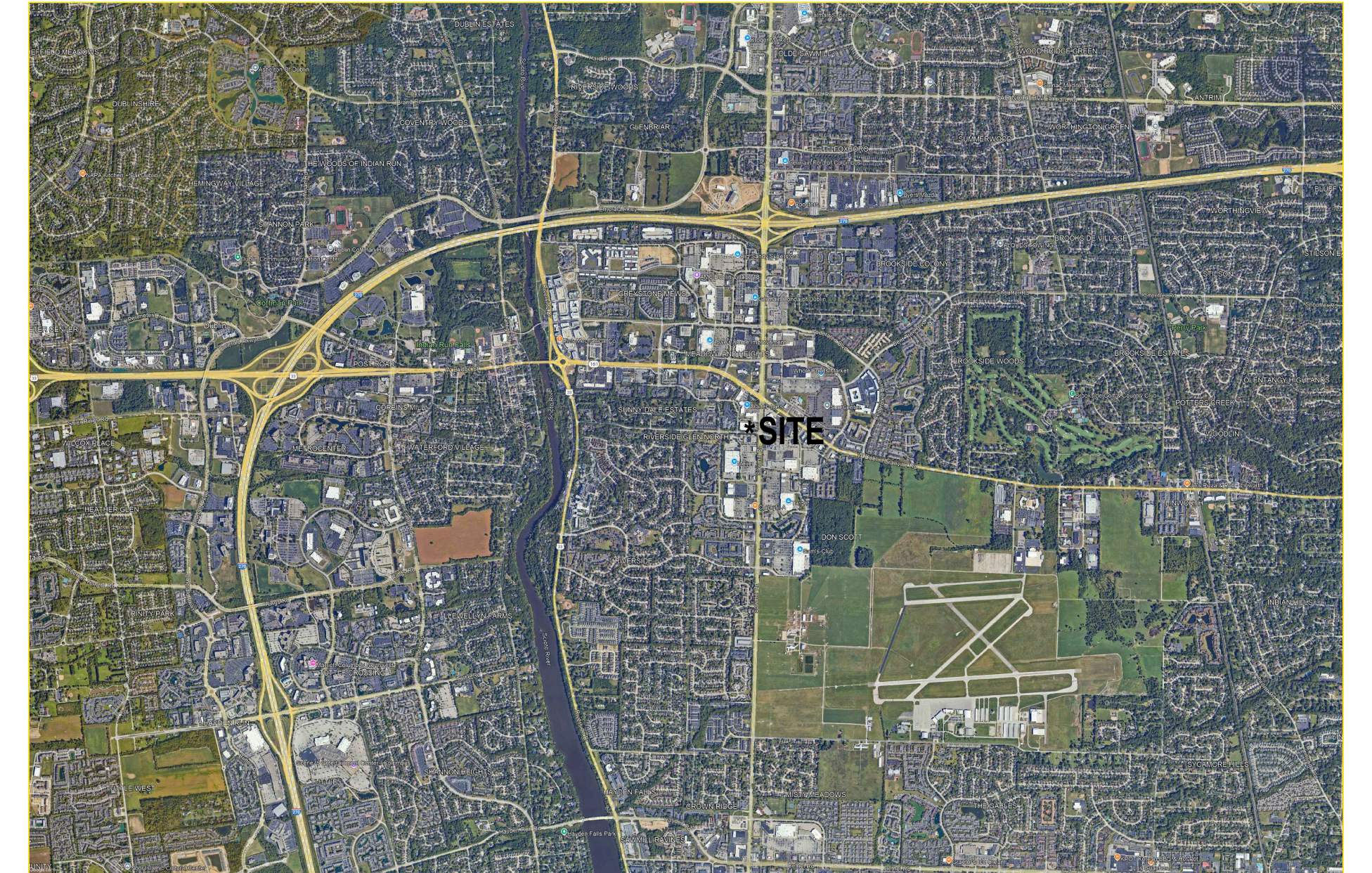


# Concept Plan for 6285 Sawmill Road



VICINITY MAP

SCALE: N.T.S.

## SHEET INDEX - SITE AND LANDSCAPE PLANS

EXHIBIT 'A' - VICINITY MAP  
EXHIBIT 'B' - EXISTING CONDITIONS  
EXHIBIT 'C' - TRANSIT PROXIMITY PLAN  
EXHIBIT 'D' - CONCEPT PLAN

## PREPARED FOR

OWNER : 6285 SAWMILL ROAD LLC

APPLICANT: PHIL MOOREHEAD  
G2 PLANNING & DESIGN  
720 E. BROAD ST. , COLUMBUS, Oh 43215

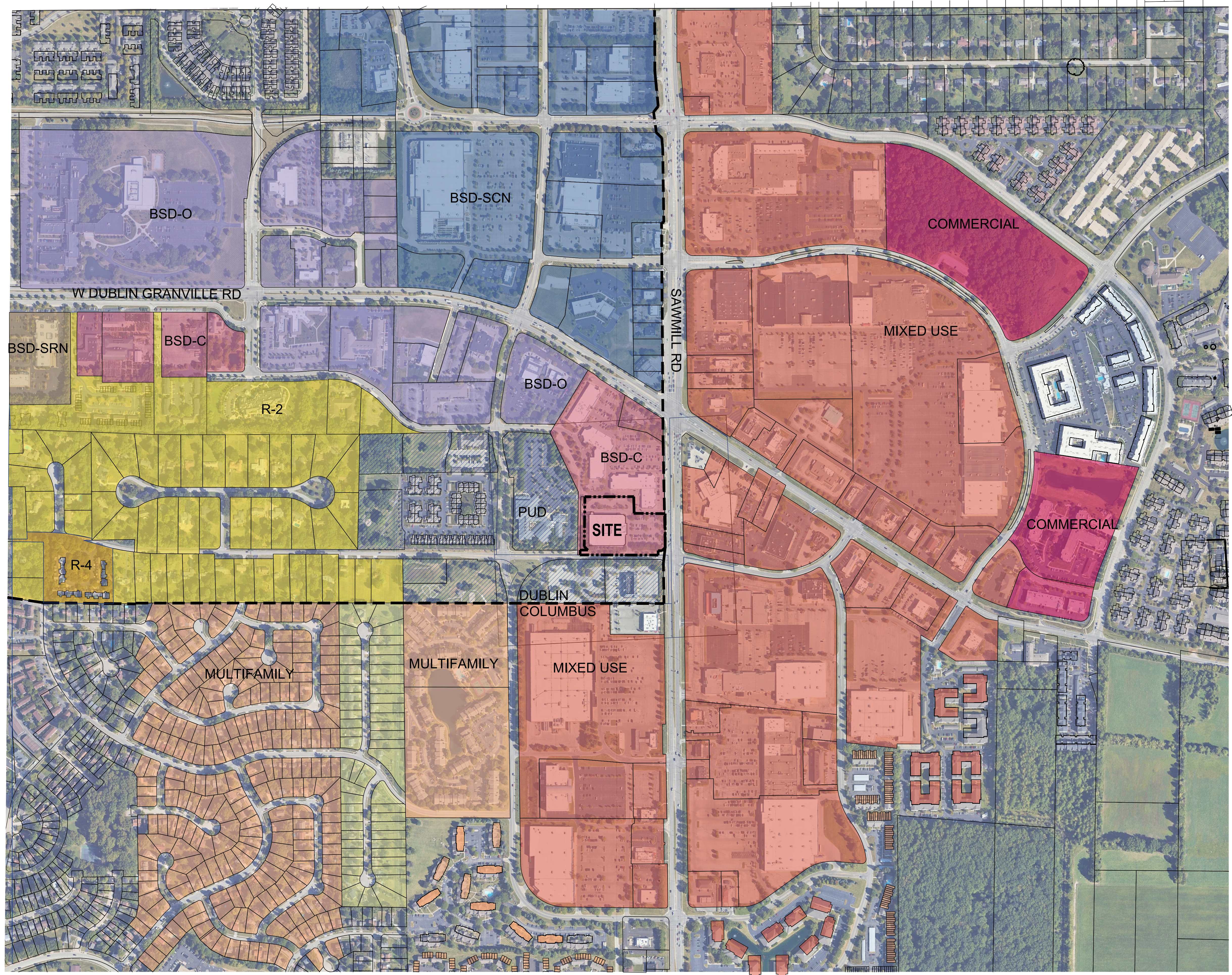
## ISSUED FOR

CONCEPT PLAN

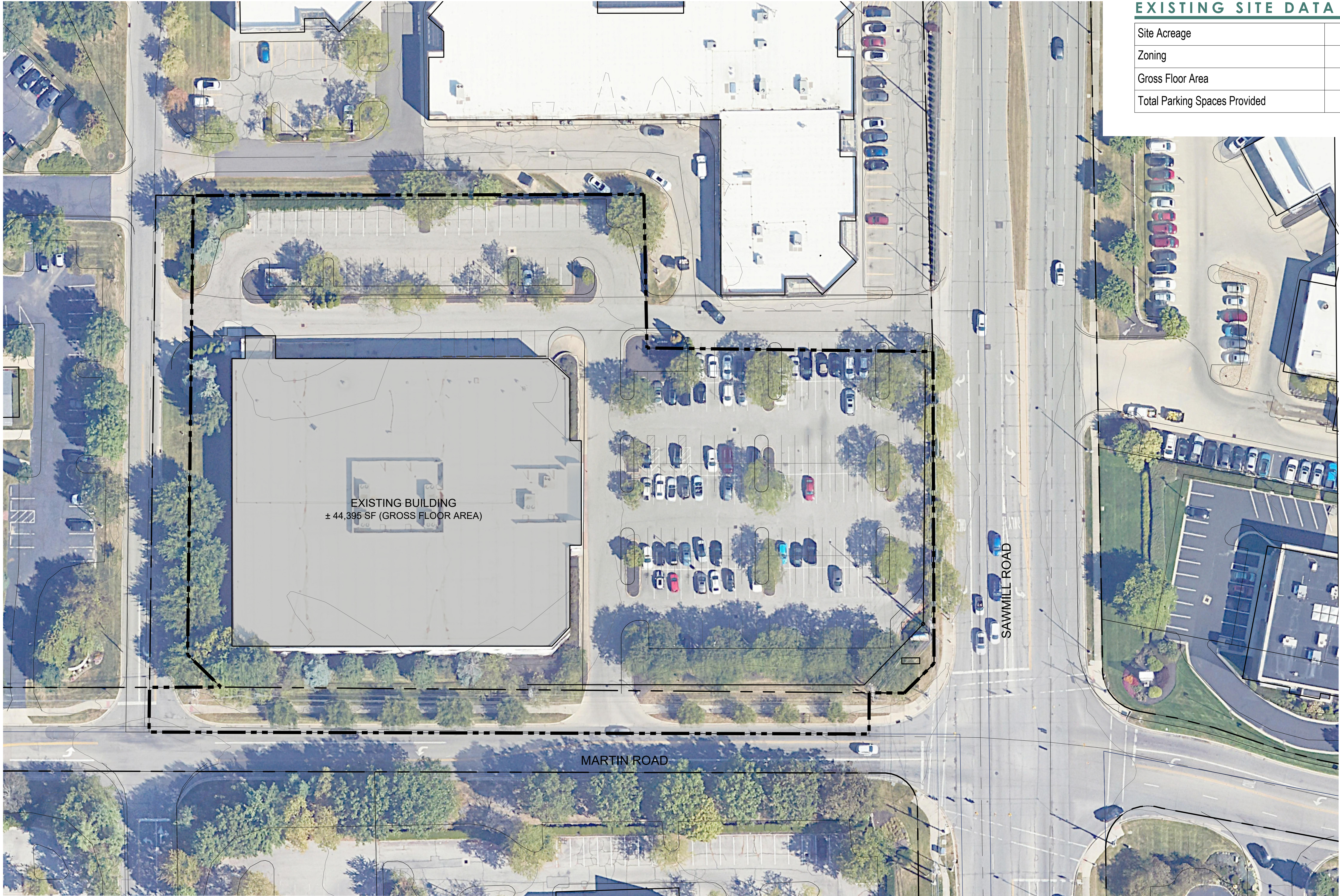
## DATE

09.04.2025









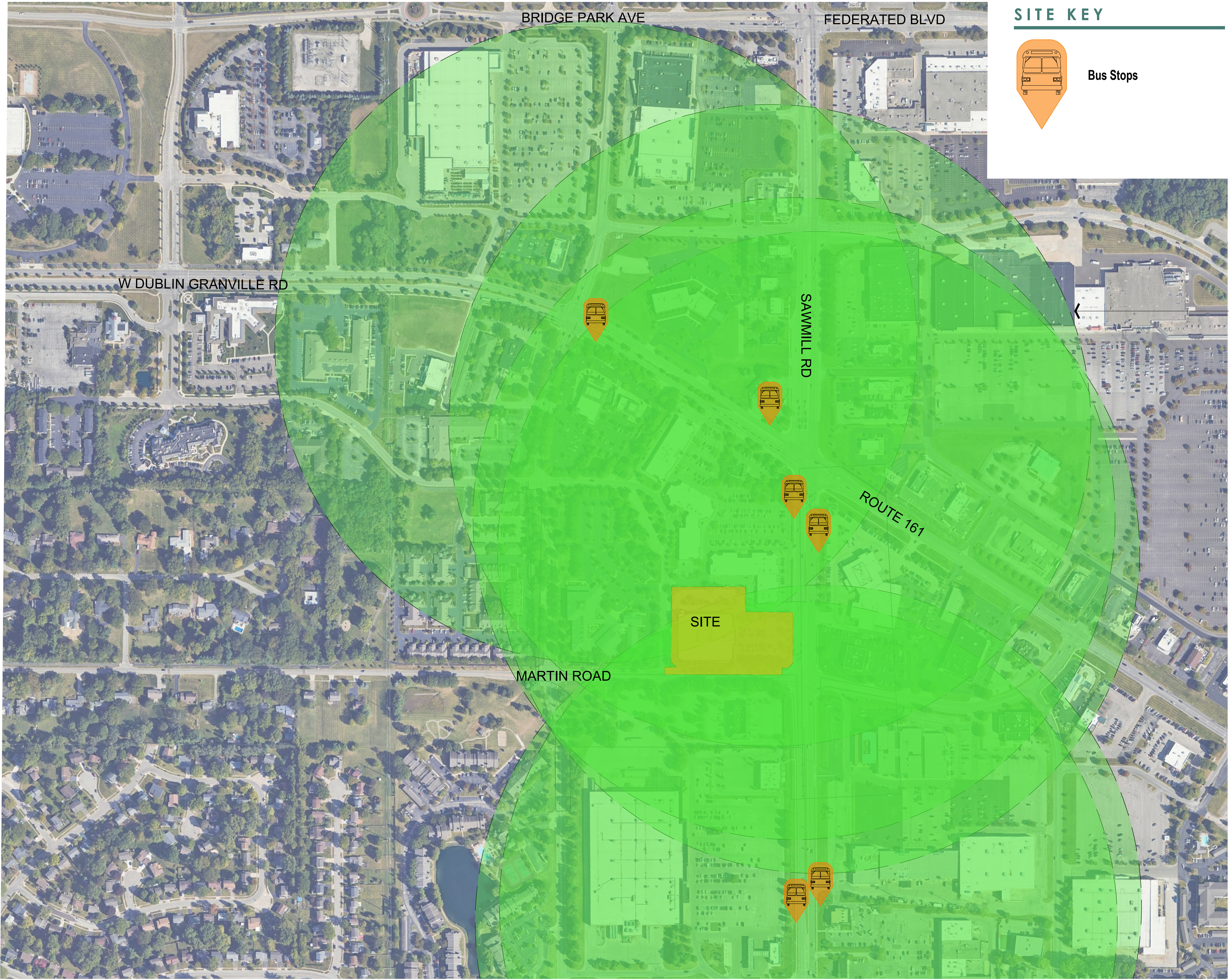
| EXISTING SITE DATA            |              |
|-------------------------------|--------------|
| Site Acreage                  | ± 3.65 Acres |
| Zoning                        | BSD-C        |
| Gross Floor Area              | ± 44,395 SF  |
| Total Parking Spaces Provided | 171          |

EXISTING BUILDING  
± 44,395 SF (GROSS FLOOR AREA)

MARTIN ROAD

SAWMILL ROAD

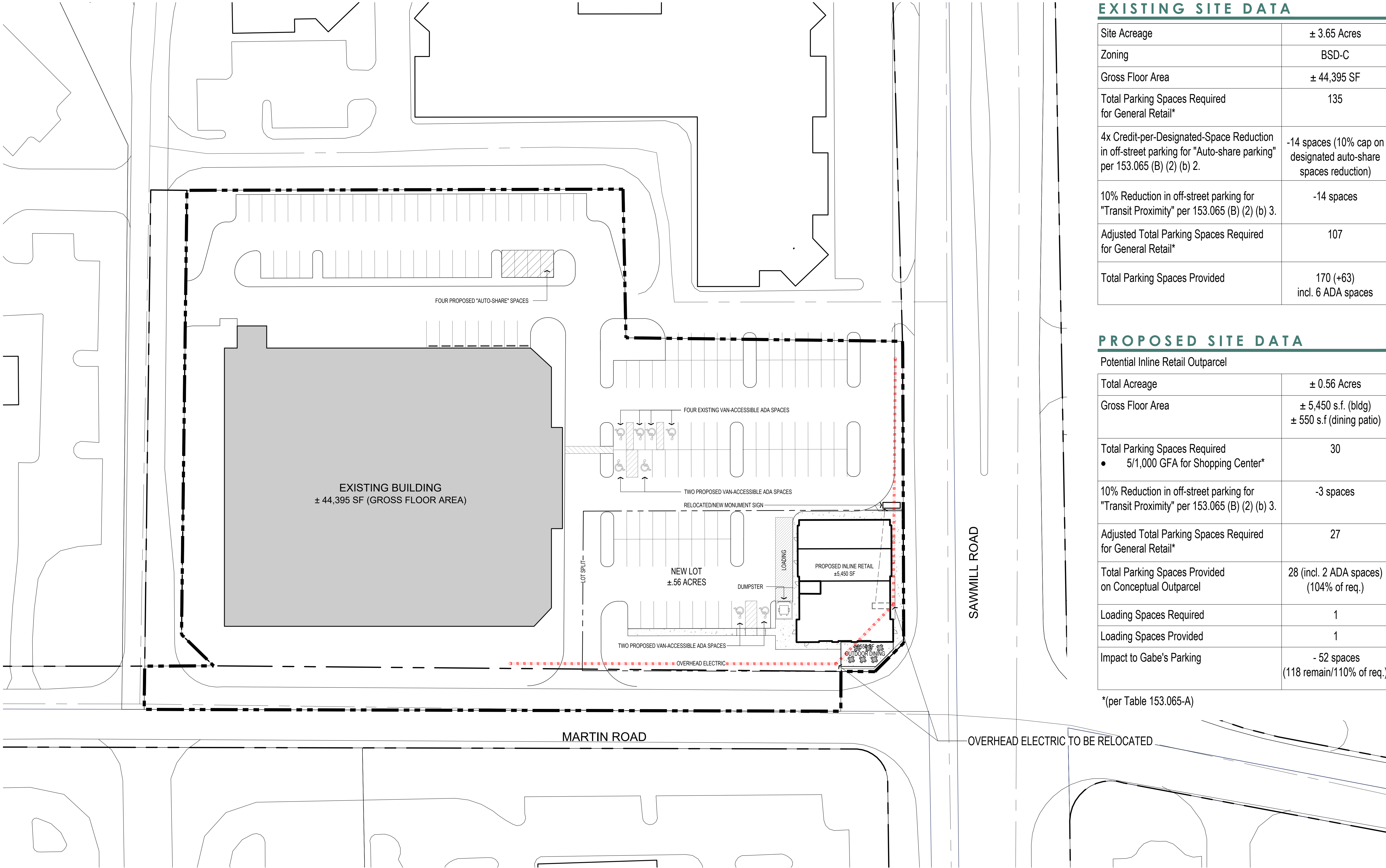




| 153.065(B)(3)(b) SITE DEVELOPMENT STANDARDS  |
|--|
| <p><b>2.</b> Auto-share parking spaces. <b>The required minimum number of off-street parking spaces may be reduced by four spaces for each parking space reserved for auto-share parking, not to exceed a 10% reduction in the required minimum number of spaces provided in any one parking lot or structure.</b> Auto-share parking spaces shall be designated on a parking plan and signed for the exclusive use of auto-share vehicles and evidence of written measures shall be provided to the city to ensure that the auto-share spaces are used only for that purpose.</p> |
| <p><b>3.</b> Transit proximity. <b>The required minimum number of off-street parking spaces may be reduced by 10%</b> if more than 50% of the land in a proposed development is located within 1,320 feet of any public transit stop. If an existing transit stop is subsequently eliminated, any previously permitted parking reduction shall remain valid, provided that an active transit route remains within 1,320 feet of the development.</p>   |

1,320 FT BUS STOP BUFFER (TYP.)





| EXISTING SITE DATA   |  |
|--|--|
| Site Acreage   | ± 3.65 Acres   |
| Zoning   | BSD-C  |
| Gross Floor Area   | ± 44,395 SF  |
| Total Parking Spaces Required for General Retail*  | 135  |
| 4x Credit-per-Designated-Space Reduction in off-street parking for "Auto-share parking" per 153.065 (B) (2) (b) 2. | -14 spaces (10% cap on designated auto-share spaces reduction) |
| 10% Reduction in off-street parking for "Transit Proximity" per 153.065 (B) (2) (b) 3.                             | -14 spaces   |
| Adjusted Total Parking Spaces Required for General Retail*   | 107  |
| Total Parking Spaces Provided  | 170 (+63)<br>incl. 6 ADA spaces                                |

| PROPOSED SITE DATA   |   |
|--|---|
| Potential Inline Retail Outparcel  |   |
| Total Acreage  | ± 0.56 Acres                                    |
| Gross Floor Area   | ± 5,450 s.f. (bldg)<br>± 550 s.f (dining patio) |
| Total Parking Spaces Required <ul style="list-style-type: none"><li>5/1,000 GFA for Shopping Center*</li></ul> | 30  |
| 10% Reduction in off-street parking for "Transit Proximity" per 153.065 (B) (2) (b) 3.                         | -3 spaces                                       |
| Adjusted Total Parking Spaces Required for General Retail*   | 27  |
| Total Parking Spaces Provided on Conceptual Outparcel  | 28 (incl. 2 ADA spaces)<br>(104% of req.)       |
| Loading Spaces Required  | 1   |
| Loading Spaces Provided  | 1   |
| Impact to Gabe's Parking   | - 52 spaces<br>(118 remain/110% of req.)        |

\*(per Table 153.065-A)