

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
SEPTEMBER 8, 2016**

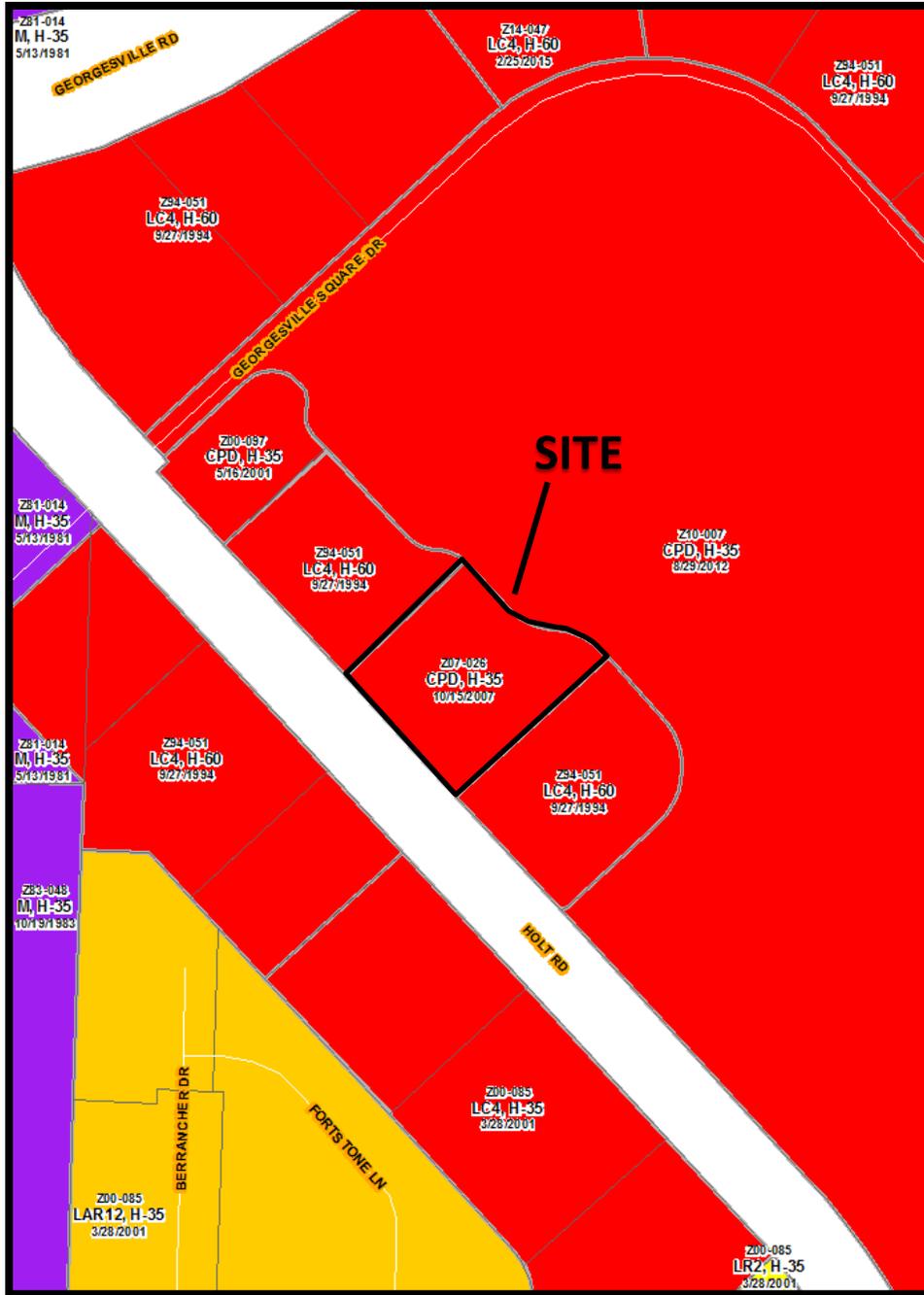
- 3. APPLICATION: Z16-037**
Location: 1654 HOLT ROAD (43228), being 1.15± acres located on the north side of Holt Road, 810± feet southeast of Georgesville Road (010-240809; Westland Area Commission).
Existing Zoning: CPD, Commercial Planned Development District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Update 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
Shannon Pine; 614-645-2208; spine@columbus.gov

BACKGROUND:

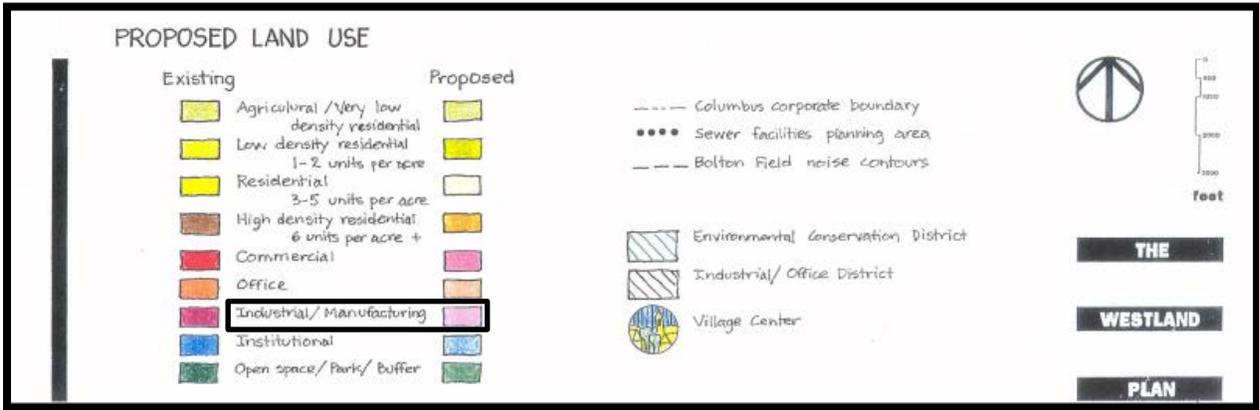
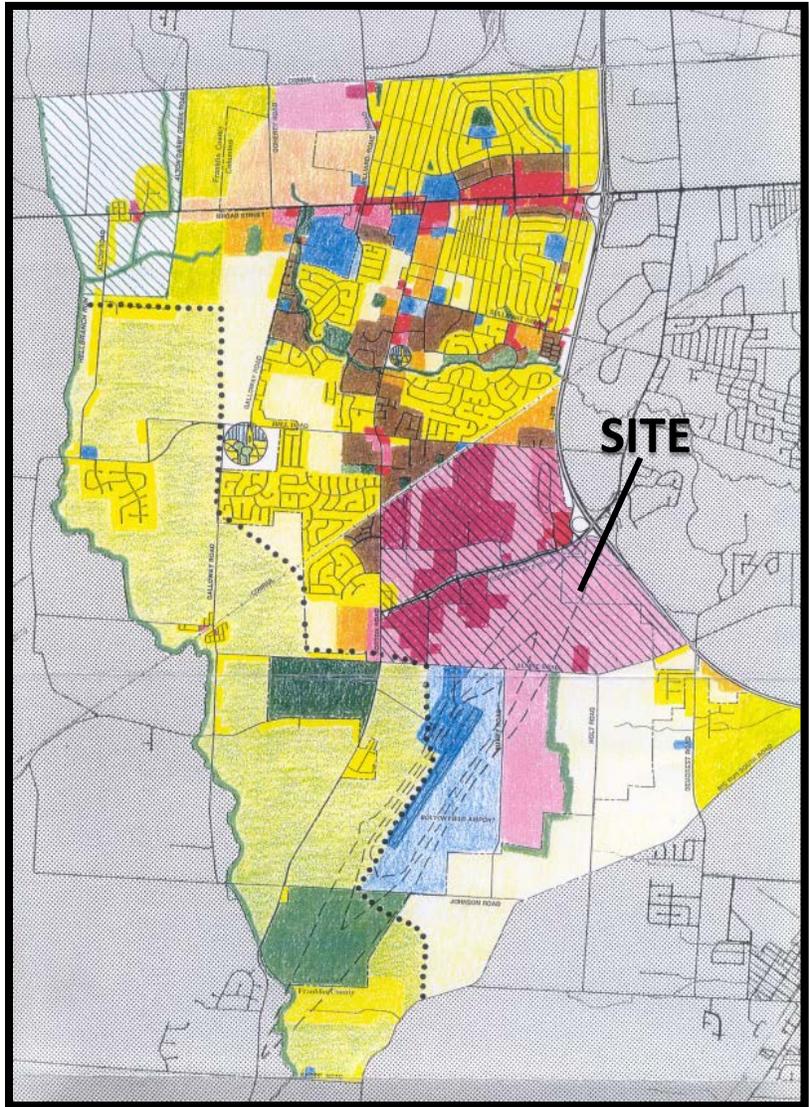
- The 1.15± acre site consists of one parcel zoned in the CPD, Commercial Planned Development District and developed with an existing car wash facility. The applicant is requesting the CPD, Commercial Planned Development District to address proposed changes to the site layout including closing existing curb cuts, altering on-site traffic circulation, and changing the parking configuration.
- North and west of the site are commercial/retail buildings in the CPD, Commercial Planned Development District. Southeast of the site is a commercial building zoned in the L-C-4, Limited Commercial District. South of the site, across Holt Road, are commercial buildings in the L-C-4, Limited Commercial District.
- The site is located in the planning area of *The Westland Plan* (1994) which recommends industrial and office uses for the site.
- The site is located within the boundaries of the Westland Area Commission whose recommendation had not been received at the time this report was finalized.
- The CPD text allows for all uses in the C-4, Commercial District and a car wash, while carrying over prohibited uses from the existing CPD district. The text includes provisions for building and parking setbacks, traffic access, landscaping, and building materials. The request includes a commitment to a site plan with no additional requested variances.
- Although Holt Road is not listed on the Columbus Thoroughfare Plan, Staff anticipates its inclusion as a 4-2 arterial in a future update.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District will allow changes to the site layout that will affect existing curb cuts and access to the site, and the on-site parking arrangement traffic circulation. Although the *The Westland Plan* (1994) recommends industrial and office uses for this location, the request is supportable since the site is already developed with a car wash facility, and the site is compatible with the adjacent commercial and retail land uses.



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



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: August 2, 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 Division 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.

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. 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 only to 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.

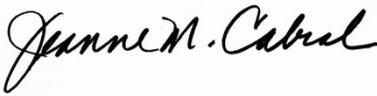
9. Variances

No variances are needed for this rezoning request.

H. 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.

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.

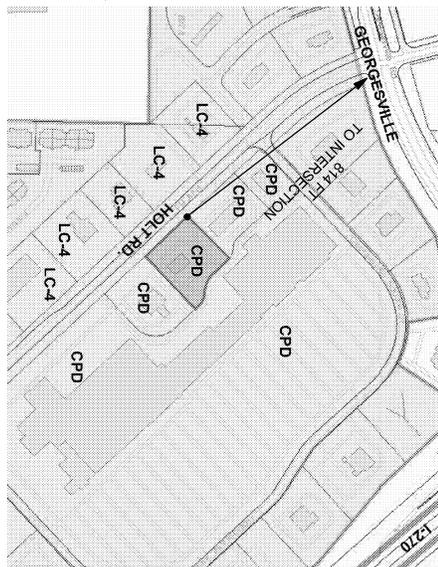
SIGNATURE: 

DATE: 8-2-2016

SITE DATA TABLE

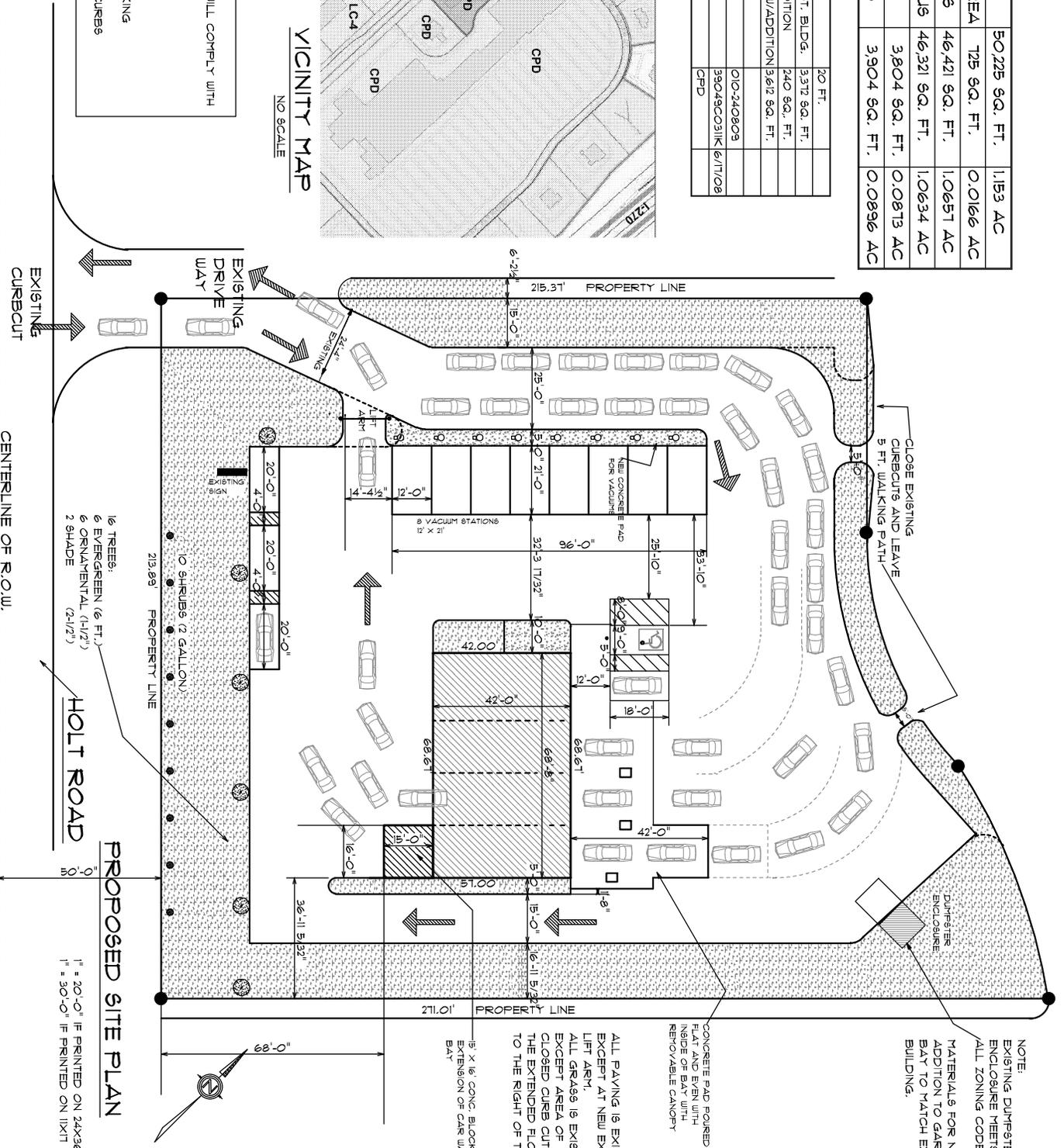
TOTAL SITE AREA	50,225 SQ. FT.	1,153 AC
TOTAL NEWLY DISTURBED AREA	125 SQ. FT.	0.0166 AC
PRE-DEVELOPED IMPERVIOUS	46,421 SQ. FT.	1.0651 AC
POST-DEVELOPED IMPERVIOUS	46,321 SQ. FT.	1.0634 AC
PRE-DEVELOPED PERVIOUS	3,804 SQ. FT.	0.0873 AC
POST DEVELOPED PERVIOUS	3,904 SQ. FT.	0.0896 AC

HEIGHT OF BUILDING	20 FT.
SQUARE FOOTAGE OF EXIST. BLDG.	3,372 SQ. FT.
SQUARE FOOTAGE OF ADDITION	240 SQ. FT.
TOTAL SQUARE FOOTAGE W/ADDITION	3,612 SQ. FT.
PARCEL NUMBER	010-2409803
FLOOD MAP	39049C031K 6/11/08
ZONING CLASS	CPD



VICINITY MAP
NO SCALE

NOTE:
PROPOSED PROJECT WILL COMPLY WITH SECTIONS:
3321.01 DUMPSTER
3321.01 LANDSCAPE
3321.03 LIGHTING
3322.21 SCREENS
3322.35 STRIPING/MARKING
3322.43 SURFACE
3322.45 WHEEL STOPS/CURBS



PROPOSED SITE PLAN

1" = 20'-0" IF PRINTED ON 24X36
1/2" = 30'-0" IF PRINTED ON 11X17

NOTE:
EXISTING DUMPSTER ENCLOSURE MEETS ALL ZONING CODES.
MATERIALS FOR NEW ADDITION TO GARAGE BAY TO MATCH EXISTING BUILDING.

CONCRETE PAD POURED TO BE EXISTING WITH REMOVABLE CANOPY

ALL PAVING IS EXISTING EXCEPT AT NEW EXIT WITH LIFT ARRY.
ALL GRASS IS EXISTING EXCEPT AREA OF CLOSED CURB CUTS AND THE EXTENDED FLOWER BED TO THE RIGHT OF THE BUILDING.
5' X 16' CONC BLOCK EXTENSION OF CAR WASH BAY

FOR REZONING

3-9

<p>AQUA SPA LASER CARWASH</p> <p>1654 HOLT RD. COLUMBUS, OH 43228</p>	<p>JEANNE CABRAL ARCHITECTS</p> <p>2939 Bexley Park Road Columbus, OH 43209-2236 Office (614) 239-9484 Fax (614) 754-5113 Cell (614) 537-2654 e-mail: jeannecabral@aol.com</p>	<p>Contract No. _____</p> <p>Project No. _____</p> <p>Scale _____</p> <p>DATE: 1-16</p>
		<p>DATE: 1-9-16</p> <p>1-27-16</p>
<p>JEANNE CABRAL ARCHITECTS 1654 HOLT RD. COLUMBUS, OH 43228</p>		<p>DATE: 1-16</p> <p>1-9-16</p> <p>1-27-16</p>
<p>FOR REZONING</p>		<p>DATE: 1-16</p> <p>1-9-16</p> <p>1-27-16</p>
<p>1" = 20'-0" IF PRINTED ON 24X36 1/2" = 30'-0" IF PRINTED ON 11X17</p>		<p>DATE: 1-16</p> <p>1-9-16</p> <p>1-27-16</p>