



# 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 #: 214-027/14335-00000-00379  
Date Received: 6/2/14  
Application Accepted By: SP Fee: \$ 3200  
Comments: Assigned to Toni Proehl; 645-2747; vjproehl@columbus.gov

### LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 2636 Hilliard - Rome Rd. Zip 43026  
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 560-136819  
 Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s) CPD Requested Zoning District(s) LC4  
Area Commission or Civic Association: N/A  
Proposed Use or reason for rezoning request: renovate current facility into new retail space (continue on separate page if necessary)  
Proposed Height District: 35 Acreage 0.97 +/-  
[Columbus City Code Section 3309.14]

### APPLICANT:

Name Pips Quick + clean LLC c/o Deno Duros  
Address 4051 W. Dublin Granville City/State Dublin, Ohio Zip 43017  
Phone # 792-8330 Fax # \_\_\_\_\_ Email affapp@midohio.tvcbc.com

### PROPERTY OWNER(S):

Name Pips Quick + clean LLC  
Address 4051 W. Dublin Granville City/State Dublin, Ohio Zip 43017  
Phone # 792-8330 Fax # \_\_\_\_\_ Email affapp@midohio.tvcbc.com  
 Check here if listing additional property owners on a separate page

### ATTORNEY / AGENT (CHECK ONE IF APPLICABLE) Attorney Agent

Name Kate O. Vidovich  
Address 2587 Scioto View Lane City/State Columbus Zip 43221  
Phone # 350-418-1911 Fax # \_\_\_\_\_ Email: kate.vidovich@gmail.com

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

APPLICANT SIGNATURE [Signature]  
PROPERTY OWNER SIGNATURE [Signature]  
ATTORNEY / AGENT SIGNATURE Kate O. Vidovich

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 # 214-027

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Deno Duros  
of (1) MAILING ADDRESS 4051 W. Dublin Granville, Dublin, Ohio 43017

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 2436 Hilliard Rome Road  
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) 6/2/14

(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) Pips Quick + clean LLC  
4051 W. Dublin Granville  
Dublin, Ohio 43017

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

Deno Duros  
614-792-8330

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

(5) N/A

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) Deno Duros

Subscribed to me in my presence and before me this

30 day of May, in the year 2014

SIGNATURE OF NOTARY PUBLIC

(8) Kate O. Vidovich

My Commission Expires:

N/A

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

Notary Seal Here



Kate O. Vidovich, Attorney At Law  
NOTARY PUBLIC - STATE OF OHIO  
My commission has no expiration date  
Sec. 147.03 R.C.

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**LABEL SET**

**APPLICANT**

Pips Quick & Clean LLC  
c/o Deno Duros  
4051 W. Dublin-Granville  
Dublin, Ohio 43017

**PROPERTY OWNER**

Pips Quick & Clean LLC  
4051 W. Dublin Granville  
Dublin, Ohio 43017

**ATTORNEY**

Kate O. Vidovich, Esq.  
2587 Scioto View Lane  
Columbus, Ohio 43221

**AREA COMMISSION OR  
NEIGHBORHOOD GROUP**

None

**SURROUNDING PROPERTY OWNERS**

5395 Trust Dated August 30, 2012  
5395 Whirlwind Cove  
Hilliard, Ohio 43026

Sarah D. Armor  
5383 Whirlwind Cove Dr.  
Hilliard, Ohio 43026

DDM Hilliard LLC  
6610 Chatsworth St. NW  
Canton, Ohio 44718

Cheryl L. Mosley  
Steve Mosley  
5378 Whirlwind Cove Dr.  
Hilliard, Ohio 43026

Prodigies II LLC  
6543 Commerce Parkway,  
Suite T  
Dublin, Ohio 43017

Rainbow Development Corp.  
865 King Ave.  
Columbus, Ohio 43212

Jillian Rhoad  
5389 Whirlwind Cove Dr.  
Hilliard, Ohio 43026

Charles W. Sears  
Katherine Sears  
2662 Hilliard Rome Road  
Hilliard, Ohio 43026

214-027

VARIANCE REPORT - 2636 ROME HILLIARD RD.

560-221746

5395 TRUST DATED AUGUST 30 2012  
5395 WHIRLWIND COVE DR., HILLIARD, OH 43026  
HUNTINGTON MORTGAGE CORP., PO BOX 182661

560-221744

ARMOR SARAH D  
5383 WHIRLWIND COVE DR., HILLIARD, OH 43026  
THIRD FEDERAL SAVINGS, 7007 BROADWAY AVE

560-168644

DDM-HILLIARD LLC  
5416 -414 ROBERTS RD., HILLIARD, OH 43026  
DDM-HILLIARD LLC, 6610 CHATSWORTH ST NW

560-221716

MOSLEY CHERYL & L MOSLEY STEVE  
5378 WHIRLWIND COVE DR., HILLIARD, OH 43026  
GREEN TREE SERVICING, 345 ST PETER STREET

560-136819

PIPS QUICK & CLEAN LLC  
2636 ROME HILLIARD RD., HILLIARD, OH 43026  
PIPS QUICK CLEAN LLC, 4051 W DUBLIN GRANVILLE R 4051 W DUBLIN GRANVILLE RD.

560-189102

PRODIGIES II LLC  
ROME HILLIARD RD., HILLIARD, OH 43026  
PRODIGIES II LLC, 6543 COMMERCE PKWY, STE T

560-168618

RAINBOW DEVELOPMENT CORPORATION  
2582 -618 ROME HILLIARD RD., HILLIARD, OH 43026  
RAINBOW DEVELOPMENT CORP., 865 KING AVE.

560-221745

RHOAD JILLIAN  
5389 WHIRLWIND COVE DR., HILLIARD, OH 43026  
BAC TAX SERVICES CORP., TX-975-02-01, 2375 N GLENVILLE DR

050-002933

SEARS CHARLES W & SEARS KATHERINE  
02662 ROME HILLIARD RD., HILLIARD, OH 43026  
CHARLES W SEARS & KATHERINE SEARS, 2662 HILLIARD ROME RD.



# REZONING APPLICATION

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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 # 214-027

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Deno Duros  
of (COMPLETE ADDRESS) 4051 W. Dublin Granville, Dublin, Ohio 43017  
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. Pips Quick + clean LLC 4051 W. Dublin Granville Dublin, Ohio 43017 Deno Duros - 614-792-8330	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

*Deno Duros*

Subscribed to me in my presence and before me this 30 day of May, in the year 2014

SIGNATURE OF NOTARY PUBLIC

*Kate O. Vidovich*

My Commission Expires:

N/A



**Kate O. Vidovich, Attorney At Law**  
**NOTARY PUBLIC - STATE OF OHIO**  
My commission has no expiration date  
Sec. 147.03 R.C.

Notary Seal Here

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# City of Columbus Zoning Plat



714-021

## 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: 560136819

Zoning Number: 2436

Street Name: HILLIARD-ROME RD

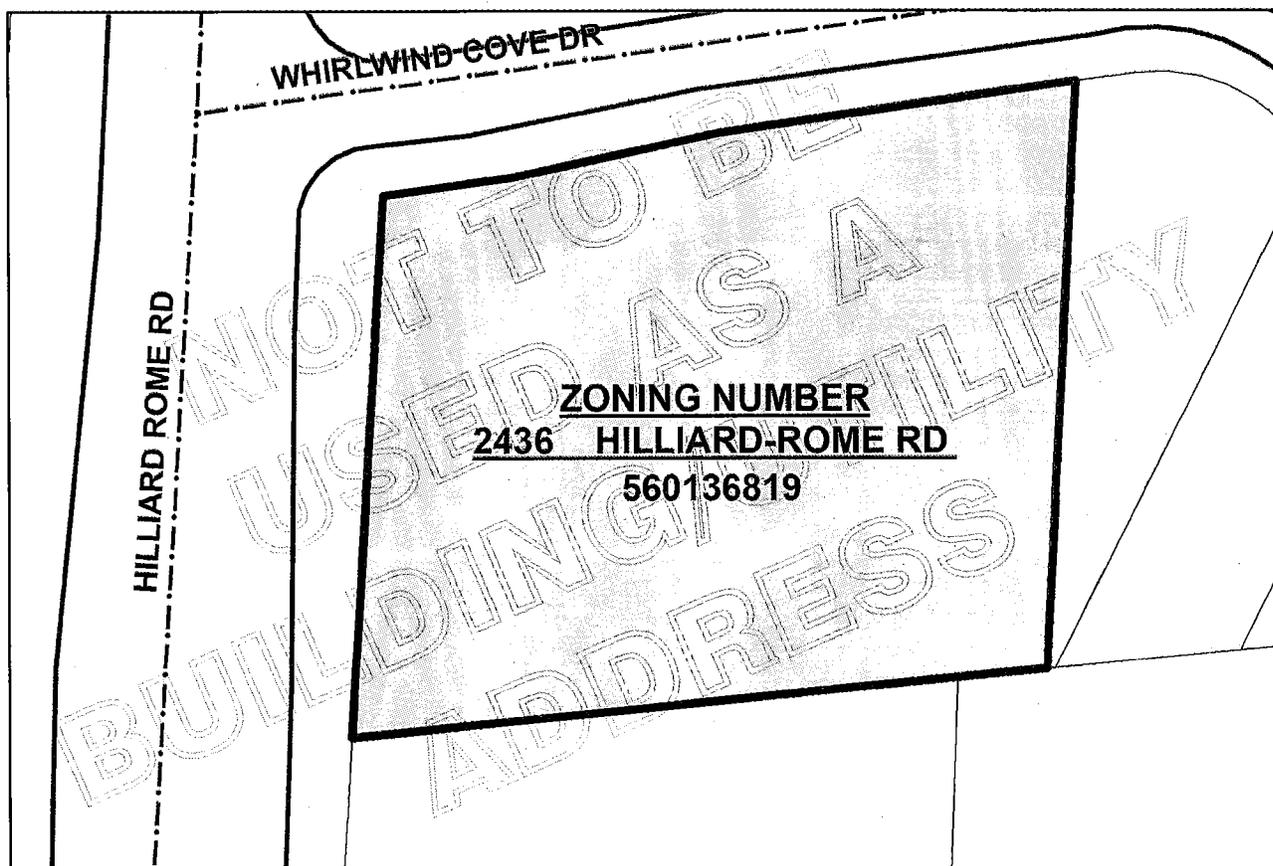
Lot Number : N/A

Subdivision: N/A

Requested By: KATE O. VIDOVICH, ESQ. (KATE O. VIDOVICH)

Issued By: *Patricia Austin*

Date: 5/23/2014



SCALE: 1 inch = 60 feet

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

GIS FILE NUMBER: 20970

214-021

Legal Description

2636 Hilliard-Rome Road

0.97 +/- Acres

Situated in the State of Ohio, County of Franklin, City of Columbus, in Virginian Military Survey No. 15022, being a part of a 3.8226 acre tract conveyed to Charles W. & Katherine Sears by deed of record in Deed Book 3367, Page 342, Recorder's Office, Franklin County, Ohio, being more particularly bounded and described as follows:

Beginning for reference at a Franklin County Engineer's Horizontal Control Monument Box found at the intersection of the centerline of Hilliard-Rome Road and Roberts Road, thence and with the centerline of Hilliard-Rome Road North  $4^{\circ}59' 00''$  East, a distance of 421.18 ft. to a point, thence and perpendicular to the centerline of Hilliard-Rome Road South  $85^{\circ}01' 00''$  East, a distance of 60.00 ft. to a 5/8" rebar set marking the TRUE POINT OF BEGINNING of the herein described tract of land, said rebar being in the easterly right-of-way line of Hilliard-Rome Road as established by the City of Columbus in Deed Book 3664, Page 537, Recorder's Office, Franklin County, Ohio;

Thence and along the easterly right-of-way line of Hilliard-Rome Road North  $4^{\circ}59' 00''$  East, a distance of 186.92 ft. to a 5/8" rebar set marking the northwesterly corner of the herein described tract;

Thence and crossing the said 3.8226 acre Trace North  $84^{\circ}04' 00''$  East, a distance of 224.05 ft. to a 5/8" rebar set;

Thence and parallel with the centerline of Hilliard-Rome Road South  $4^{\circ}59' 00''$  West, a distance of 196.80 ft. to a 5/8" rebar set in the southerly line of said 3.8226 acre tract, said rebar also being in the northerly line of a 0.919 acre tract conveyed to Luckey L. Riley as shown of record in Deed Book 3416, Page 944, Recorder's Office, Franklin County, Ohio;

Thence and with the northerly line of said Riley tract, the southerly line of said 3.8226 acre tract South  $86^{\circ}34' 00''$  West, a distance of 224.40 ft. to the TRUE POINT OF BEGINNING, containing 0.9690 acres, more or less, subject to all legal roadways, easements and restrictive covenants of record.



**LIMITATION TEXT**

**PROPOSED DISTRICT:** L-C-4, Limited Commercial District  
**EXISTING DISTRICT:** CPD, Commercial Planned Development  
**PROPERTY ADDRESS:** 2636 Hilliard Rome Road  
**OWNER:** Pips Quick & Clean LLC  
**APPLICANT:** Pips Quick & Clean LLC c/o Deno Duros  
**DATE OF TEXT:** 5/28/2014  
**APPLICATION:**

**1. INTRODUCTION:** The subject site is approximately 0.97 +/- acres located on Hilliard Rome Road. The applicant is proposing to renovate the current car wash facility into new retail spaces (approximately 9-10,000 square feet).

**2. PERMITTED USES:** Those uses listed in Chapter 3356.03 (C-4, Regional Scale Commercial District) of the Columbus City Code shall be permitted.

A. The following uses are specifically excluded from this site:

- 1) Car Wash
- 2) Any facilities requiring or utilizing a drive-thru.
- 3) Outdoor, enclosed areas for animals including, but not limited to, kennels, dog runs, and play areas.
- 4) Video stores and/or sales.

**3. DEVELOPMENT STANDARDS:** Except as otherwise noted above and herein, the applicable development standards of Chapter 3356, C-4 shall apply.

**A. Density, Height, Lot and/or Setback Commitments.**

1. A 10' parking setback along Hilliard Rome Road, Whirlwind Cove Drive, and adjoining property to the South.

**B. Access, Loading, Parking and/or Other Traffic Related Commitments.**

1. Access shall be in accordance with the review and approval of the City of Columbus Division of Transportation.

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

1. Existing ornamental trees along the East side of the property will remain where possible.
2. Existing 6' foot tall wooden privacy fence will remain.
3. Street trees will be planted and evenly spaced along Hilliard Rome Road at the ratio of not less than one tree per thirty-five (35) feet of frontage.

**D. Building Design and/or Interior-Exterior Treatment Commitments: N/A**

**E. Dumpsters, Lighting, Outdoor Display Areas, and/or other Environmental Commitments.**

1. Existing parking lot lighting will be relocated and shall adhere to any and all requirements of the Columbus City Code as it applies to the C-4 Commercial District.
2. All new or relocated utility lines shall be installed underground unless the applicable utility company requires above ground installation.
3. Applicant proposes to install dumpster(s) with wooden fence and matching gate(s) and shall adhere to any and all requirements of the Columbus City Code as it applies to the C-4 Commercial District.

214-027

**F. Graphics and/or Signage Commitments.**

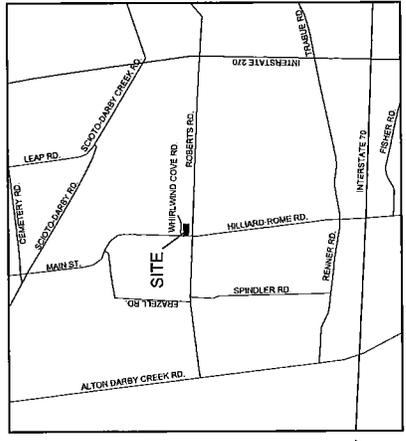
1. All signage and graphics shall conform to Article 15, Title 33 of the Columbus City Code as it applies to the C-4, Commercial District classification. Any variance to the sign requirements shall be submitted to the Columbus Graphics Commission.

The undersigned, being the owner of the subject property together with the applicant in the subject application, or other 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/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.

SIGNATURE: Kate O. Vidovich  
Attorney for Deno Duros

DATE: 5/30/14

# ZONING CLEARANCE SITE PLAN



VICINITY MAP  
NO SCALE

**OWNER:**  
Pips Quick & Clean Car Wash, LLC  
148 Green Street  
Darien, OH 43007  
Tel: 614-792-9800  
Fax: 614-792-0475  
a1pips@pipsandclean.com

**DEVELOPER:**  
M&C Construction  
1028 Proprietors Road  
Worthington, Ohio 43085  
Tel: 614-465-1674  
Fax: 614-465-1679  
wmacmehy@maccon.com

**ENGINEER:**  
Stone Environmental Engineering & Science, Inc.  
148 Green Street  
Darien, OH 43007  
Tel: 614-465-1674  
Fax: 614-465-1679  
stoneenv@stoneenv.com

**REGISTERED ENGINEER:**  
Hank Stankovich, P.E.  
148 Green Street  
Darien, OH 43007  
Tel: 614-465-1674  
Fax: 614-465-1679  
hstankov@stoneenv.com

**REGISTERED ENGINEER:**  
Hank Stankovich, P.E.  
148 Green Street  
Darien, OH 43007  
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Fax: 614-465-1679  
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148 Green Street  
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hstankov@stoneenv.com



CHARLES AND MATTHEW SEARS  
1301 ACRES  
HILLIARD-ROME ROAD  
COLUMBIAS CORP. LIMIT

WHIRLWIND COVE DRIVE  
N. 42° 52' 51" E  
10' FENCE TO REMAIN

EXISTING CURB CUT TO REMAIN  
EXISTING CURB CUT TO REMAIN

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GENERAL NOTES

THIS SITE IS WITHIN ZONE X AS INDICATED ON THE FRANKLIN COUNTY FLOOD INSURANCE RATE MAP 74 308400144K, PANEL M14, REVISED JUNE 1, 2008.

THE PROPOSED BUILDING WILL BE SERVED BY THE EXISTING WATER AND SANITARY SEWER SERVICES.

THE PROPOSED PROJECT WILL COMPLY WITH SECTION 3121.02 OF THE 2012 OHIO CONSTRUCTION CODE, WHICH SPECIFICS GRADING, 3319.19 AND 3319.03 LIGHTING, 3327.05 VISION CLEARANCES FOR PARKING, 3329.45 WHEEL STOP/CURB DEVICE.

EXCEPT AS INDICATED ON THE PLAN, THE EXISTING ERECHLUS AND RAMES ARE AIA SITE COMPLIANT PER ROAD IMPROVEMENT CONSTRUCTION PLANS, WHIRLWIND COVE DR, PLAN 15-04-040, PREPARED BY M&C CONSTRUCTION, 1028 PROPRIETORS ROAD, WORTHINGTON, OHIO 43085.

THE PLAN IS FOR THE PROPOSED INTERIOR AND ARCHITECTURAL REVIEW DISTRICTS OR PLANNING OVERLAYS.

ALL EXISTING AND PROPOSED MANEUVERING SURFACES AND PARKING SPACES COMPLY WITH C.C. 3312.45 SURFACE.

PARKING LOT LIGHTING TO CONFORM TO LCA REQUIREMENTS. EXISTING LIGHT POLES TO BE RELOCATED WHEN POSSIBLE.

ALL UTILITIES WILL BE INSTALLED UNDERGROUND.

SEMAPS AND GRAPHICS WILL CONFORM TO ARTICLE 15, TITLE 33 OF THE COLUMBIAS CITY CODE AS APPLIES TO CX.

EXISTING SITE INFORMATION

PIPS QUICK & CLEAN, LLC  
148 GREEN STREET  
DARIEN, OHIO 43007  
EXISTING ZONING: 200-007 COMMERCIAL CPD, CAR WASH  
EFFECTIVE 5-2-2000, HEIGHT DISTRICT H-35  
PARCEL: HIGH-30339 51 (0.945 AC)

PARKING SETBACKS:

FRONT: 10'  
SIDE: 10'  
REAR: N/A

BUILDING PARKING CALCULATIONS

REQUIRED PARKING SPACES FOR TOTAL OF 4,010 SF  
RETAIL SPACE: 9,000 SF = 1,200 SPACES (MAX)  
TOTAL REQUIRED PARKING: 1,200 SPACES (MIN)

TOTAL SPACES PROVIDED: 40 SPACES  
ADDITIONAL SPACES TO BE PROVIDED: 1,160 SPACES  
ADJ. ACCESSIBLE PARKING SPACES: 2 SPACES TOTAL WITH  
TOTAL COMPRISE OF STRUCTURES AND PAVED AREAS=574)

SCALE PARKING=2 SPACES + 1 SPACE/20 VEHICLE PARKING  
TOTAL REQUIRED PARKING=1,200 SPACES  
TOTAL SPACES PROVIDED=40 SPACES  
TOTAL ADJ. AREA NEEDED FOR BICYCLE PARKING

PROJECT DESCRIPTION

The proposed site development is to convert an existing car wash into a new retail building that will be subdivided into tenant suites. The existing site utilizes (water, sanitary, storm, gas and electric) will serve the new building. The new development will utilize the existing driveway access to the property.

REGISTERED ENGINEER

OWNER

DEVELOPER

ENGINEER

REGISTERED ENGINEER

REVISIONS:

Revision No. Sheets Revised Description

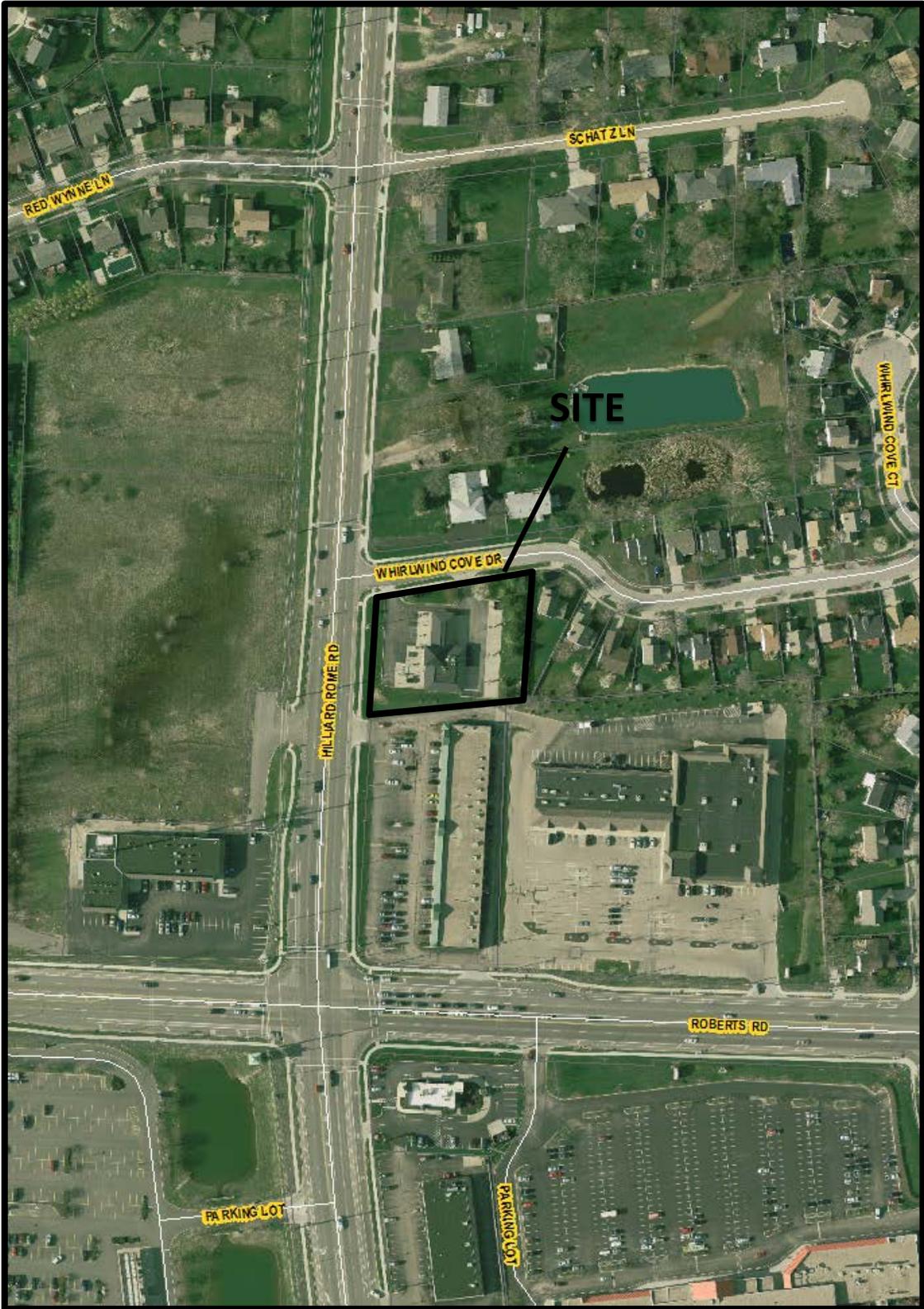
THE ZONING CLEARANCE SITE

REQUIREMENTS FOR DEVELOPMENT

REGISTERED ENGINEER



Z14-027  
 2636 Hilliard Rome Road  
 Approximately 0.97 acres  
 From CPD to L-C-4



Z14-027  
2636 Hilliard Rome Road  
Approximately 0.97 acres  
From CPD to L-C-4

# Plan Recommendations

## Trabue/Roberts Area Plan

2636 Hilliard-Rome Road

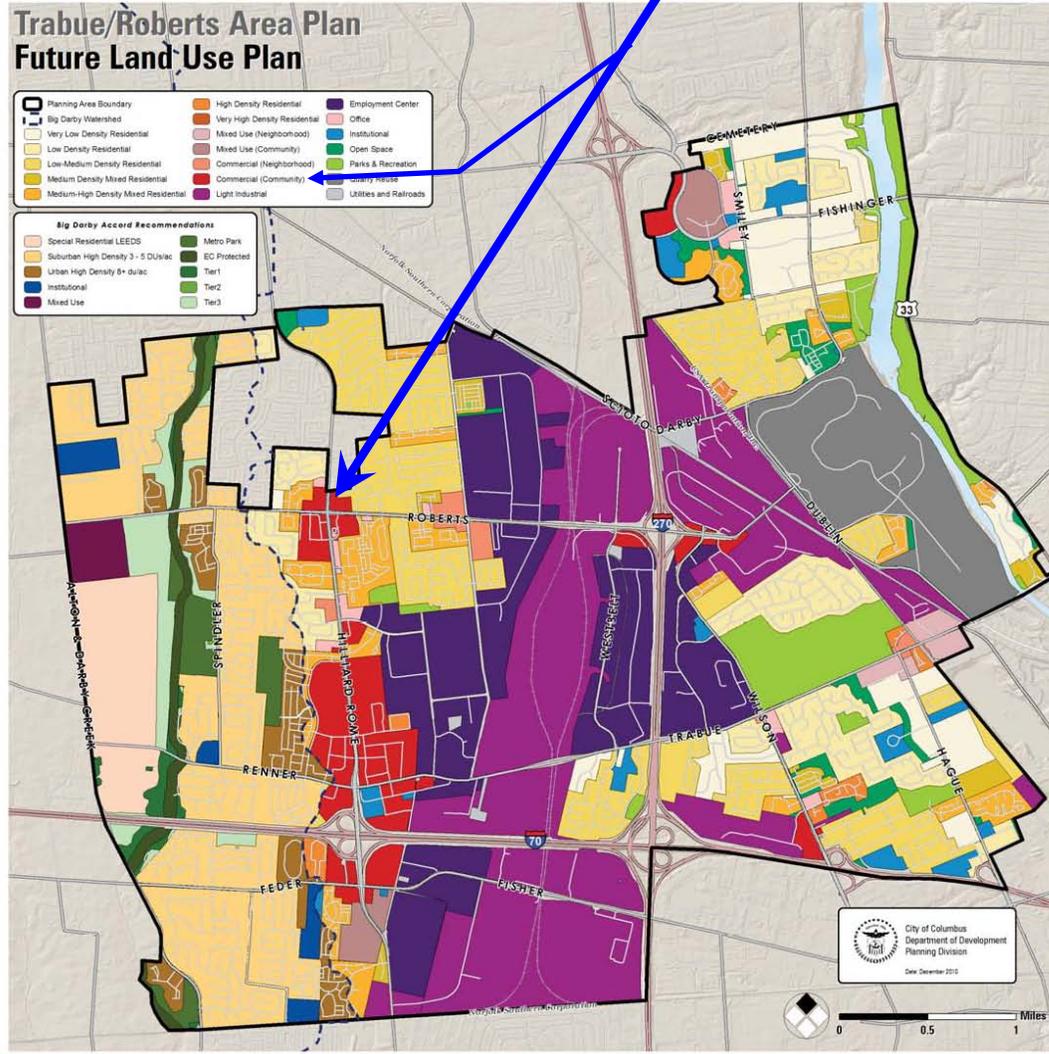


Figure 16

Z14-027