

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MARCH 13, 2014**

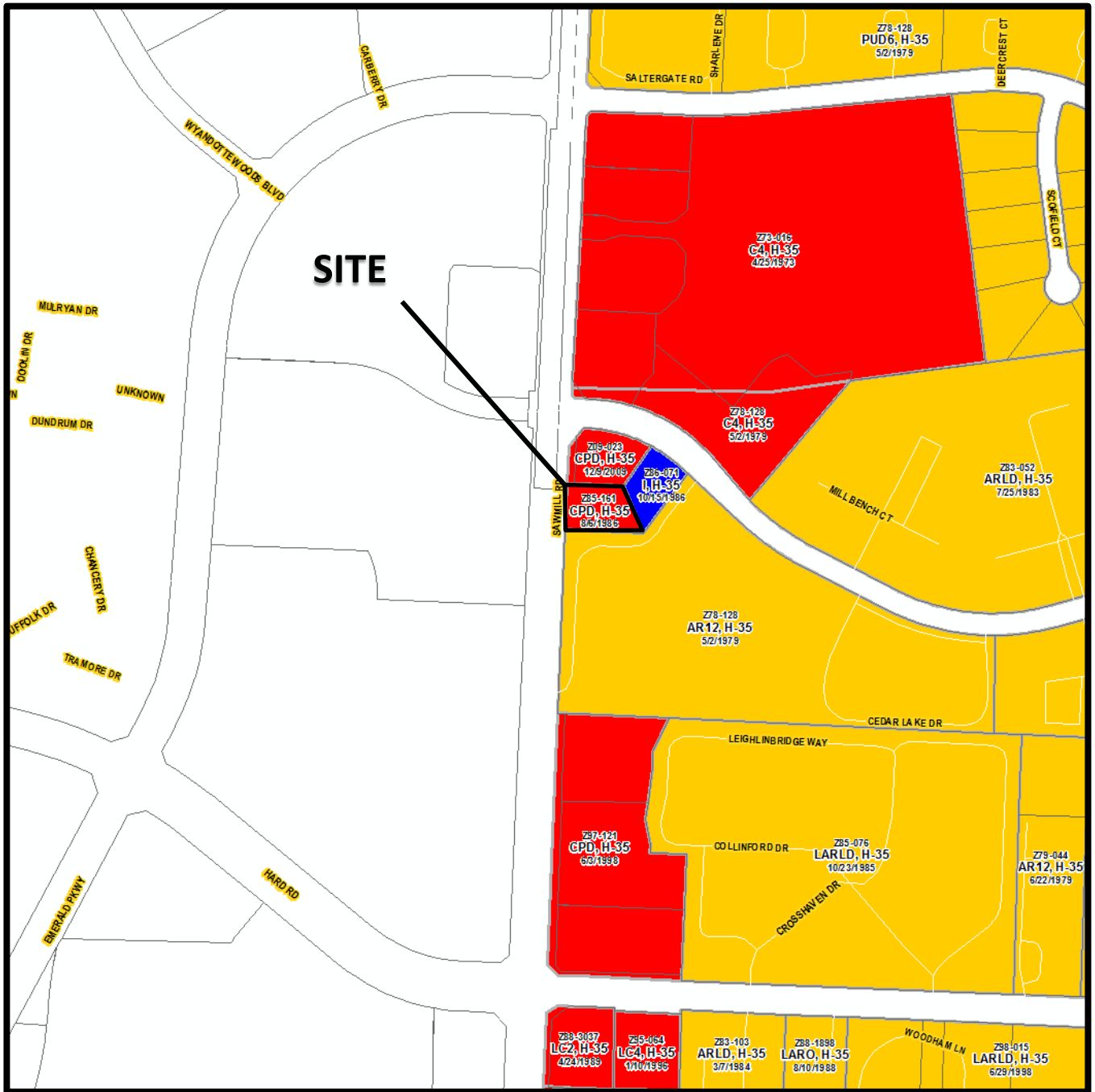
- 3. APPLICATION: Z14-001 (14335-00000-00002)**
Location: **7616 SAWMILL ROAD (43016)**, being 0.5± acres located on the east side of Sawmill Road, 160± feet south of Summer Drive (590-157012; Far Northwest Coalition).
Existing Zoning: CPD, Commercial Planned Development District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Instant oil change facility.
Applicant(s): Mark Gilbertson, Ashland Inc.; 3499 Blazer Parkway; Lexington, KY 40509.
Property Owner(s): Cordle Cushman; c/o David L. Duren, Esq; 655 Metro Place South #210; Dublin, OH 43017.
Planner: Tori Proehl, 645-2749, vjproehl@columbus.gov

BACKGROUND:

- The 0.5± acre site is developed with a vacant building and zoned in the CPD, Commercial Planned Development District. The applicant requests rezoning to the CPD, Commercial Planned Development District to allow an instant oil change facility.
- Surrounding the site is a car wash to the north in the CPD, Commercial Planned Development District. To the northeast is a school and commercial development in the I, Institutional and C-4, Commercial Districts. To the south and southeast is a multi-unit development in the AR-12, Apartment Residential District, and to the west is a commercial Development in the City of Dublin.
- The site is located within the planning area of the *Northwest Plan* (2007), which does not have a specific land use recommendation for this area.
- The site is located within the boundaries of the Far Northwest Coalition, whose recommendation is for approval of this application.
- The CPD plan includes the 3,899 square foot building, with a total of 9 parking spaces provided. The CPD text includes commitments to a Site Plan and Exterior Elevations. It also includes standards for landscaping, other CPD requirements and variances to stacking/by-pass lane and parking and circulation.
- The *Columbus Thoroughfare Plan* identifies Sawmill Road as 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District will allow commercial development, and the applicant intends to develop the site with an instant oil change facility. With the proposed development standards, the request is consistent with the zoning and development patterns of the area.



Z14-001
 7616 Sawmill Road
 Approximately 0.515 acres
 Request: Rezoning from CPD to CPD, Commercial Planned
 Development District



Z14-001
7616 Sawmill Road
Approximately 0.515 acres
Request: Rezoning from CPD to CPD, Commercial Planned
Development District
3-4

CPD TEXT

DEVELOPMENT TEXT

CPD. COMMERCIAL PLANNED DEVELOPMENT

0.515 +/- ACRES

EXISTING ZONING: CPD, Commercial Planned Development District

PROPOSED ZONING: CPD, Commercial Planned Development District

PROPERTY ADDRESS: 7616 Sawmill Road, Columbus, OH 43016

OWNER: Cordle Cushman; Cord Camera Centers, Inc.; 745 Harrison Dr. Columbus, OH 43204

APPLICANT: Mark Gilbertson; VIOC; 12523 95th Avenue; North Maple Grove, MN 55369

DATE OF TEXT: 02/20/14

APPLICATION NUMBER: Z14-001

INTRODUCTION:

The 0.515 +/- acre site is located on the east side of Sawmill Road just south of Summer Drive and is zoned CPD, Commercial Planned Development. The applicant proposes to develop the site with oil change facility and 9 parking stalls. The existing building on the site will be removed. The new oil change building will have a basement and 3 bays for oil changes. The building will be operated by employees at all times and is not a self-serve function. The site plan titled "Zoning Site Plan" dated February 20, 2014, Exterior Elevations titled "Exterior Elevations", dated February 20, 2014, are submitted as the development plan for the new oil change facility.

1. PERMITTED USES: All contained in C-4 including Auto Maintenance (Oil Change) Facility

2. DEVELOPMENT STANDARDS: Unless otherwise indicated on the Zoning Site Plan and Exterior Elevations, applicable for development of an auto (oil change) maintenance facility, or in this written text, the applicable development standards shall be those standards contained in Chapter 3356, C-4, Commercial District, of the Columbus City Code. If the property is used for a C-2, Commercial District Use, the applicable development standards shall be those standards contained in Chapter 3353, C-2, Commercial District.

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

1. Redevelopment of the site with an auto (oil change) maintenance facility shall be as depicted on the submitted Zoning Site Plan and Exterior Elevations. Development standards of the Zoning Code shall apply to use of the property for uses of the C-4 District.

B. Access, Loading, Parking and/or other Traffic related commitments.

1. Sawmill Road right of way dedication totaling 60 feet from centerline shall be provided in conjunction with the Site Plan Compliance Review submittal.

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

1. Landscaping requirements shall be as depicted on the submitted Zoning Site Plan with the redevelopment of the site with an auto (oil change) maintenance facility.
2. Street trees shall be provided in the Sawmill Road right of way at 30 feet on center or at the spacing of the established pattern, but not less than 30 feet on center. Developer will contact City Forester to determine appropriate street tree species recommendation.

D. Building design and/or Interior-Exterior treatment commitments.

1. Redevelopment of the site with an auto (oil change) maintenance facility shall be as depicted on the submitted Exterior Elevations.

E. Dumpsters, Lighting, Outdoor display areas and/or other environmental commitments.

1. Wiring within a development shall be underground, unless an applicable utility directs or requires wires to be above ground.

F. Graphics and Signage commitments.

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, Commercial District, in addition to compliance with the Graphics Standards of the Sawmill Road Regional Commercial Overlay. Any variance to the sign requirements shall be submitted to the Columbus Graphics Commission for consideration.

G. Other CPD Requirements.

1. Natural Environment: The site is located at the southeast corner of Sawmill Road and Summer Drive. The natural environment of the site is flat. The Sawmill Road corridor is developed with intense commercial uses.
2. Existing Land Use: The property is developed as a commercial use. The existing building will be razed with redevelopment of the site.
3. Circulation: Access to and from the site will be via a curb cut on Sawmill in the location of an existing curb cut, but rebuilt to remove a “hump” that is caused by grading issues. The new driveway will be widened to 30’ (per neighborhood association comments) and with internal circulation as depicted on the Plan.
4. Visual Form of the Environment: The area surrounding the site is zoned and developed with commercial uses.
5. Visibility: Sawmill Road is an arterial right of way. The site will be visible from Sawmill Road.
6. Proposed Development: auto (oil change) maintenance facility.
7. Behavior Patterns: Vehicular access will be from Sawmill Road, as depicted on the Zoning Site Plan. Site development for an auto (oil change) maintenance facility will be as depicted on the submitted Zoning site plan.
8. Emissions: Development will conform to City of Columbus requirements as further controlled by development standards of this development text for light levels, sounds and dust. There will be no objectionable emissions.

H. Modification of Code Standards.

1. Section 3312.11, Stacking/By-pass, to reduce the required number of stacking spaces for 3 oil change bays to a total of 9 as depicted on the site plan.
2. Section 3372.809, Parking and Circulation, to allow parking to be located in front of the building’s front building façade.

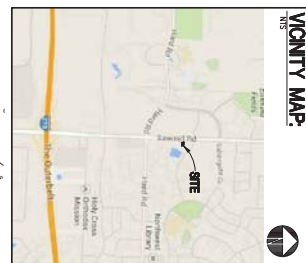
I. Miscellaneous commitments.

1. Development of the site with an auto (oil change) maintenance facility shall be in accordance with the submitted Zoning Site Plan and Exterior Elevations dated February 20, 2014. The Plans may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time final development and engineering plans are completed. Any slight adjustment to the Plans shall be reviewed and may be approved 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 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.

Signature: _____

Date: _____



GRAPHIC SCALE:



TEST FACTOR	INSTALLED SIZE
A) <u>WATER</u> Drilled openings through service	1/2" or 3/4" COLD WATER 1/2" or 3/4" COLD WATER
B) <u>SEWER</u> Means per "Water Sewer"	1/2" or 3/4" COLD WATER 1/2" or 3/4" COLD WATER
C) <u>SEWER</u> Appliances between "sewer"	1/2" or 3/4" COLD WATER 1/2" or 3/4" COLD WATER
D) <u>WATER</u> Appliances between "water"	1/2" or 3/4" COLD WATER 1/2" or 3/4" COLD WATER
E) <u>WATER</u> Appliances between "water"	1/2" or 3/4" COLD WATER 1/2" or 3/4" COLD WATER
F) <u>WATER</u> Appliances between "water"	1/2" or 3/4" COLD WATER 1/2" or 3/4" COLD WATER
G) <u>WATER</u> Appliances between "water"	1/2" or 3/4" COLD WATER 1/2" or 3/4" COLD WATER
H) <u>WATER</u> Appliances between "water"	1/2" or 3/4" COLD WATER 1/2" or 3/4" COLD WATER
I) <u>WATER</u> Appliances between "water"	1/2" or 3/4" COLD WATER 1/2" or 3/4" COLD WATER
J) <u>WATER</u> Appliances between "water"	1/2" or 3/4" COLD WATER 1/2" or 3/4" COLD WATER
K) <u>WATER</u> Appliances between "water"	1/2" or 3/4" COLD WATER 1/2" or 3/4" COLD WATER
L) <u>WATER</u> Appliances between "water"	1/2" or 3/4" COLD WATER 1/2" or 3/4" COLD WATER
M) <u>WATER</u> Appliances between "water"	1/2" or 3/4" COLD WATER 1/2" or 3/4" COLD WATER
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P) <u>WATER</u> Appliances between "water"	1/2" or 3/4" COLD WATER 1/2" or 3/4" COLD WATER
Q) <u>WATER</u> Appliances between "water"	1/2" or 3/4" COLD WATER 1/2" or 3/4" COLD WATER
R) <u>WATER</u> Appliances between "water"	1/2" or 3/4" COLD WATER 1/2" or 3/4" COLD WATER
S) <u>WATER</u> Appliances between "water"	1/2" or 3/4" COLD WATER 1/2" or 3/4" COLD WATER
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V) <u>WATER</u> Appliances between "water"	1/2" or 3/4" COLD WATER 1/2" or 3/4" COLD WATER
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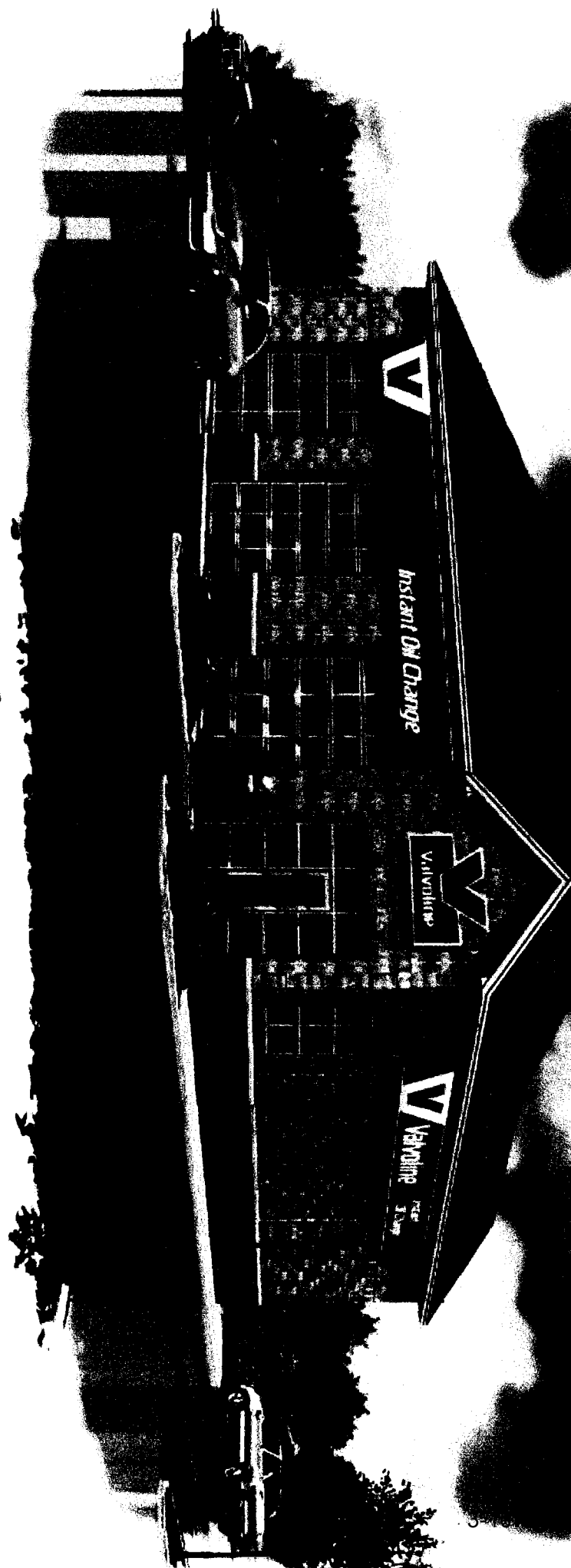
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Vaughn R. Hill, P.E.



NP

214-001



Proehl, Victoria J.

From: John Murley <jmurley@columbus.rr.com>
Sent: Monday, February 24, 2014 8:10 PM
To: 'Mark J Gilbertson'
Cc: Proehl, Victoria J.
Subject: RE: Response to Staff Review Results for Z14-001, VIOC 7616 Sawmill Road

Mark,

The Far Northwest Coalition has reviewed your plans for the Valvoline facility at 7616 Sawmill Road and approves your application. All concerns that we brought up when we met appear to have been addressed. Good luck as you move forward through the remainder of the process.

Respectfully,

John Murley
President, Far Northwest Coalition