



REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

OFFICE USE ONLY

Application #: 213-052 / 13335-00000-00730
Date Received: 10/1
Application Accepted By: SP Fee: \$3200
Comments: Assigned to Shannon Pine, 645-2200; spine@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 2725 North High Street Zip 43202
Is this application being annexed into the City of Columbus Yes No (circle one)
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 010-206061
 Check here if listing additional parcel numbers on a separate page.
Current Zoning District(s) C-4 Requested Zoning District(s) CPD
Area Commission Area Commission or Civic Association: University Area Commission
Proposed Use or reason for rezoning request: To add car wash to the permissible uses of the property.
(continue on separate page if necessary)
Proposed Height District: 35' Acreage .81+/- acres
[Columbus City Code Section 3309.14]

APPLICANT:

Name Buckeye Express Wash LLC
Address 6021 Coca Cola Blvd. City/State Columbus, GA Zip 31909
Phone # 448-6611 Fax # _____ Email _____

PROPERTY OWNER(S):

Name White Castle System, Inc.
Address P.O. Box 1498 City/State Columbus, OH Zip 43216
Phone # _____ Fax # _____ Email _____
 Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE) Attorney Agent

Name David Hodge / Smith & Hale LLC
Address 37 W. Broad St., Suite 725 City/State Columbus, OH Zip 43215
Phone # 221-4255 Fax # 221-4409 Email: _____

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

APPLICANT SIGNATURE Buckeye Express Wash, LLC By: [Signature]
PROPERTY OWNER SIGNATURE White Castle System, Inc. By: [Signature]
ATTORNEY / AGENT 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.

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make all checks payable to the Columbus City Treasurer



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AFFIDAVIT

(See instruction sheet)

APPLICATION # 23-052

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME David Hodge
of (1) MAILING ADDRESS 37 W. Broad St., Suite 725, Columbus, OH 43215

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 2725 North High Street

for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) 10/1/13

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

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

(4) White Castle System, Inc.
P.O. Box 1498
Columbus, OH 43216

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

Buckeye Express Wash LLC
448-6611

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

(5) University Area Commission
c/o Ms. Susan Keeny
358 King Ave., Columbus, OH 43201

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

(8) David Hodge
1st day of October, in the year 2013

Subscribed to me in my presence and before me this

SIGNATURE OF NOTARY PUBLIC

(8) Natalie C. Timmons
9/4/15

My Commission Expires:

This Affidavit expires six months after date of notarization.



Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2015

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213-05a

APPLICANT

Buckeye Express Wash LLC
6021 Coca Cola Blvd.
Columbus, GA 31909

PROPERTY OWNER

White Castle System, Inc.
P.O. Box 1498
Columbus, OH 43216

ATTORNEY

David Hodge
Smith & Hale LLC
37 West Broad Street, Suite 725
Columbus, OH 43215

AREA COMMISSION

University Area Commission
Susan Keeny
358 King Avenue
Columbus, OH 43201

SURROUNDING PROPERTY OWNERS

City of Columbus
Real Estate Management
90 West Broad Street, Room 425
Columbus, OH 43215

EBP 2800 North High LLC
4300 East Fifth Avenue
Columbus, OH 43219

ACV High Street LLC
465 1st Street West, Floor 2
Sonoma, CA 95476

2711 Group Inc.
2711 North High Street
Columbus, OH 43202

Homer & Emogene Anderson
2700 North High Street
Columbus, OH 43202

Theodore Nedelkoff et al.
7205 Tumblebrook Drive
New Albany, OH 43054

Charlotte Kessler, TR
Park National Bank, TR
140 East Town Street
Columbus, OH 43215

Olentangy Village Associates V LLC
2907 North High Street
Columbus, OH 43202



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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.

APPLICATION # 213-052

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) David Hodge
of (COMPLETE ADDRESS) 37 W. Broad St., Suite 725, Columbus, OH 43215
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

1. Buckeye Express Wash, LLC 6021 Coca Cola Blvd. Columbus, GA 31909 Andrew Crum / 448-6611 Zero Columbus based employees	2. White Castle System, Inc. P.O. Box 1498 Columbus, OH 43216
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

David Hodge

Subscribed to me in my presence and before me this 1st day of October, in the year 2013

SIGNATURE OF NOTARY PUBLIC

Natalie C Timmons

My Commission Expires:

9/4/15

This Project Disclosure Statement expires six months after date of notarization.



Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2015

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City of Columbus Zoning Plat



213-052

ZONING NUMBER

The Zoning Number Contained on This Form
is Herein Certified to Obtain Zoning, Rezoning,
and Variances, and is NOT to be Used for
the Securing of Building & Utility Permits

Parcel ID: 010206061

Zoning Number: 2725

Street Name: N HIGH ST

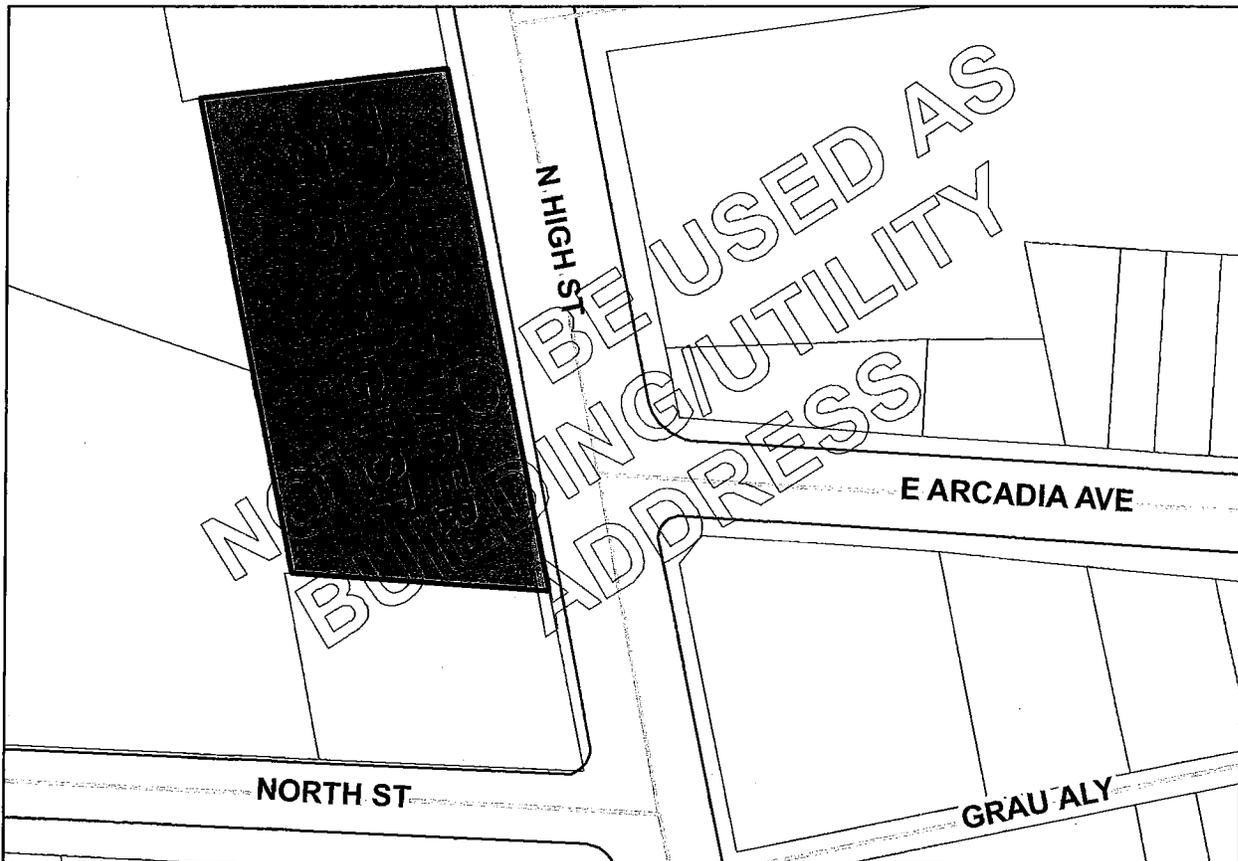
Lot Number: N/A

Subdivision: N/A

Requested By: SMITH & HALE LLC (DAVID HODGE)

Issued By: *Cassandra Sampeur*

Date: 9/19/2013



SCALE: 1 inch = 100 feet



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



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

213-052

MAP ID: dlh

DATE: 9/25/13



Disclaimer

Scale = 200



This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

Real Estate / GIS Department

CPD TEXT

PROPOSED DISTRICTS: CPD, Commercial Planned Development

PROPERTY ADDRESS: 2725 North High Street

OWNER: White Castle System, Inc.

APPLICANT: Buckeye Express Wash LLC

DATE OF TEXT: 10/1/13

APPLICATION: Z13- OS2

1. **INTRODUCTION:** This site was formerly developed with a White Castle restaurant with a drive thru window. The restaurant has been demolished and the site is now vacant.

2. **PERMITTED USES:** The permitted uses for the subject site shall be an automatic car wash and those uses permitted in Chapter 3356 of C-4, Commercial of the Columbus City Code.

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

A. Density, Height, Lot and/or Setback Requirements

N/A

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

1. The building shall be constructed in accordance with the submitted building elevations. The building elevations may be slightly adjusted to reflect engineering, architectural or other site data developed at the time that architectural and engineering plans are completed. Any slight adjustment to the building elevations shall be reviewed and may be approved by the Director of the Department of Building and Zoning Services or his new designee upon submission of the appropriate data regarding the proposed adjustment.

C. Graphics

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 District and any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

D. Miscellaneous

1. Variances.

a) C.C. 3372.605(A) A primary building frontage shall incorporate at least one main entrance door. At a building corner where two primary frontages meet, one main entrance door may be located so as to meet the requirement for both building frontages.

b) C.C. 3372.605(B) The width of a principal building along a primary building frontage shall be a minimum of sixty (60) percent of the lot width.

2. Site Plan

The subject shall be in accordance with the site plan. The site plan may be slightly adjusted to reflect engineering, topographical or other site data developed at the time that development and engineering plans are completed. Any slight adjustment to the building elevations shall be reviewed and may be approved by the Director of the Department

of Building and Zoning Services or his new designee upon submission of the appropriate data regarding the proposed adjustment.

3. CPD Criteria.

- a) Natural Environment, The site was a former fast food restaurant. It is now vacant.
- b) Existing Land Uses. This site is part of the High Street commercial corridor. There is commercial development to the north, south, and to the east across High Street.
- c) Transportation and Circulation. The site will have access to High Street.
- d) Visual Form of the Environment. The proposed development will be compatible to the existing commercial development in the area.
- e) View and Visibility. The applicant considered pedestrian access and motorist visibility in the location of the building and the access point.
- f) Proposed Development: Commercial.
- g) Behavior Patterns. The proposed development will provide a commercial service for the surrounding commercial and residential neighborhoods. Existing development along High Street corridor have established vehicular and pedestrian patterns for the area.
- h) Emission. The site will not have negative effects on emission levels of light, sound, smell and dust.

The undersigned, being the owner of the subject property together with the applicant in the subject application, or their authorized representatives does 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 that 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.



J. CARTER BEHN

Proposed Goo-Goo Carwash

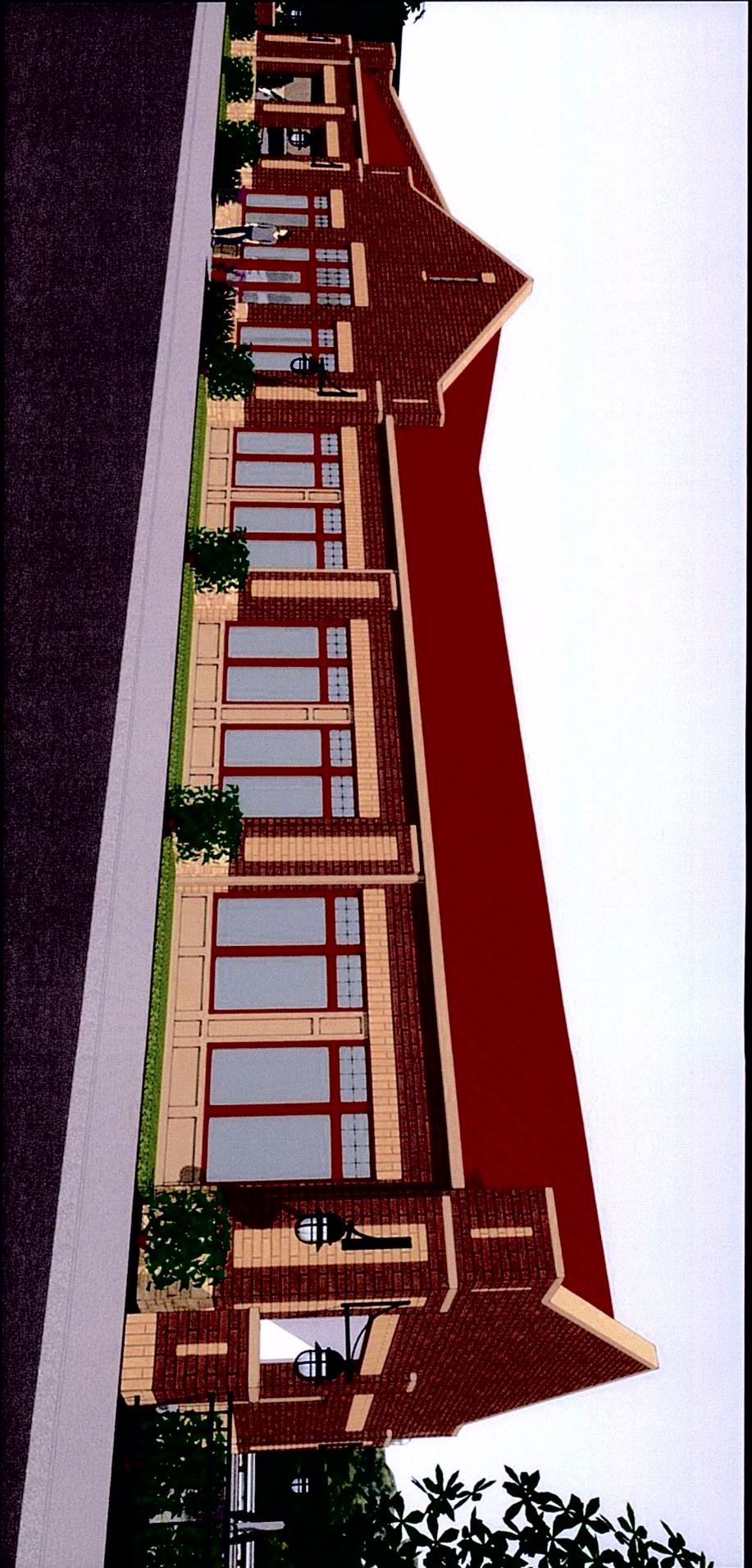
220 North Hill Street
Columbus, Ohio



J. CARTER BEHN

Proposed Goo-Goo Carwash

220 South High Street
Columbus, Ohio



J. CARTER BEATT

Proposed Goo-Goo Carwash

220 North Hill Street
Columbus, Ohio



J. CARTER BEHN

Proposed Goo-Goo Carwash

222 North Hill Street
Columbus, Ohio



J. CARTER BEHN

Proposed Goo-Goo Carwash

2225 North Hill Street
Columbus, Ohio



J. CARTER BEAN

Proposed Goo-Goo Carwash

322 North Hill Street
Columbus, Ohio



J. CARTER BEHN

Proposed Goo-Goo Carwash

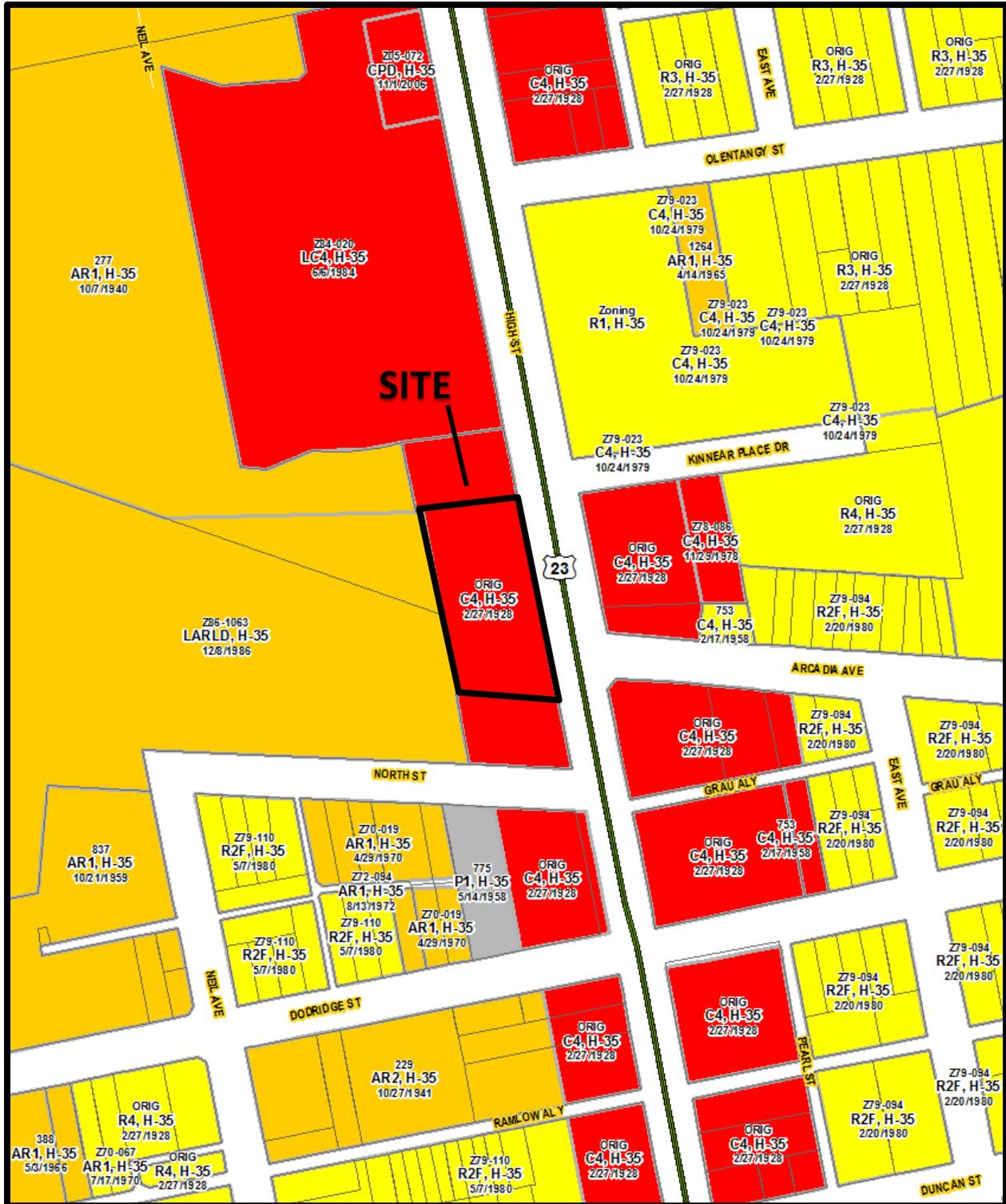
3225 North Park Street
Columbus, Ohio



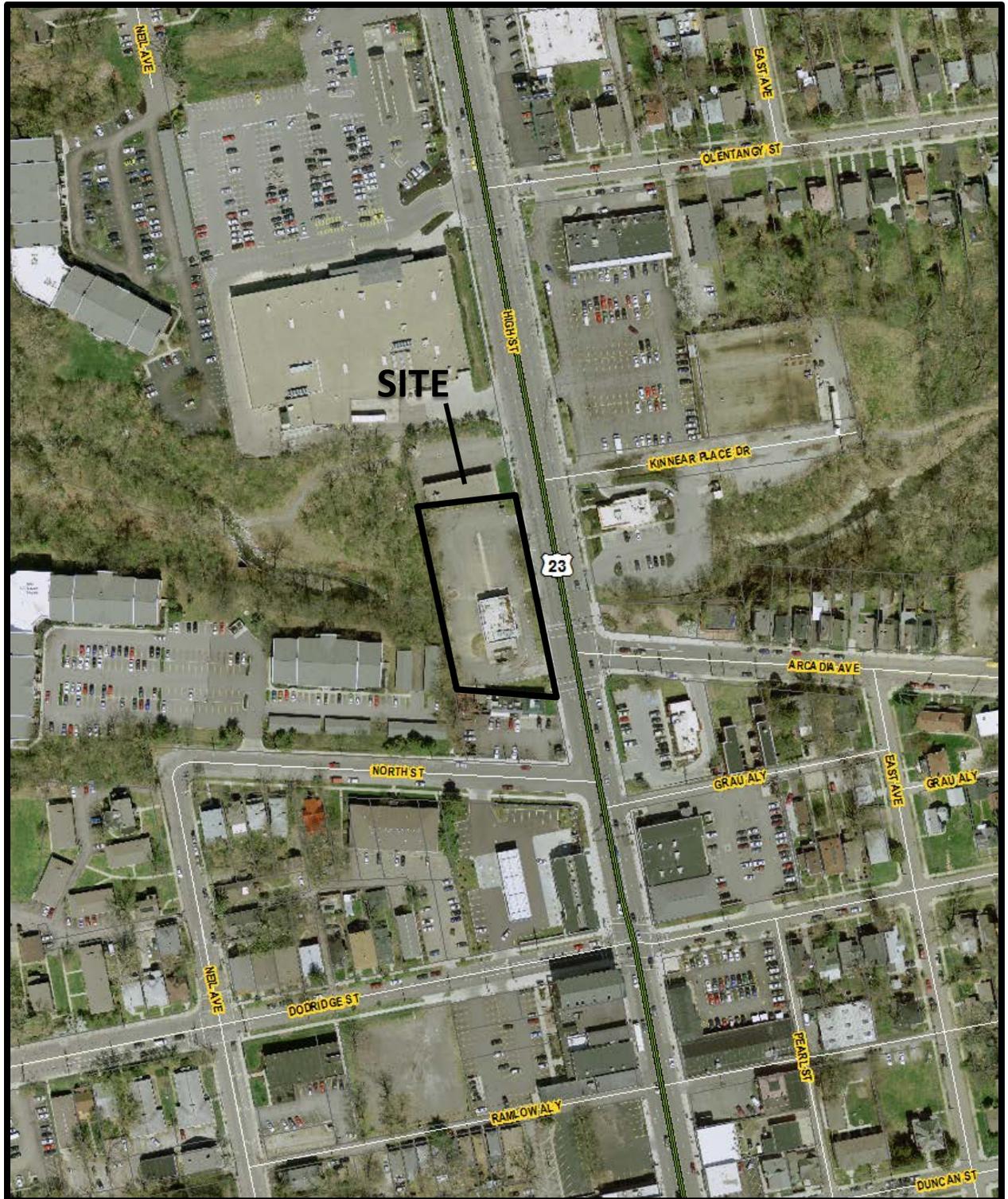
J. CARTER BEAN

Proposed Goo-Goo Carwash

222 North High Street
Columbus, Ohio



Z13-052
 2725 North High Street
 Approximately 0.81 acres
 Request: C-4 to CPD



Z13-052
2725 North High Street
Approximately 0.81 acres
Request: C-4 to CPD