

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MAY 8, 2014**

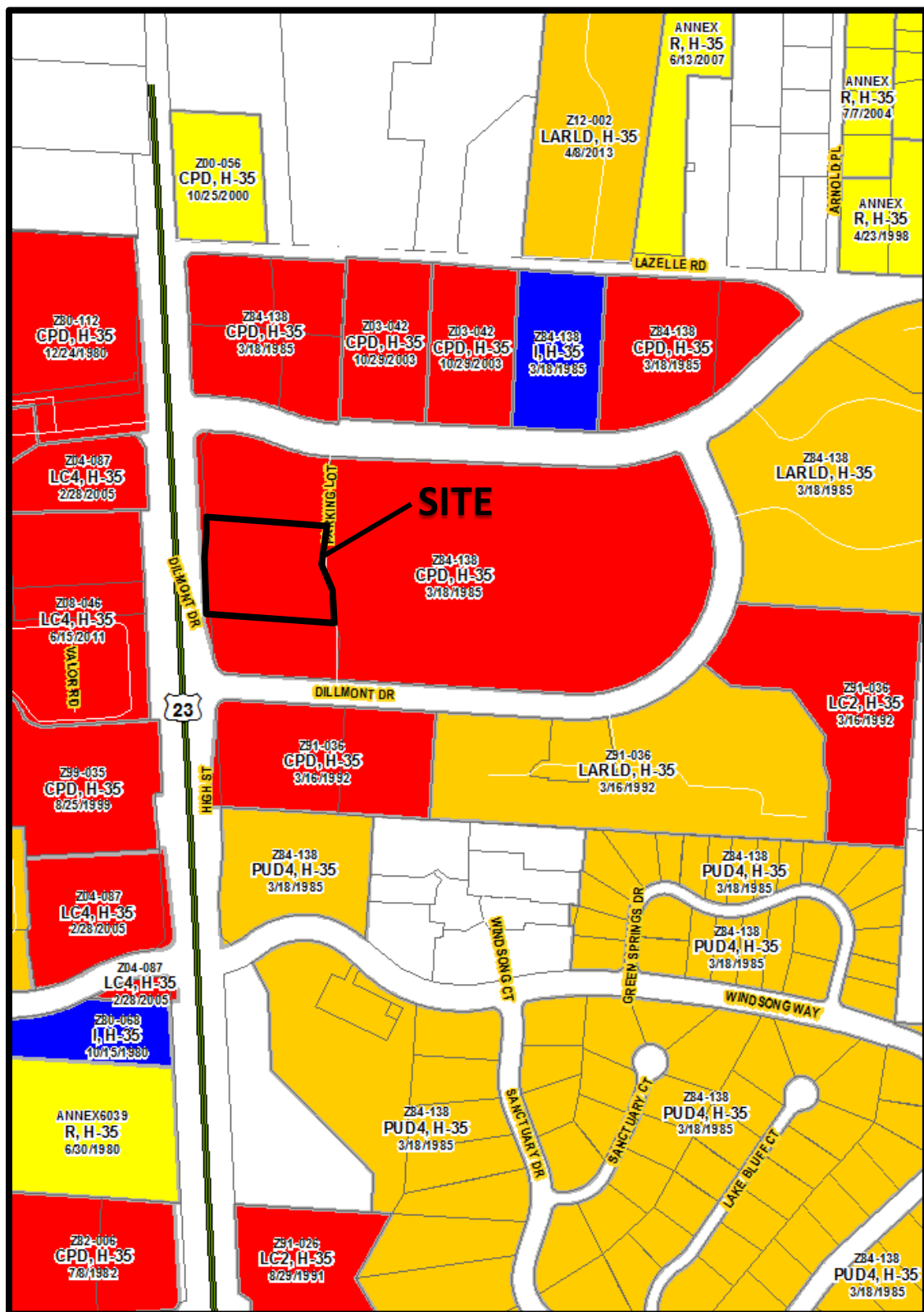
- 5. APPLICATION:** **Z14-013 (14335-00000-00140)**
Location: **8402 NORTH HIGH STREET (43235)**, being 1.4± acres located on the east side of North High Street, 600± feet south of Lazelle Road (part of 610-219484; Far North Columbus Communities Coalition).
Existing Zoning: CPD, Commercial Planned Development District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Car wash.
Applicant(s): Buckeye Express Wash, LLC; c/o Dave Perry, Agent; David Perry Co., Inc.; 145 East Rich Street, 3rd Floor; Columbus, OH 43215.
Property Owner(s): Fairway Acquisitions LLC; c/o Mark Catalano; 1515 West Lane Avenue, Suite 10; Columbus, OH 43221.
Planner: Tori Proehl, 645-2749, vjproehl@columbus.gov

BACKGROUND:

- The 1.4± acre site is undeveloped and zoned in the CPD, Commercial Planned Development District. The applicant requests a rezoning to the CPD, Commercial Planned Development District to allow the establishment of a car wash.
- Surrounding the site are eating and drinking establishments and retail to the north, east and south in the CPD, Commercial Planned Development District. To the west is commercial development in the L-C-4, Limited Commercial District.
- The site is located within the planning area of the *Far North Plan* (1994), which does not provide land use guidance for this site. The Plan does, however, call for landscaping in association with commercial uses along arterials. The applicant has complied with this recommendation.
- The site is located within the boundaries of the Far North Columbus Communities Coalition, who recommended approval of this application.
- The proposed CPD text includes permitted uses, commits to a site plan and landscaping, and includes variances to the district setback lines and drive-up stacking area.
- The *Columbus Thoroughfare Plan* requires a minimum right-of-way dedication of 80' from centerline along North High Street.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District will allow the establishment of an automatic car wash. Staff supports the proposed uses of the property, as the request is consistent with the *Far North Plan* (1994) with respect to land use recommendations, and with the zoning and development patterns of the area.



Z14-013

8402 N. High Street

Approximately 1.4 acres

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



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

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: April 23, 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 only 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:

Required 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.

1. 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 car wash pay station(s) and from 80 feet to 60 feet for vacuum equipment, as depicted on the site plan.

2. Section 3312.11, Drive-up Stacking Area, to not require a by-pass lane for the car wash

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



STANDARDIZED RECOMMENDATION FORM

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

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

Case Number

214-013 / 14335-00000-00140

Address

8402 N. High St.

Group Name

FNCCC

Meeting Date

4/1/14

Specify Case Type

- ☐ BZA Variance / Special Permit
☐ Council Variance
☒ Rezoning
☐ Graphics Variance / Plan / Special Permit

Recommendation
(Check only one)

- ☒ Approval
☐ Disapproval

NOTES:

Vote

8-0 For

Signature of Authorized Representative

SIGNATURE

James J. Palmisano

RECOMMENDING GROUP TITLE

President - FNCCC

DAYTIME PHONE NUMBER

614/430-7840

Please FAX this form to Zoning at (614) 645-2463 within 48 hours of your meeting day; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 757 Carolyn Avenue, Columbus, Ohio 43224.