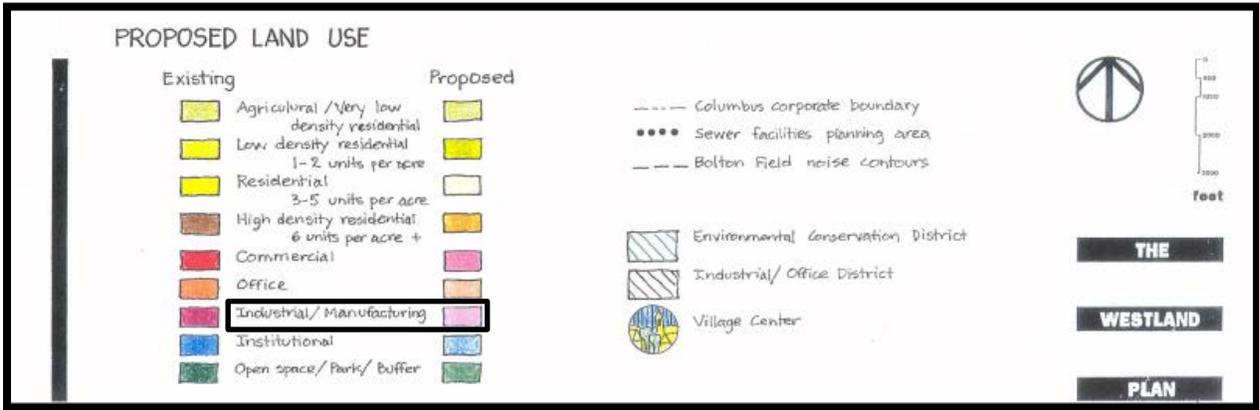
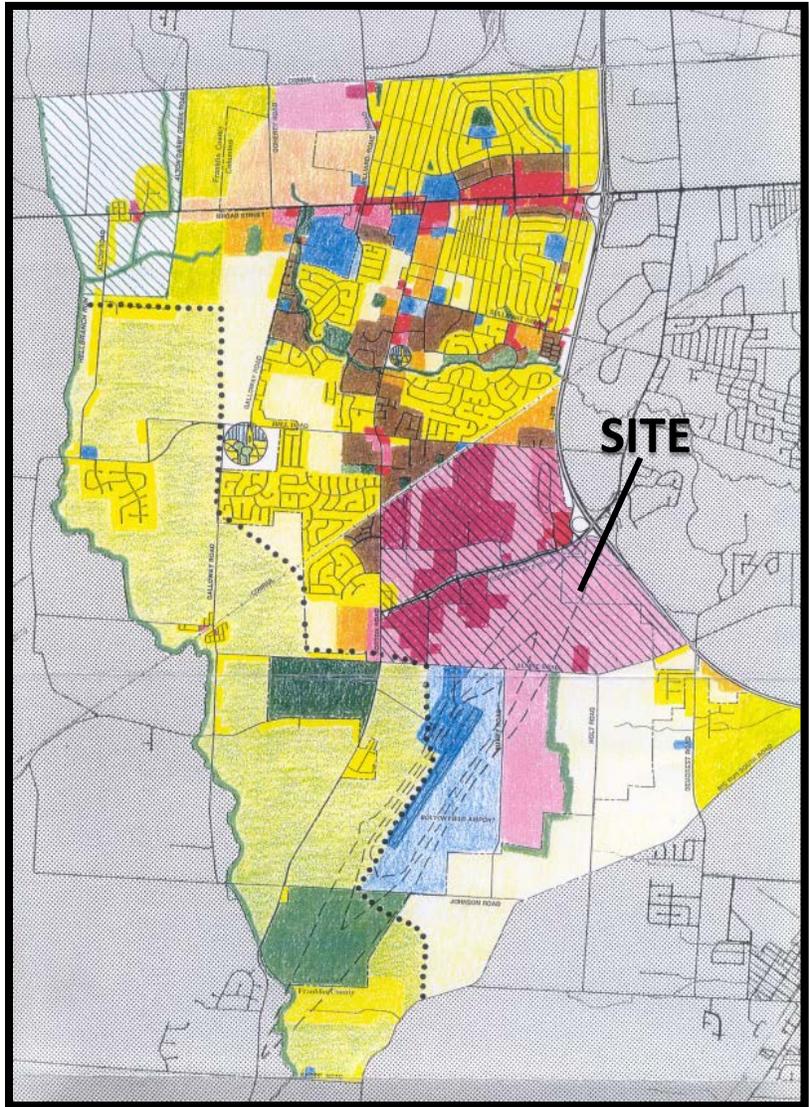


# Z 1 6 - 0 3 7

3. **APPLICATION:** Z16-037  
**Location:** 1654 HOLT ROAD (43228), being 1.15± acres located on the north side of Holt Road, 810± feet southeast of Georgesville Road (010-240809; Westland Area Commission).  
**Existing Zoning:** CPD, Commercial Planned Development District.  
**Request:** CPD, Commercial Planned Development District.  
**Proposed Use:** Revise existing car wash facility.  
**Applicant(s):** Jeanne Cabral; 2939 Bexley Park Road; Columbus, OH 43209.  
**Property Owner(s):** BB&S Laser Systems Inc.; 1654 Holt Road; Columbus, OH 43228.  
**Planner:** Tim Dietrich; 614-645-6665; [tedietrich@columbus.gov](mailto:tedietrich@columbus.gov)  
Shannon Pine; 614-645-2208; [spine@columbus.gov](mailto:spine@columbus.gov)

The site consists of one parcel zoned in the CPD, Commercial Planned Development District and developed with an existing car wash facility. The applicant is requesting the CPD, Commercial Planned Development District to address proposed changes to the site layout including closing existing curb cuts, altering on site traffic circulation, and changing the parking configuration. The CPD text includes permitted uses in the C-4, and C-5, Commercial Districts, while maintaining the same list of prohibited uses from the existing CPD District. Included in the CPD text are development standards for building and parking setbacks, access, landscaping, building design, and lighting. The site is located in the planning area of *The Westland Plan* (1994) which recommends industrial and office uses for the site.





Z16-037  
 1654 Holt Road  
 Approximately 1.15 acres  
 CPD to CPD



Z16-037  
1654 Holt Road  
Approximately 1.15 acres  
CPD to CPD

**CPD TEXT**

**CPD, COMMERCIAL PLANNED DISTRICT**

**1.152 ACRES +/-**

**EXISTING DISTRICT:** CPD, Commercial Planned District

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

**PROPERTY ADDRESS:** 1654 Holt Road, Columbus, Ohio, 43228, consisting of Parcel 010-240809

**OWNER:** BB&S Laser Systems Inc. 1654 Holt Road Columbus, OH 43228

**APPLICANT:** Jeanne Cabral, Architect 2939 Bexley Park Road Columbus, OH 43209

**DATE OF TEXT:** July 1, 2016

**APPLICATION NUMBER:** Z16-037

**INTRODUCTION:**

The subject property consists of one parcels totaling 1.152 +/- acres on the east side of Holt Road and south of Georgesville Road ("Site"). Existing zoning is CPD, Commercial Planned District, pursuant to Application Z07-026. Applicant proposes to amend the site layout for the purpose of an addition to one bay of the car wash and a reconfiguration of the site for a larger vacuum area, a tunnel wash addition to the existing building and to restrict cut-through traffic through the site by closing two curb cuts.

**1. PERMITTED USES:**

**A. Chapter 3356 (C-4), Regional Scale Commercial District.**

1. Unless otherwise indicated herein, the permitted uses in, on or upon the subject property shall be those allowed in Chapter 3356 (C-4) with the following exclusions:

- a. arcade (unless the arcade is part of a permitted use)
- b. billboards
- c. bus or truck terminal
- d. cabaret
- e. laundry (except that a laundry and drycleaning establishment shall be permitted so long as it is opened only during normal business hours for a shopping center and shall not be in conjunction with a bar, nightclub, dance hall or carryout)
- f. pool hall
- g. used car sales (unless the used car operation is part of a new car dealership)

**B. Chapter 3357 (C-5), Highway Oriented Commercial Development.**

1. Unless otherwise indicated herein, the subject property may be used for purposes of a car wash pursuant to Chapter 3357 and for no other use pursuant to that Chapter.

**2. DEVELOPMENT STANDARDS:** The applicable development standards shall be as specified in Chapter 3356 except as specifically set forth herein.

**A. Density, Height, Lot and/or Setback Commitments.**

1. **Building Setbacks:** The minimum building setback from Holt Road shall be fifty (50) feet from the right-of-way as established by plat for Holt Road.

2. **Parking Setbacks:** The minimum parking, loading and maneuvering setback shall be twenty-five (25) feet from the right-of-way as established by plat for Holt Road.

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

1. Any and all traffic-related commitments shall be designated and located to the specifications of the City of Columbus TranDivision of Traffic Management.

2. Curb cuts shall be approved by the City of Columbus Division of Traffic Management. Access to and from the Site is proposed to be provided from one access point on Holt Road and to close the two access points at the north of the property.

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

1. Landscaping shall be installed in the Holt Road parking setbacks as follows: Landscaping shall be required in a minimum of 45% of the frontage and shall consist of a minimum of one (1) evergreen tree, one (1) ornamental tree, one (1) shade tree and five (5) shrubs per 100 lineal feet of frontage. Mounding may also be used in the parking setback.

2. All trees shall be a minimum size per code per type of tree. Shrubbery - 2 gallon.

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

1. Building materials shall be reasonably uniform on all sides and shall be traditional and natural in appearance, using materials such as wood; brick; natural or synthetic stone; natural or synthetic stucco; split concrete block; steel; textured or colored metal; marble; smooth, textured concrete; EIFS and/or glass, or a combination thereof.

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

1. Any new or relocated utility lines shall be installed underground unless the applicable utility company directs or requires otherwise.

2. All parking lot lighting shall be restricted to a height of no greater than twenty (20) feet.

**F. Graphics and Signage Commitments.**

1. All graphics shall conform to Article 15 of the Columbus City Code, as it applies to the C-4, Commercial District. Any variance to the applicable requirements of the C-4 district shall be submitted to the Columbus Graphics Commission.

**G. Miscellaneous.**

1: The Site shall be developed in accordance with the site plan attached hereto. The site plan may be slightly adjusted to reflect engineering, topographical or other site data developed at the time development and engineering plans are completed. Any slight adjustment to the 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.

**H. CPD Requirements**

**1. Natural Environment**

The Site is located on Holt Road adjacent to existing commercial uses.

**2. Existing Land Use**

Surrounding properties are zoned commercial.

The property is currently zoned CPD. The rezoning permits commercial use of the property pursuant to the existing CPD standards.

**3. Transportation and Circulation**

There is direct vehicular access to the Site from one access point along Holt Road.

**4. Visual Form of the Environment**

As described in this text, landscaping will be provided to complement previous development in this area. Additionally, the engineering of the site has been considered to allow for efficient and effective internal traffic flow.

**5. View and Visibility**

The Site is clearly visible from Holt Road.

Consideration has been given to visibility and safety issues. This text and the attached site plan are a direct result of the same. Well-defined access will be provided to the site.

**6. Proposed Development**

The proposed development is compatible and complimentary to existing surrounding commercial uses. Significant commercial development has already occurred adjacent to the subject property and the proposed development is complimentary to such development.

**7. Behavior Patterns**

As indicated and set forth on the site plan, access to the site will be facilitated by one access point. The proposed re-development is not expected to significantly alter existing traffic behavior

patterns or to significantly increase traffic flow along Holt Road. Existing curb cuts on the northern edge are currently used as a short-cut from Holt Road to the shopping center to the north, not by customers of the carwash. Semi-trucks, delivery trucks and cars have created damage to the property as well as a safety hazard to the car wash and its customers. Vehicles trespassing the property to only gain access to the rear of the shopping center will have to use the access roads specifically designed for them to the east and west of this property.

**8. Emissions**

Due to the intensity of the commercial uses surrounding the site, there will be no relevant increase of or addition to emissions.

The undersigned, being the agent of the owner of the subject property together with the owner, do hereby agree singularly for herself, her heirs, successors and assigns, to abide by the above restrictions conditions, and commitments regarding development of the subject property and for such purpose each states that she 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 except as described within this CPD Text.

SIGNATURE: Jeanne M. Cabral

DATE: 7-3-16

