Sawmill Ridge Plaza LP  
c/o Keybank Real Estate  
911 Main St. Ste 1500  
Kansas City, MO 64105

Quincy Sawmill LLC  
c/o Casto Cmty Residential  
191 W. Nationwide Blvd.  
Columbus, OH 43215-2558

Meijer Realty Co.  
c/o Mejer  
2929 Walker Ave. NW  
Grand Rapids, MI 49544

**AREA COMMISSION/  
CIVIC ASSOCIATION**

Scott Voelkel  
5353 Godown Road  
Columbus, Ohio 43235

Laura Watkins  
5376 Amy Lane  
Columbus, Ohio 43235

Northwest Civic Association  
c/o Ms. Jennifer Adair  
5316 Portland St.  
Columbus, OH 43235

Jeanne Ashby  
5367 Amy Lane  
Columbus, Ohio 43235

William Carleton  
783 Katherine Woods Dr.  
Columbus, Ohio 43235

Hannah Converse  
5497 Godown Road  
Columbus, Ohio 43235

Sydney Cordell  
1184 Nantucket Ave  
Columbus, Ohio 43235

Marilyn Goodman  
991 Stillmeadow Dr.  
Dublin, OH 43017

Mark Krietemeyer  
4947 Sawmill Road  
Columbus, Ohio 43235

Joan Presutti  
5210 Chevy Chase Court  
Columbus, Ohio 43220

Ruth Royal  
1215 Southport Drive  
Columbus, Ohio 43235

John Schmidt  
5778 Autumn Hill Court  
Columbus, Ohio 43235

David Shaw  
4384 Kenny Rd.  
Columbus, Ohio 43220

Scott Voelkel  
5353 Godown Road  
Columbus, Ohio 43235



# 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.

STATE OF OHIO  
COUNTY OF FRANKLIN

APPLICATION # 210-010

Being first duly cautioned and sworn (NAME) Gary R. Rouse

of (COMPLETE ADDRESS) GBC Design, Inc. 3378 W. Market St. Akron, OH 44333

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

<p>1. Chick-fil-A 5200 Buffington Rd. Atlanta, GA 30349 Scott Patman - 404-305-4594 140 Employees</p>	<p>2. Sawmill Ridge Plaza LP <del>e/o Keybank Real Estate</del> <u>191 W. Nationwide Blvd.</u> <del>911 Main St. Ste. 1500</del> <u>Suite 200</u> <del>Kansas City, MO 64105</del> <u>Columbus, OH 43215</u> 250 Employees</p>
<p>3.</p>	<p>4.</p>

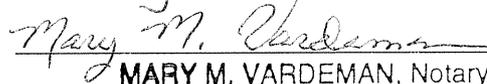
Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT



Subscribed to me in my presence and before me this 18<sup>th</sup> day of MAY, in the year 2010

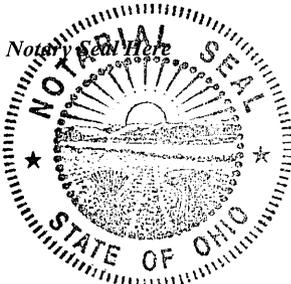
SIGNATURE OF NOTARY PUBLIC



My Commission Expires:

**MARY M. VARDEMAN**, Notary Public  
STATE OF OHIO

*This Project Disclosure Statement expires six months after date of notarization.*  
Resident Summit County  
My Commission Expires June 9, 2010



# PRE-APPLICATION REVIEW WORKSHEET



This Page will be completed at the Pre-application Review Meeting by City Staff

- Address or location of site 6051 Sawmill Rd
- Annexation status In Columbus
- Current development on the property Parking lot
- Current zoning and legal use of the property. (Attach computer record if applicable) CPD

- Proposed use of site Fast-food restaurant
- Zoning Districts, Variances or Special Permit requested CPD
- Total Acreage of the site \_\_\_\_\_
- Site Location - Attach and identify here the types of maps referenced (Zoning Map / GIS Map) \_\_\_\_\_
- Special Development/Review Standards:

- Flood plain \_\_\_\_\_
- Airport Environs Overlay \_\_\_\_\_
- Historic Districts (HRC, Architectural Review, Listed Property) \_\_\_\_\_
- Traffic Standards Code (Right of Way, TIS, other) PATRI AUSTIN, TRANSPORTATION DIVISION, 645-0624
- Parkland (land, easements, bike paths, other) MAUREEN LORENZ, DEPARTMENT OF RECREATION & PARKS, 645-3306
- Zoning Clearance (Site plan review) \_\_\_\_\_
- Other \_\_\_\_\_

- Review of Public Notice Affidavit requirements \_\_\_\_\_
- Adopted Area Plan or Development Policies Recommendation/Other \_\_\_\_\_
- Preliminary Review of Limitation text or planned district text standards \_\_\_\_\_
- Area Commission or other Community Group Northwest Civic Association

- Proposed Hearing Date - Development Comm. 7/8 or 8/12
- Cut-off Date for the Proposed Hearing Date 6/1, 6/29
- Items to be completed or revised before submittal (1) \_\_\_\_\_
- (2) \_\_\_\_\_
- (3) \_\_\_\_\_
- (4) \_\_\_\_\_
- (5) \_\_\_\_\_

- Requested Variances: T.B.D.
- Contact Warren Rhodes for site plan evaluation - 645-5991

Comments (Applicant) \_\_\_\_\_

Comments (City) \_\_\_\_\_

Staff met with Gary Rouse on 5/10/10 regarding this proposed application and applicant received a copy of this pre-application worksheet.

City Staff Representative

Shannon J Pine (Signature) 5/10/10 (Date)

NOTE: This PRE-APPLICATION REVIEW is preliminary, based upon the information presented. This document is a tool to allow staff to become acquainted with the proposal and to identify issues relevant to the application. Additional information may be necessary after City Staff formally reviews your request.



# City of Columbus 210-010

## Address Plat

### CERTIFIED HOUSE NUMBERS

The House Numbers Contained on This Form  
are Herein Certified for Securing  
of Building & Utility Permits

Parcel ID: 590-222112

House Number: 6051

Lot Number: N/A

Work Done: NEW

Project Name: CHICK-FIL-A

Street Name: SAWMILL RD

Subdivision: N/A

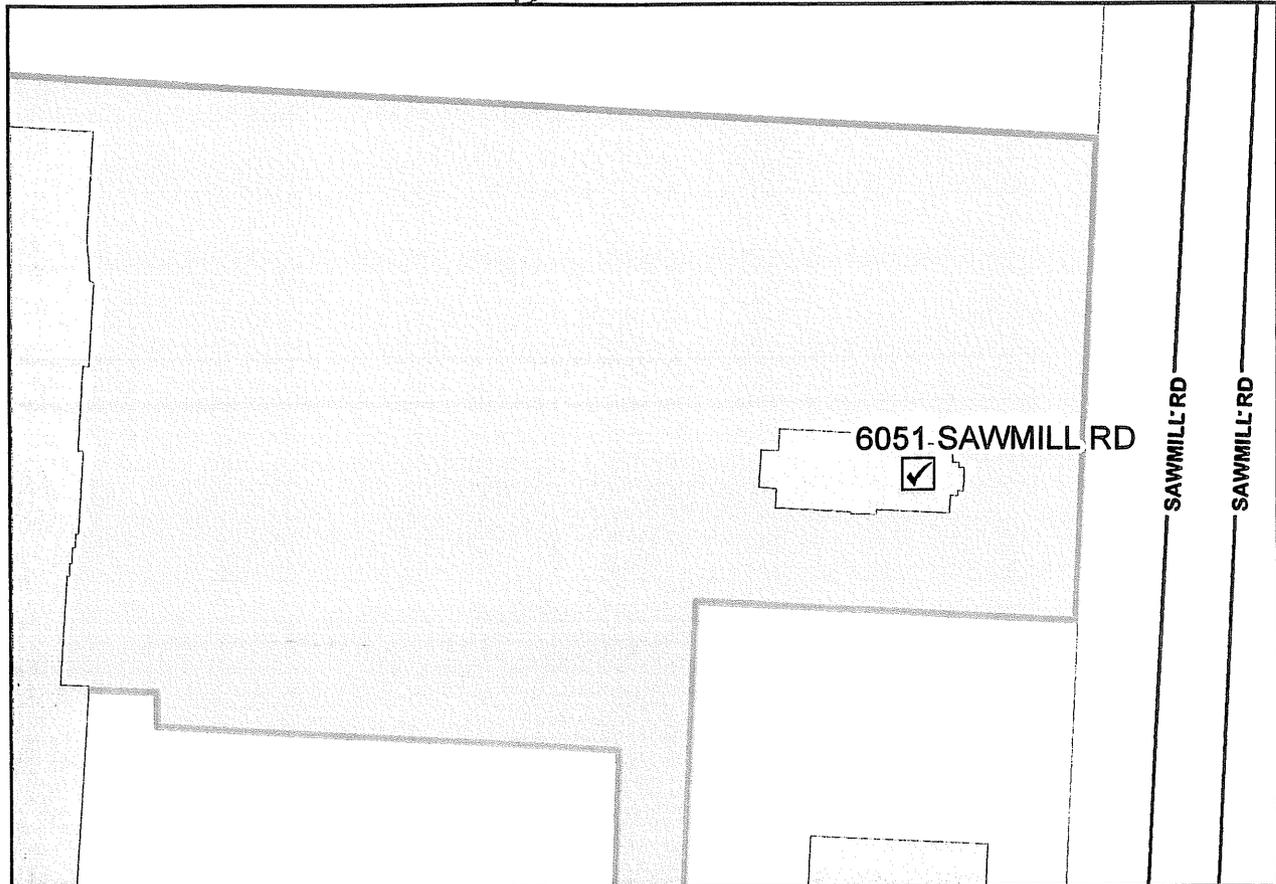
Complex: KOHL CENTER

Owner: CHICK-FIL-A, INC.

Requested By: GBC DESIGN, INC

Printed By: *Louis D. McLean*

Date: 4/13/2010



PATRICIA A. AUSTIN, P.E., ADMINISTRATOR  
DIVISION OF PLANNING AND OPERATIONS  
COLUMBUS, OHIO

SCALE: 1 inch = 110 feet

GIS FILE NUMBER: 1298602



## CPD TEXT

**PROPOSED DISTRICT:** CPD, Commercial Planned Development

**PROPERTY ADDRESS:** 6051 Sawmill Road

**OWNER:** Sawmill Ridge Plaza LP

**APPLICANT:** Chick-fil-A

**DATE OF TEXT:** 5/18/2010

**APPLICATION NUMBER:** 210-010

1. **INTRODUCTION:** The site is part of tax parcel 590-222112 within the CPD Z98-096 Zoning District. The applicant wants to retain the minimum 30' structure & parking setback but eliminate the 40' maximum structure & parking setback.

2. **PERMITTED USES:** Those uses permitted in Chapter 3356 (C-4, Commercial) of the Columbus City Code .

3. **DEVELOPMENT STANDARDS:** Unless otherwise indicated in the submitted site plan or in the text, the applicable development standards are contained in Chapter 3356 (C-4, Commercial) of the Columbus City Code.

A. Density, Lot and/or Setback Commitments.

1. Parking setback shall be a minimum of 30 feet from Sawmill Road.
2. Building setback shall be a minimum of 30 feet from Sawmill Road.
3. Lot coverage for structures and paved areas may not exceed 85% of net useable area (gross zoned acreage excluding publicly dedicated streets).

B. Access, Loading, Parking, and/or Other Traffic Related Commitments.

1. Access shall be through existing drives to Sawmill Road.

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

1. Tree plantings shall be required at a spacing of forty (40) feet on center at a minimum distance of ten (10) feet from and parallel to Sawmill Road.
2. All parking areas adjacent to Sawmill Road to have headlight screening of thirty (30) inches minimum height along and parallel to the Sawmill frontage as measured from the elevation of the nearest section of the adjacent parking area.
3. Minimum tree trunk size shall be no less than two inches caliper.
4. The landscaping required in this section may offset the landscaping required in Chapter 3312 of the Columbus City Code for parking lots.

5. Every parking aisle shall be terminated by a landscaped island.

6. An interior landscaped island is required every sixteen (16) parking spaces.

D. Building Design and/or Interior-Exterior Treatment Commitments.

1. Building exterior shall be brick.

E. Lighting, Outdoor Display Areas, and/or Environmental Commitments.

1. All external outdoor lighting shall be cut-off fixtures (down lighting).
2. All external outdoor lighting fixtures to be used shall be from the same or similar manufacturer's type to insure aesthetic compatibility.
3. No external light source shall project upon Don Scott Airfield or the take-off and approach zones to said airport.
4. All light poles and standards shall be black, brown, or bronze in color and shall either be constructed of black, brown, or bronze wood or black, brown, or bronze color metal.
5. Parking lot lighting shall be no higher than twenty-eight (28) feet.

F. Graphics and/or Signage Commitments.

1. All graphics and signage shall comply with the Graphics Code Article 15, Title 33 of the Columbus City Code as it applies to the C-4 Commercial District and any variance to these requirements will be submitted to the Columbus Graphics Commission for consideration.

G. Miscellaneous Commitments.

1. The site shall be developed in general conformance with the attached Site Plan. The Site Plan may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time of the development and when engineering plans are completed. Any slight adjustment to the Site Plan is subject to review and approval by the Director of the Department of Building and Zoning Services or his designee, upon submission of the appropriate data regarding the proposed adjustment.
2. Upon redevelopment of the site there shall be a pedestrian connection from the public sidewalk to the front of the building(s).

3. CPD Criteria

Natural Environment

The site is developed with a commercial building and parking areas.

Current Land Use

The site contains a parking lot.

Circulation

The site has access to existing drives which have access to Sawmill Road.

Proposed Development

Fast Food Restaurant

Behavior Patterns

Existing development in the area has established the behavior pattern for pedestrian and motorists.

Emissions

It is anticipated that this development would not adversely affect adjacent uses in this regard.

II. Variances

None Requested

The undersigned, being the owner of the subject property together with the applicant 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 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.

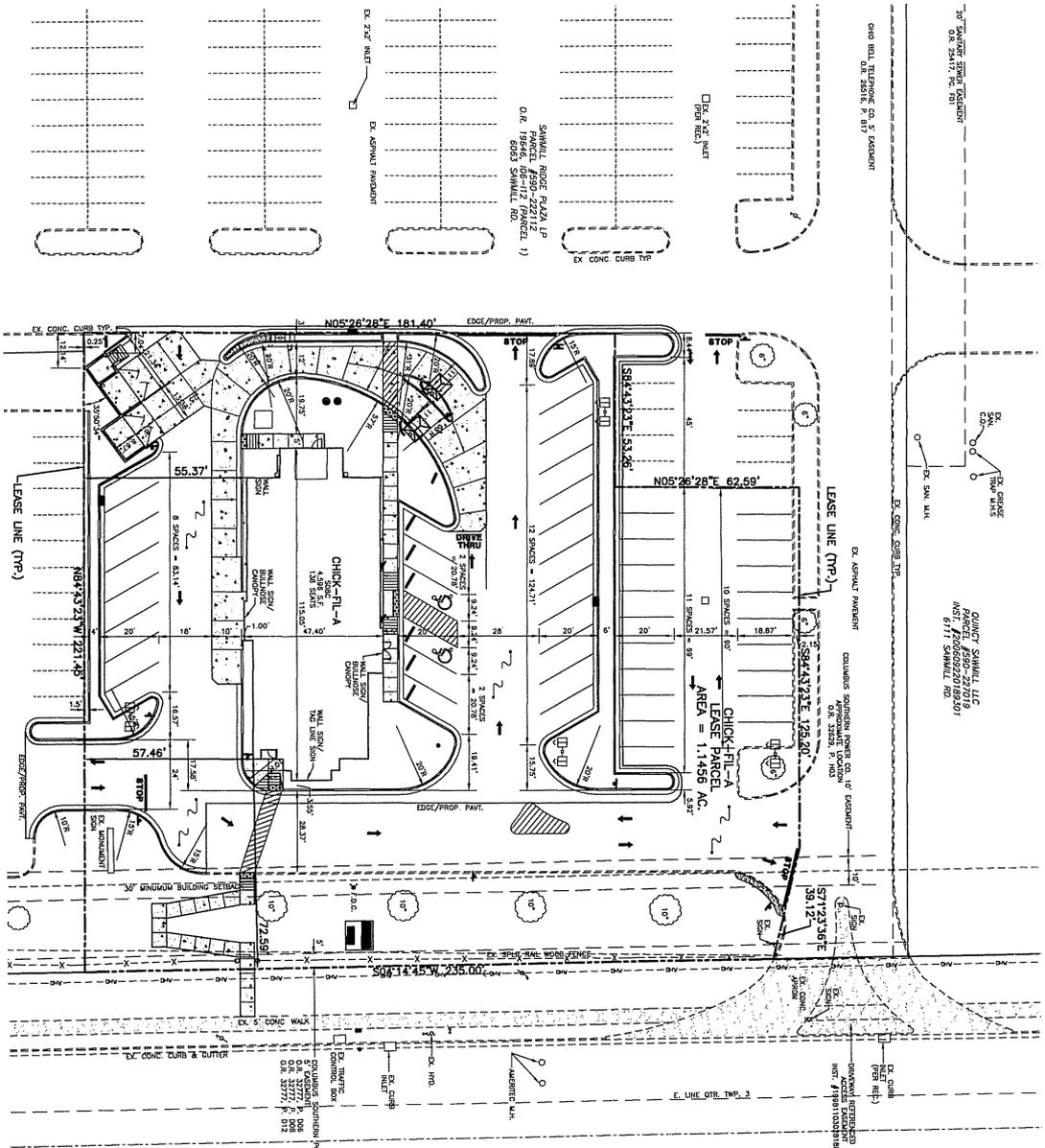
**SIGNATURE:**

A handwritten signature in black ink, appearing to be a stylized name, possibly "J. Smith", written over a horizontal line.

**DATE:**

5-21-10

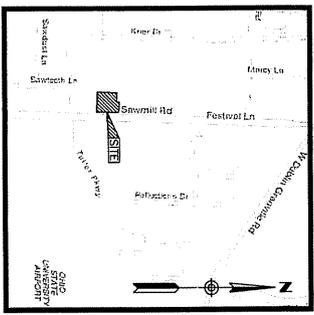
**FLOOD ZONE**  
 REPORT USE FROM FLOOD ZONE #  
 (CHECK FOR FLOOD ZONE #)  
 PER 1200 MINIMUM SHEET LOAD  
 PANEL DATE 01/17/2009



SHAWL, ROSE PLAZA LP  
 PARCEL #590-22112  
 O.R. 19846, 09-112  
 6011 SHAWL RD.  
 AND DIRECT VEHICULAR ACCESS TO  
 SHAWL RD. - O.R. 19846, 1-190-112

QUINCY SHAWL, LLC  
 PARCEL #590-22109  
 O.R. 19846, 1-190-112  
 6117 SHAWL RD.

**PARKING TALLY**  
 TOTAL PARKING SPACES = 479  
 TOTAL REMAINING SPACES = 27



SAWMILL RD. 120'  
 SITUATED IN THE CITY OF COLUMBUS,  
 COUNTY OF FRANKLIN,  
 AND KNOWN AS BEING PART OF  
 QUARTER 2, TOWNSHIP 2, RANGE 18,  
 ALSO KNOWN AS BEING PART OF PARCEL 1,  
 (KOHLS 7284 ACRES PARCEL) OF LANDS NOW OR  
 FORMERLY OWNED BY THE STATE OF OHIO,  
 AS RECORDED IN O.R. 19846, P. 24, 25  
 OF THE FRANKLIN COUNTY RECORDS.

**PARKING REQUIREMENTS**  
 EAST FOOD RESTAURANT  
 1 SPACE PER 50 S.F. GROSS FLOOR AREA (MAX.)  
 1 SPACE PER 175 S.F. GROSS FLOOR AREA  
 4,898 S.F. x 1 SPACE = 27 SPACES  
 175 S.F. x 1 SPACE = 26.3 = 27 SPACES  
**RETAIL**  
 1 SPACE PER 300 S.F. GROSS FLOOR AREA  
 FOR BUILDINGS GREATER THAN 100,000 S.F.  
 114,440 S.F. x 1 SPACE = 381.5 = 382 SPACES  
 EXISTING KOHL'S PARKING SPACES = 537 RECYCLABLE  
 EXISTING KOHL'S PARKING SPACES = 517 SPACES  
 EXISTING KOHL'S PARKING SPACES = 119 SPACES  
 REMAINING KOHL'S PARKING SPACES = 432 SPACES  
 PARCELED CHICK-FIL-A PARKING = 47 SPACES  
 TOTAL PARKING SPACES PROVIDED = 479 SPACES

210-010

**GBC DESIGN, INC.**  
 3378 W. Market St. Akron, OH 44393-3886  
 Phone 380-836-0228 Fax 380-836-5782

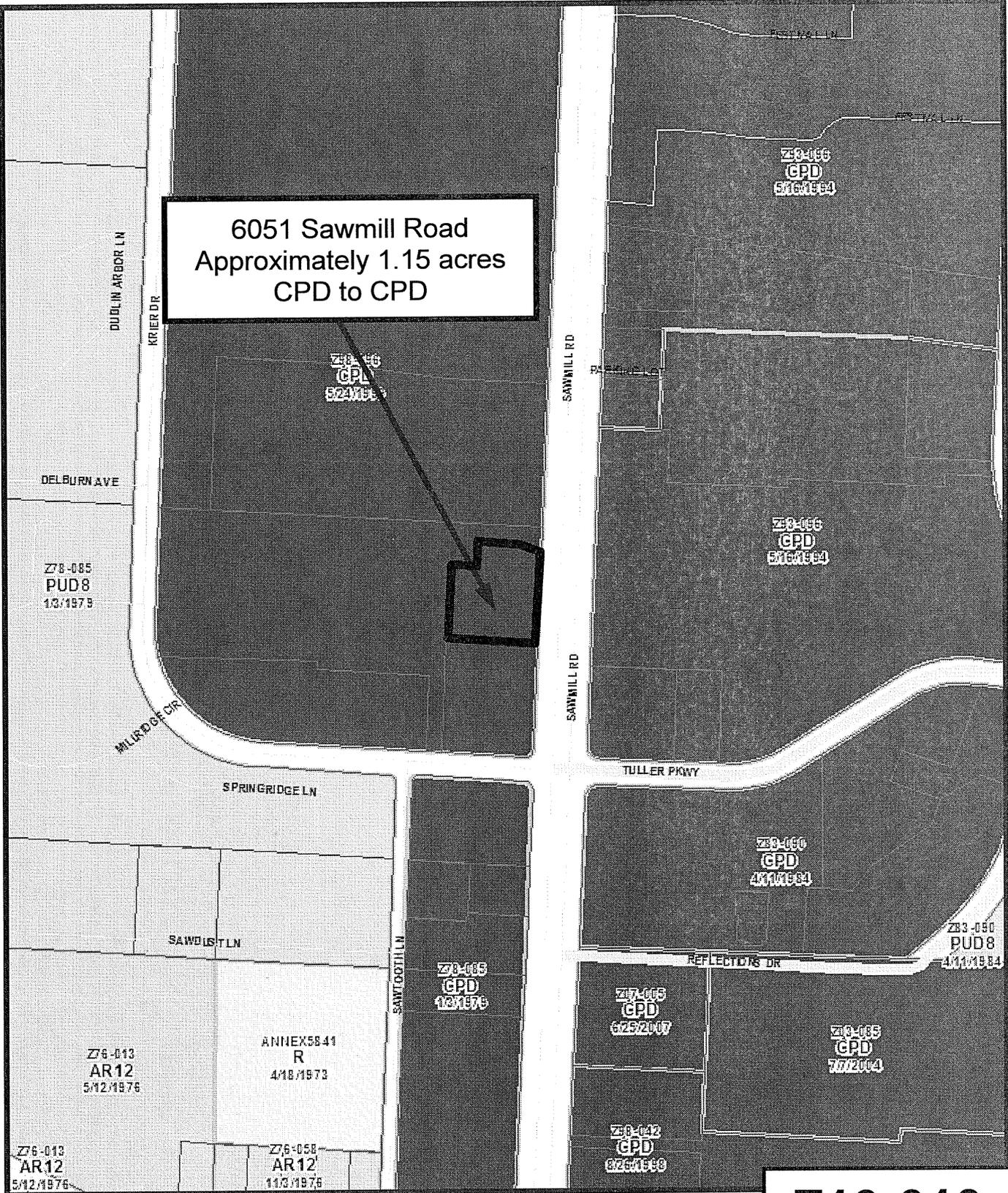
Job No. : 210-010  
 Date : 4/26/10  
 Drawn By : S.A.G.  
 Checked By : A.S.W.  
 Sheet : 1 OF 1

DATE: 07/1  
 REVISION: 1

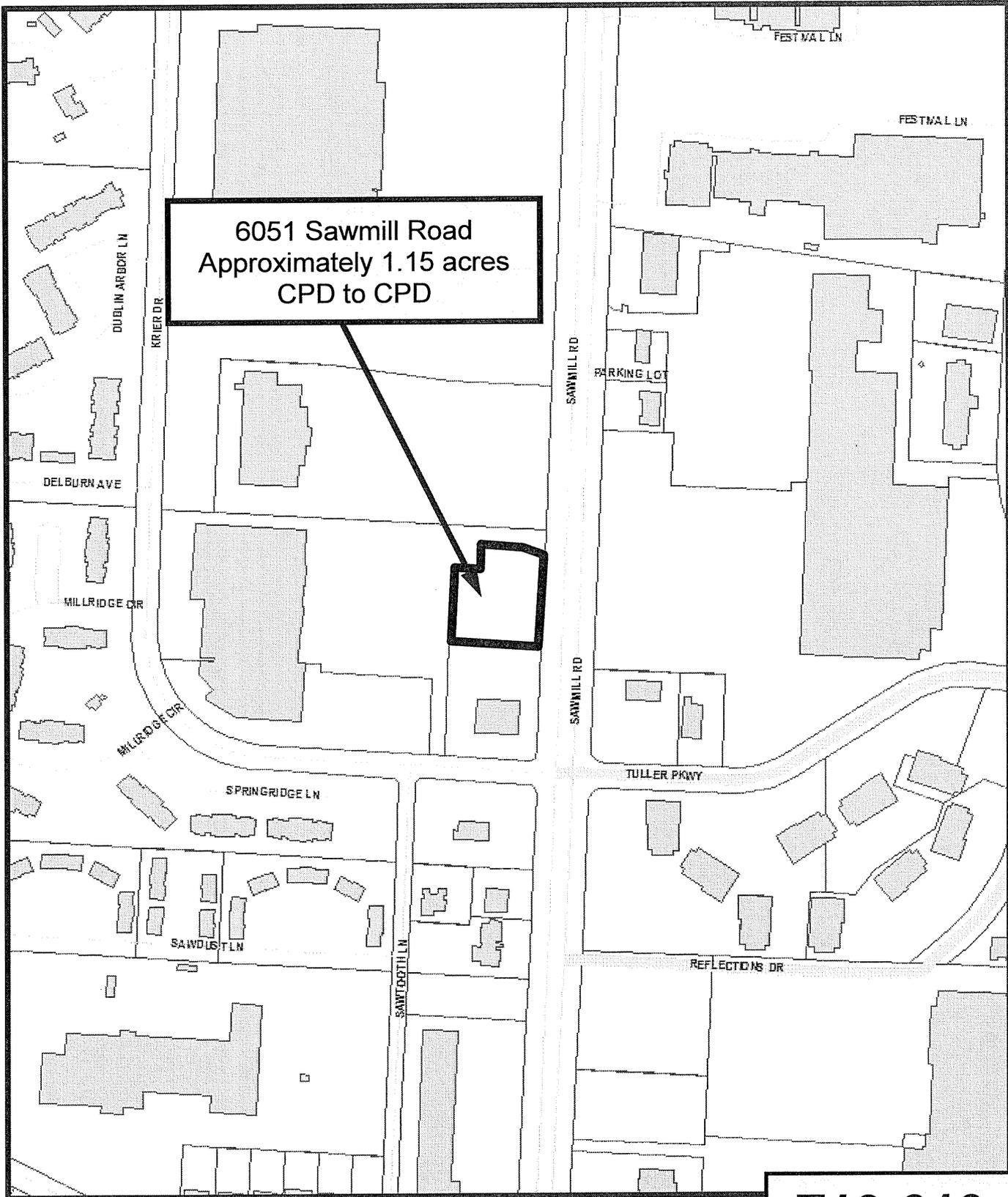
Mark Date By  
 Mark Date By  
 Mark Date By

Revisions:  
 5200 Burlington Rd.  
 Akron, OH 44316-2998  
 Phone 380-836-0228

6051 Sawmill Road  
Approximately 1.15 acres  
CPD to CPD

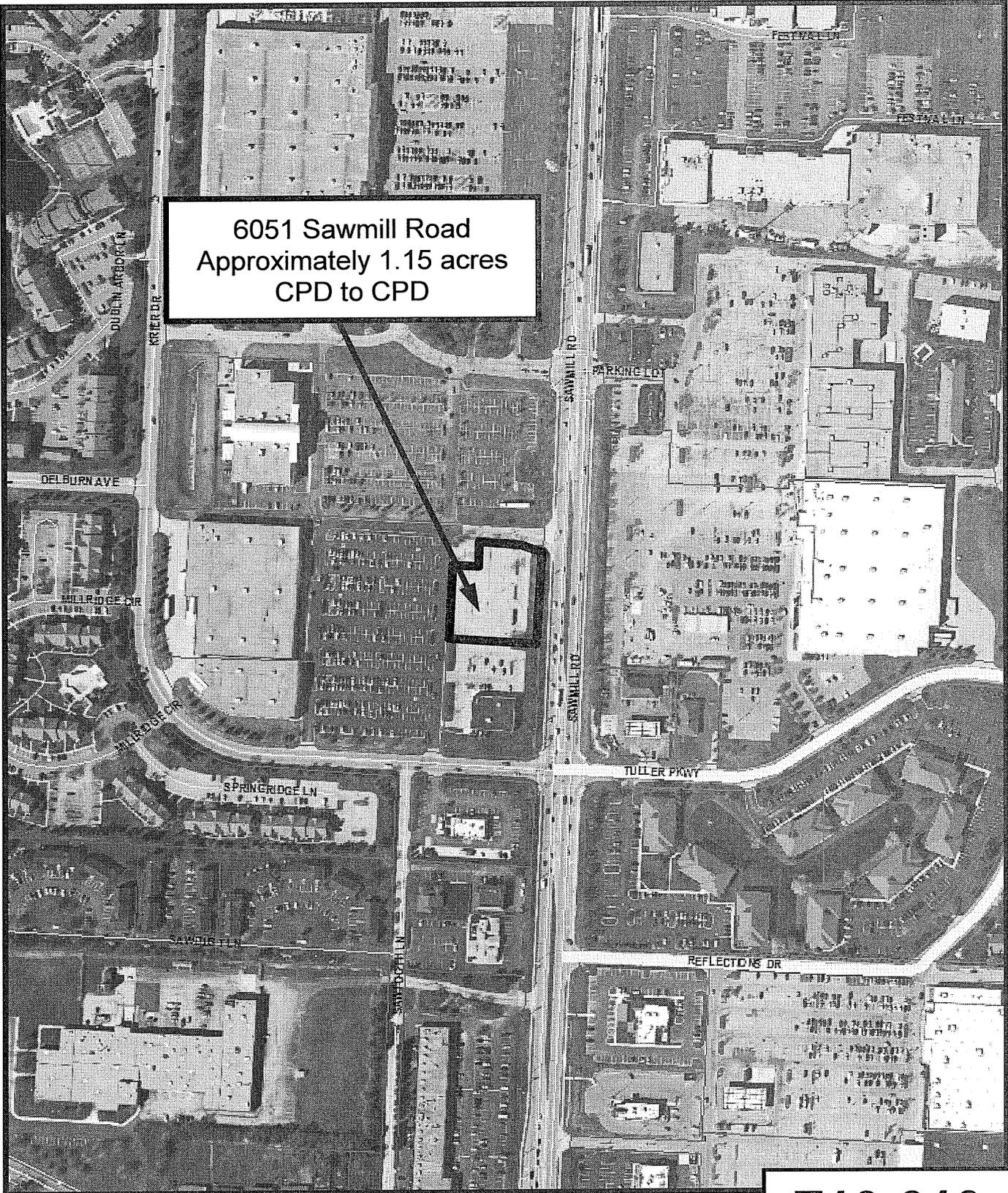


**Z10-010**



6051 Sawmill Road  
Approximately 1.15 acres  
CPD to CPD

**Z10-010**



6051 Sawmill Road  
Approximately 1.15 acres  
CPD to CPD

**Z10-010**