



## REZONING APPLICATION

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

OFFICE USE ONLY

Application #: 214-013 / 14335-00000-00140  
Date Received: 3/4/14  
Application Accepted By: SP Fee: \$3520  
Comments: Assigned to Tom Proehl; 645-2749; tproehl@columbus.gov

### LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 8402 N High Street Zip 43235  
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 part of 610-219484  
☐ Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s) CPD Requested Zoning District(s) CPD  
Area Commission Area Commission or Civic Association: Far North Columbus Communities Coalition  
Proposed Use or reason for rezoning request: car wash

(continue on separate page if necessary)

Proposed Height District: H-35 Acreage 1.4 +/-  
[Columbus City Code Section 3309.14]

### APPLICANT:

Name Buckeye Express Wash, LLC c/o Dave Perry, Agent, David Perry Co., Inc.  
Address 145 E Rich Street, FL 3 City/State Columbus, OH Zip 43215  
Phone # 614-228-1727 Fax # 614-228-1790 Email dave@daveperryco.net

### PROPERTY OWNER(S):

Name Fairway Acquisitions LLC c/o Mark Catalano  
Address 1515 W Lane Avenue, Suite 10 City/State Columbus, OH Zip 43221  
Phone # 614-273-0553 Fax #  Email mcatalano@fairwayre.com  
☐ Check here if listing additional property owners on a separate page

**ATTORNEY/AGENT** (CHECK ONE IF APPLICABLE) ☒ Attorney ☐ Agent for applicant

Name Donald Plank, Plank Law Firm  
Address 145 E Rich Street, FL 3 City/State Columbus, OH Zip 43215  
Phone # 614-947-8600 Fax # 614-228-1790 Email: dplank@planklaw.com

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

APPLICANT SIGNATURE Buckeye Express Wash LLC by David B. Perry, Agent  
PROPERTY OWNER SIGNATURE Mark Catalano  
**ATTORNEY/AGENT SIGNATURE** Donald Plank

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 # 714-013

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME David B. Perry  
of (1) MAILING ADDRESS David Perry Company, Inc., 145 E. Rich Street, FL 3, 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 8402 N. High Street, Columbus, OH 43235  
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) \_\_\_\_\_  
(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.

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

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

(4) Fairway Acquisitions LLC

c/o Mark Catalano

1515 W. Lane Avenue, Suite 10

Columbus, OH 43221

Buckeye Express Wash, LLC

c/o Dave Perry, (614) 228-1727

(5) Far North Columbus Communities

c/o Jim Palmisano, President

7984 Brookpoint Drive, Westerville, OH 43081

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)

See Exhibit A

SIGNATURE OF AFFIANT

(8) David B. Perry

Subscribed to me in my presence and before me this 3rd day of MARCH, in the year 2014

SIGNATURE OF NOTARY PUBLIC

(8) Barbara A. Painter

My Commission Expires:

AUGUST 3, 2015

*This Affidavit expires six months after date of notarization.*

Notary Seal Here



BARBARA A. PAINTER  
Notary Public, State of Ohio  
My Commission Expires AUGUST 3, 2015

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Please make all checks payable to the Columbus City Treasurer

**EXHIBIT A, Public Notice**  
**8402 N High Street**  
**Z14-013**  
**March 3, 2014**

**APPLICANT**

Buckeye Express Wash LLC  
c/o Dave Perry, Agent  
David Perry Company, Inc.  
145 East Rich Street, FL 3  
Columbus, OH 43215

**PROPERTY OWNER**

Fairway Acquisitions LLC  
c/o Mark Catalano  
1515 W Lane Avenue  
Columbus, OH 43221

**ATTORNEY FOR APPLICANT**

Donald Plank, Plank Law Firm  
145 East Rich Street, FL 3  
Columbus, OH 43215

**COMMUNITY GROUP**

FNCCC  
c/o Jim Palmisano, President  
7984 Brookpoint Drive  
Westerville, OH 43081

**PROPERTY OWNERS WITHIN 125 FEET**

NP 1947 LLC  
8133 Worthington Crossing  
Westerville, OH 43081

Store Master Funding II LLC  
8501 E. Princess Dr. #190  
Scottsdale, AZ 8525 43220

TCH Dillmont LLC  
2790 Club Dr.  
Los Angeles, CA 90064

PJF Investments Ltd  
250 E. Broad St., Ste. 1100  
Columbus, OH 43215

Sanctuary Village Ltd.  
Donald W. Kelley & Assoc., Inc.  
250 E. Broad Street, Suite 1100  
Columbus, OH 43215

Plaza Partners L P  
175 Dillmont Dr.  
Columbus, OH 43235

Plaza Partners L P  
c/o National Tax Search LLC  
303 E. Wacker Drive, Ste. 850  
Chicago, IL 60601

111 Lazelle Road East LLC  
561 Leeds Gate  
Wadsworth, OH 44281

Columbus & Southern Ohio  
Electric Co  
1 Riverside Plaza  
Columbus, OH 43215

Willow Brook Christian Home Inc  
55 Lazelle Rd.  
Columbus, OH 43235

Cummins Property Services LLC  
2020 Roundwyck Ln.  
Powell, OH 43065

Portsmouth Road Properties LLC  
5695 Avery Rd.  
Dublin, OH 43016

**ALSO NOTIFY**

Buckeye Express Wash, LLC  
c/o Phil Wise  
6021 Coca-Cola Blvd.  
Columbus, GA 31909

**8402 N High Street**  
**Z14-\_\_\_\_\_**  
**Exhibit A, Public Notice**  
**Page 1 of 1, 3/03/14**





# City of Columbus Zoning Plat



714-013

## 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: 610219484

Zoning Number: 8402

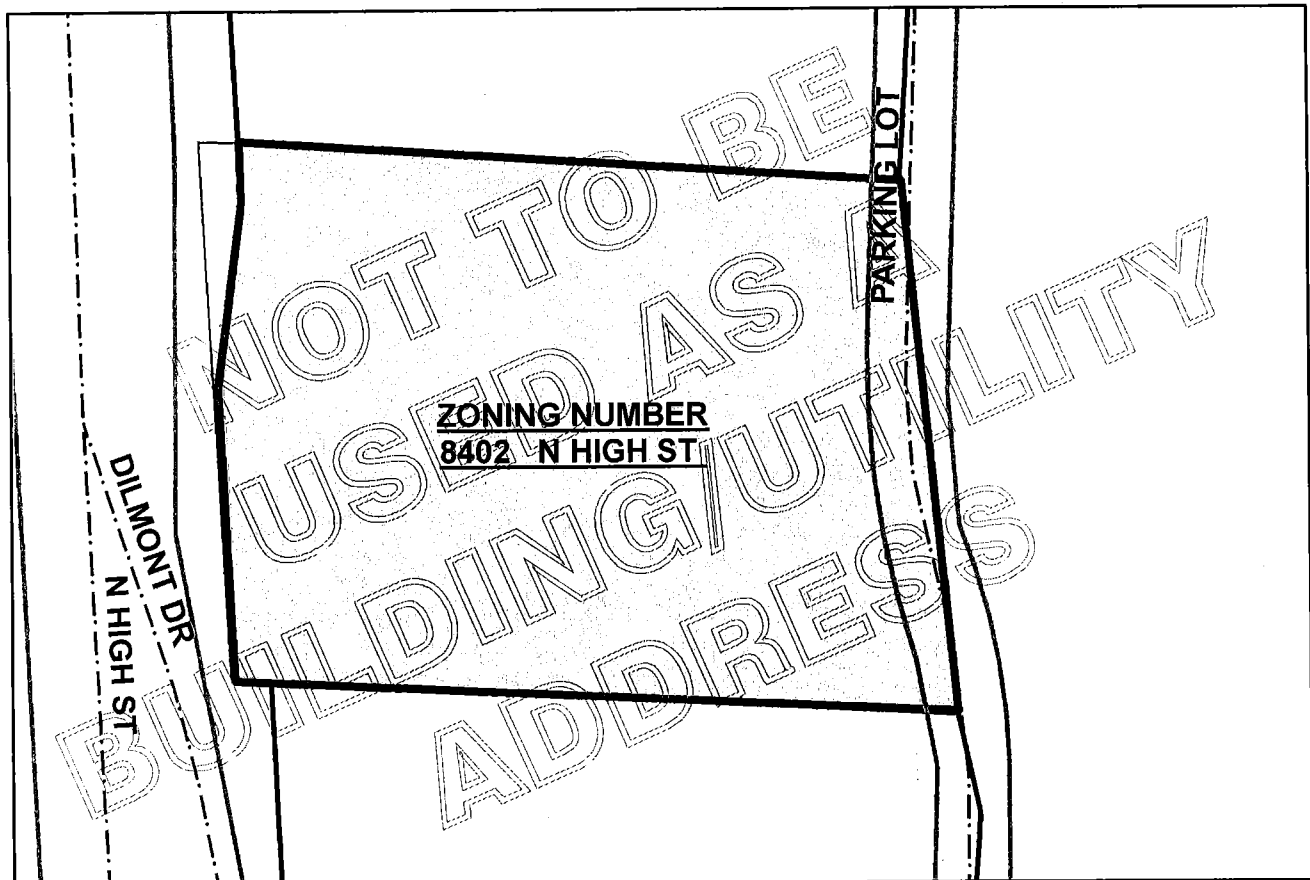
Street Name: N HIGH ST

Lot Number N/A

Subdivision: N/A

Requested By: DAVE PERRY COMPANY, LLC. (DAVE PERRY)

Issued By: *Patricia A. Austin* Date: 2/18/2014



SCALE: 1 inch = 80 feet



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

GIS FILE NUMBER: 17384

**1.404 ACRES**

Situate in the State of Ohio, County of Franklin, City of Columbus, in Quarter Township 2, Township 2, Range 18, United States Military Lands, being part of a 1.442 acre tract conveyed to Fairway Acquisitions, LLC in Instrument Number 201109010109902, Parcel II, all references are to the Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

Commencing at a set iron pin in the south line of Lazelle Road as delineated on Lazelle Road, Lazelle Road East, North High Street and Dillmont Drive Dedication and Easements as recorded in Plat Book 64, Page 6, at the northeast corner of a 1.225 acre tract conveyed to Portsmouth Road Properties, LLC in Instrument Number 200811130165636 and the northwest corner of a 10.174 acre tract conveyed to Fairway Acquisitions, LLC in Instrument Number 201109010109902, Parcel I;

Thence along the east line of said 1.225 acre tract and part of the west line of said 10.174 acre tract, South 01 degree 47 minutes 51 seconds West, 160.32 feet to a found Mag nail at the southeast corner of said 1.225 acre tract and the northeast corner of said 1.442 acre tract, being the **True Point of Beginning** of the parcel herein intended to be described;

Thence continuing along part of the west line of said 10.174 acre tract and along the east line of said 1.442 acre tract the following three (3) courses:

1. South 01 degree 47 minutes 51 seconds West, 69.45 feet to a set Mag nail at a point of curvature;
2. along a curve to the left having a radius of 305.00 feet, a central angle of 18 degrees 19 minutes 22 seconds, an arc length of 97.54 feet, South 07 degrees 21 minutes 50 seconds East, 97.12 feet to a set Mag nail at a point of reverse curvature;
3. along a curve to the right having a radius of 280.00 feet, a central angle of 09 degrees 58 minutes 36 seconds, an arc length of 48.76 feet, South 11 degrees 32 minutes 13 seconds East, 48.69 feet to a set Mag nail at the southeast corner of said 1.442 acre tract and the northeast corner of a 0.921 acre tract conveyed to NP 1947 LLC in Instrument Number 201011300162210;

Thence along part of the south line of said 1.442 acre tract and part of the north line of said 0.921 acre tract, North 86 degrees 48 minutes 33 seconds West, 302.79 feet to a set iron pin at the southeast corner of a 0.038 acre tract conveyed to City of Columbus, Ohio in Instrument Number 201309090152097;

Thence across part of said 1.442 acre tract and along the east line of said 0.038 acre tract the following three (3) courses:

1. North 03 degrees 05 minutes 25 seconds West, 103.54 feet to a set iron pin;
2. North 06 degrees 29 minutes 10 seconds East, 75.05 feet to a set iron pin;
3. North 02 degrees 55 minutes 20 seconds West, 27.31 feet to a set iron pin at the northeast corner of said 0.038 acre tract;

Thence, across part of said 1.442 acre tract and along the north line of said 0.038 acre tract, North 86 degrees 55 minutes 09 seconds West, 16.50 feet to a set iron pin in the west line of said 1.442 acre tract at the northwest corner of said 0.038 acre tract;

Thence along part of the west line of said 1.442 acre tract, North 02 degrees 58 minutes 19 seconds West, 7.07 feet to a set iron pin at the northwest corner of said 1.442 acre tract and the southwest corner of a 0.080 acre tract conveyed to City of Columbus, Ohio in Instrument Number 200004070067843;

Thence along the north line of said 1.442 acre tract and along the south line of said 0.080 acre tract and part of the south line of said 1.225 acre tract, South 86 degrees 48 minutes 33 seconds East, 298.12 feet to the **True Point of Beginning**, containing 1.404 acres. Subject however to all legal easements, restrictions and rights of way of record and of records in the respective utility offices.

Iron pins set are 5/8" rebar, 30" long, with a yellow plastic cap inscribed "EP Ferris Surveyor 8230". The bearings in this description are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (CORS96). The bearings originated from a field traverse which was tied to said coordinate system by GPS observations and observations of selected stations in the Ohio Department of Transportation Virtual Reference Station Network. The north line of the 1.442 acre tract conveyed to Fairway Acquisitions LLC in Instrument Number 201109010109902 having a bearing of South 86 degrees 08 minutes 12 seconds East is designated the basis of bearings for this description. This description is based on a field survey by E.P. Ferris and Associates in July 2011 and February, 2014.

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Matthew E. Ferris P.S. 8230

Date

**CPD, COMMERCIAL PLANNED DEVELOPMENT**  
**1.404 +/- ACRES**

EXISTING ZONING: CPD, Commercial Planned Development  
PROPOSED ZONING: CPD, Commercial Planned Development  
PROPERTY ADDRESS: 8402 N. High Street, Columbus, OH 43235  
APPLICANT: Buckeye Express Wash LLC c/o Dave Perry, Agent, David Perry Company, Inc., 145 East Rich Street, FL 3, Columbus, OH 43215 and Donald Plank, Attorney, Plank Law Firm, 145 East Rich Street, FL 3, Columbus, OH 43215.  
DATE OF TEXT: March 3, 2014  
APPLICATION NUMBER: Z14- 013

**1. INTRODUCTION:** The 1.404 +/- acre site is located on the east side of N. High Street, 140 +/- feet north of Dillmont Drive. The site is presently zoned CPD, Commercial Planned Development. The current CPD zoning permits all C-4 uses. Applicant proposes to rezone the site to build an automatic car wash. The site plan titled "Zoning Site Plan, 8402 N High Street" dated \_\_\_\_\_, hereinafter "Site Plan", is submitted as the development plan for the automatic car wash.

**2. PERMITTED USES:** All uses of Chapter 3356, C-4, Commercial District, and an automatic car wash.

**3. DEVELOPMENT STANDARDS:** Unless otherwise indicated on the Site Plan, which shall be applicable for development of a car wash, 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.

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

Development of the site with a car wash shall be as depicted on the submitted Site Plan. 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. Development of the site with a car wash shall be as depicted on the submitted Site Plan. Development standards of the Zoning Code shall apply to use of the property for uses of the C-4 District.

2. Right of way totaling 80 feet from centerline of North High Street shall be provided to the City of Columbus prior to approval of the final Site Compliance Plan for a car wash.

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

Landscaping for the car wash shall be as depicted on the Site Plan.



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

N/A

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

N/A

**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-5, Commercial District, if the site is developed with a car wash, or the C-4 Commercial District, if developed with a C-4, Commercial District Use. 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 on the east side of N. High Street, 140 +/- feet north of Dillmont Drive. N. High Street is a major north/south multi-lane arterial right of way. The site is flat and is an outlot to the Parkwick Shopping Center. The North High Street/US 23 corridor is developed with intense commercial uses.

2. Existing Land Use: A commercial building on the site has recently been razed. Adjacent outlots are developed with commercial uses.

3. Circulation: Vehicular access will be from the east side of the site via an access easement that connects Dillmont Drive and Lazelle Road East. There shall be no direct vehicular access to or from North High Street.

4. Visual Form of the Environment: The area surrounding the site is zoned and developed with commercial uses.

5. Visibility: North High Street (US 23) is an arterial right of way. The site will be visible from North High Street.

6. Proposed Development: Automatic car wash.

7. Behavior Patterns: Vehicular access will be from the east side of the site via an access easement that connects Dillmont Drive and Lazelle Road East. There shall be no direct vehicular access to or from North High Street.

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.**

Section 3356.11, C-4 District Setback Lines, to reduce the North High Street building setback line from 80 feet to 25 +/- feet for the Teller Canopy (car wash pay station) and from 80 feet to 50 feet for vacuum equipment, as depicted on the site plan.

**I.) Miscellaneous commitments.**

1. Development of the site with an automatic car wash shall be in accordance with the site plan titled "Zoning Site Plan, 8402 N High Street" dated \_\_\_\_\_ and signed \_\_\_\_\_ by David B. Perry, Agent, and Donald Plank, Attorney. The Plan 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 Plan shall be reviewed and may be approved by the Director of the Department of Development 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, do 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 Codes, other than as specified herein.*

Signature: \_\_\_\_\_

David B. Perry, Agent


\_\_\_\_\_ Date

Signature: \_\_\_\_\_

Donald Plank, Attorney

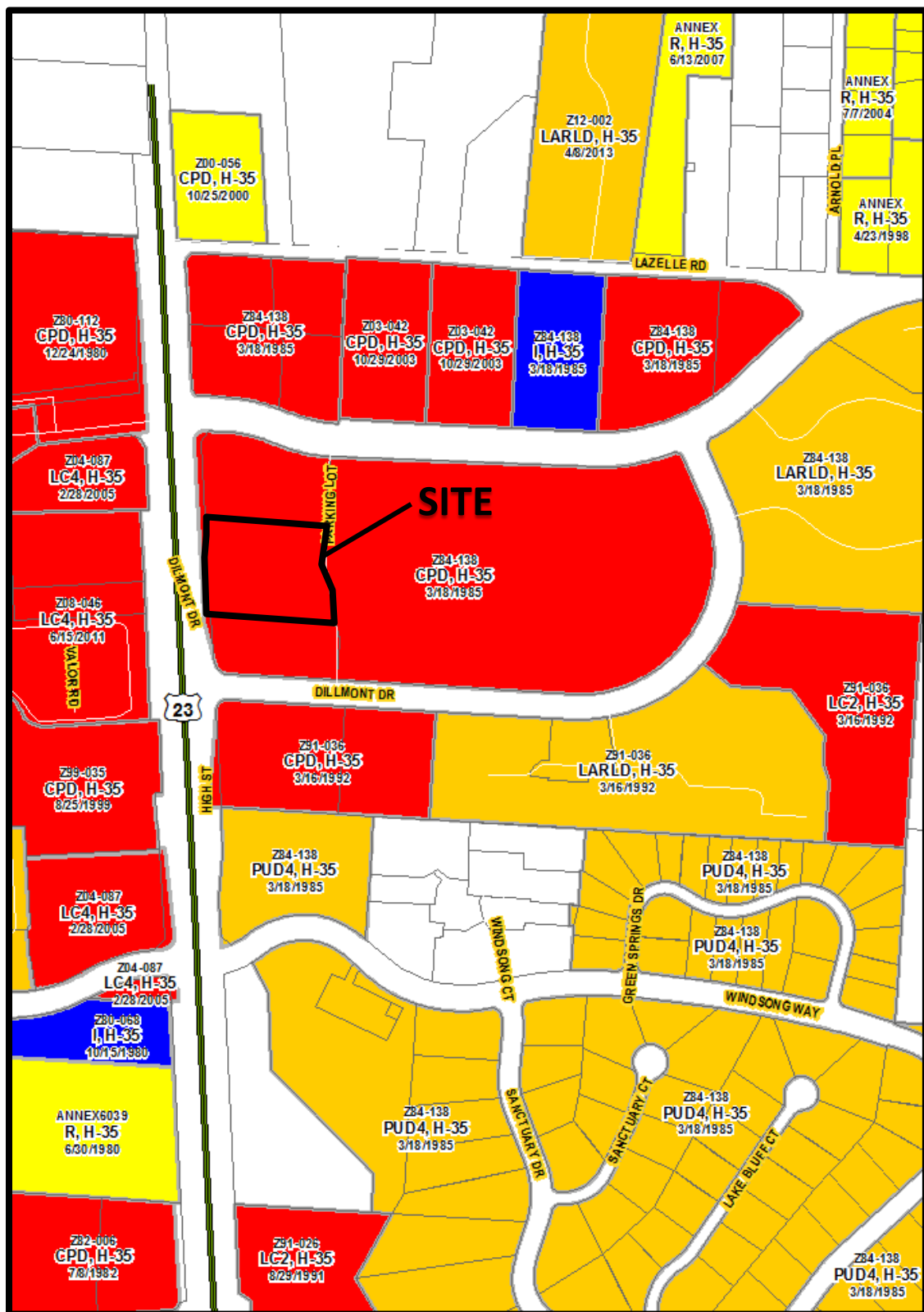
\_\_\_\_\_ Date





Know what's below.  
Call before you dig.





Z14-013

8402 N. High Street

Approximately 1.4 acres

Request: Rezoning from CPD, Commercial Planned  
Development District to CPD, Commercial Planned  
Development District



