

Project Narrative

Owner, 6285 Sawmill Road LLC, intends to develop an inline retail product on real property created by a lot split of one (1) parcel identified as Franklin County Auditor Parcel Id. No.: 273-008361-00, currently zoned Bridge Street District Commercial (BSD-C), comprising approximately 3.65 acres. The Property is located at the Northwest corner of Sawmill and Martin Roads.

The applicant is proposing a lot split to accommodate an inline retail building, which would create a .56 acre parcel leaving a residual 3.09 acres of the existing site. The general configuration of the resulting development would align with the tenets of the “Commercial Center Building Type Diagram” illustrated in figure 153.062-T in the BSD Code, with architectural massing occupying the corner of the site, and a pedestrian-friendly interface with the public sidewalks on Sawmill and Martin.

The proposal would eliminate 52 parking spaces from the parking lot of the existing retail development, leaving 118 parking spaces (including 4 standard ADA spaces and 2 van-accessible ADA spaces). These 118 parking spaces would still fulfill the parking requirements as adjusted by the reductions permitted in 153.065 (B) (2) (b) 2. for “Auto-Share Parking” and 153.065 (B) (2) (b) 3. for “Transit Proximity”. The proposed inline retail outparcel would have 28 spaces (including 2 van-accessible ADA spaces) which is 1 space more than the 27 spaces required after a reduction of 3 spaces for Transit Proximity.