

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
JULY 10, 2014**

- 8. APPLICATION: Z14-027 (14335-00000-00379)**  
**Location:** **2636 HILLIARD ROME ROAD (43026)**, being 0.97± acres located on the east side of Hilliard Rome Road, 370± feet north of Roberts Road (560-136819).  
**Existing Zoning:** CPD, Commercial Planned Development District.  
**Request:** L-C-4, Limited Commercial District.  
**Proposed Use:** Retail development.  
**Applicant(s):** Pips Quick & Clean LLC; c/o Kate O. Vidovich, Attorney; 2587 Scioto View Lane; Columbus, Ohio 43221.  
**Property Owner(s):** The Applicant.  
**Planner:** Tori Proehl, 645-2749, [vjproehl@columbus.gov](mailto:vjproehl@columbus.gov)

**BACKGROUND:**

- The 0.41± acre site is developed with a car wash and zoned in the CPD, Commercial Planned Development District. The applicant requests the L-C-4, Limited Commercial District to allow unspecified retail development.
- To the north is a single-unit dwelling in the City of Hilliard. To the east are single-unit dwellings in the R-2, Residential District. To the south is commercial development in the L-C-4, Limited Commercial District and to the west is undeveloped land in the C-4, Commercial District.
- The site is located within the planning area of the *Trabue/Roberts Area Plan* (2011), which recommends community commercial for this location.
- The limitation text includes permitted and prohibited uses, parking setbacks, and a landscaping buffer zone along the east property line. It also commits to a site plan. Staff would also like to see a landscape buffer zone along the north property line, and has listed this condition in the approval.
- The *Columbus Thoroughfare Plan* identifies Hilliard-Rome Road as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline.

**CITY DEPARTMENTS' RECOMMENDATION:** Conditional Approval.

The requested L-C-2, Limited Commercial District will allow limited commercial development, and the applicant intends to develop the site with unspecified retail. Staff supports the intended use of the property, with an additional landscaping buffer zone along the north property line. The request is consistent with the *Trabue/Roberts Area Plan* (2011) with respect to land use recommendations, and with the zoning and development patterns of the area.



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

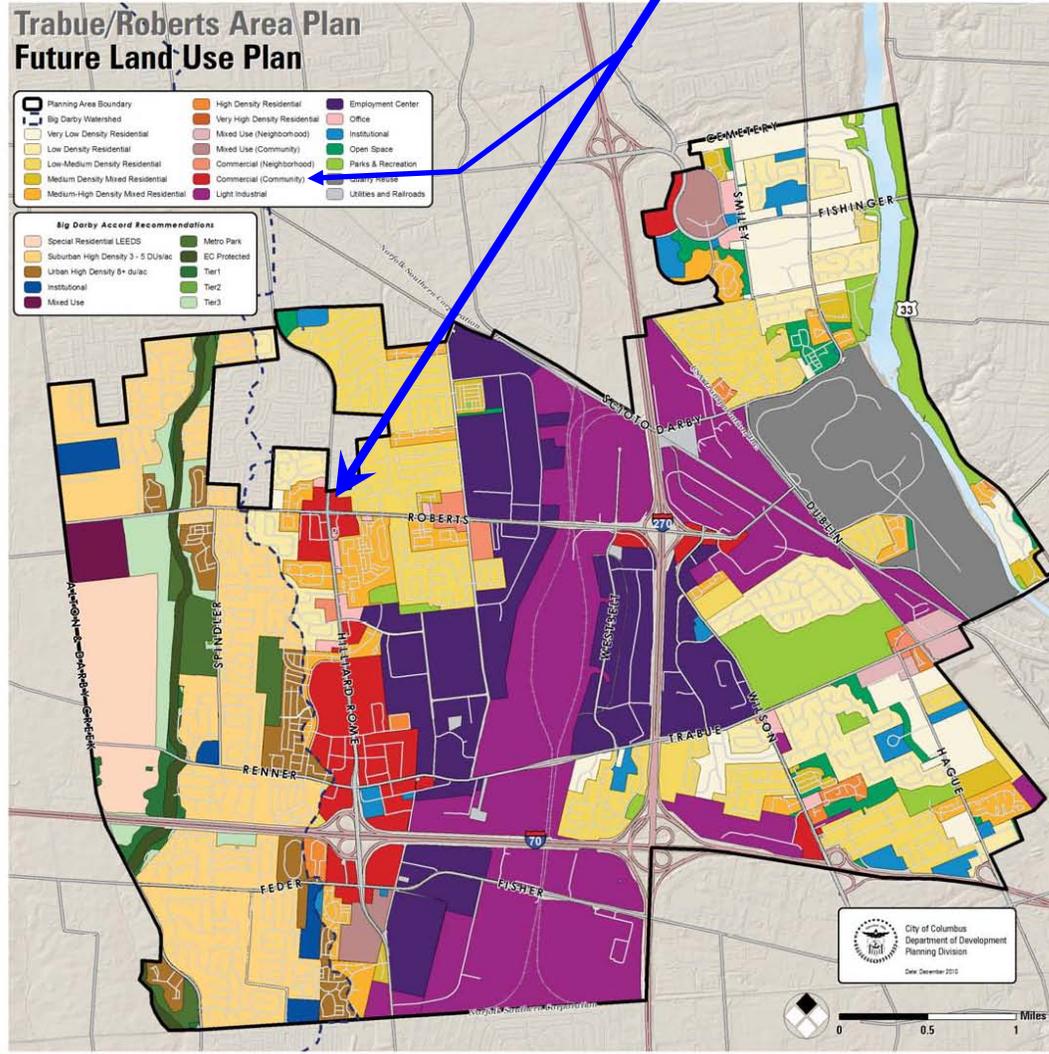
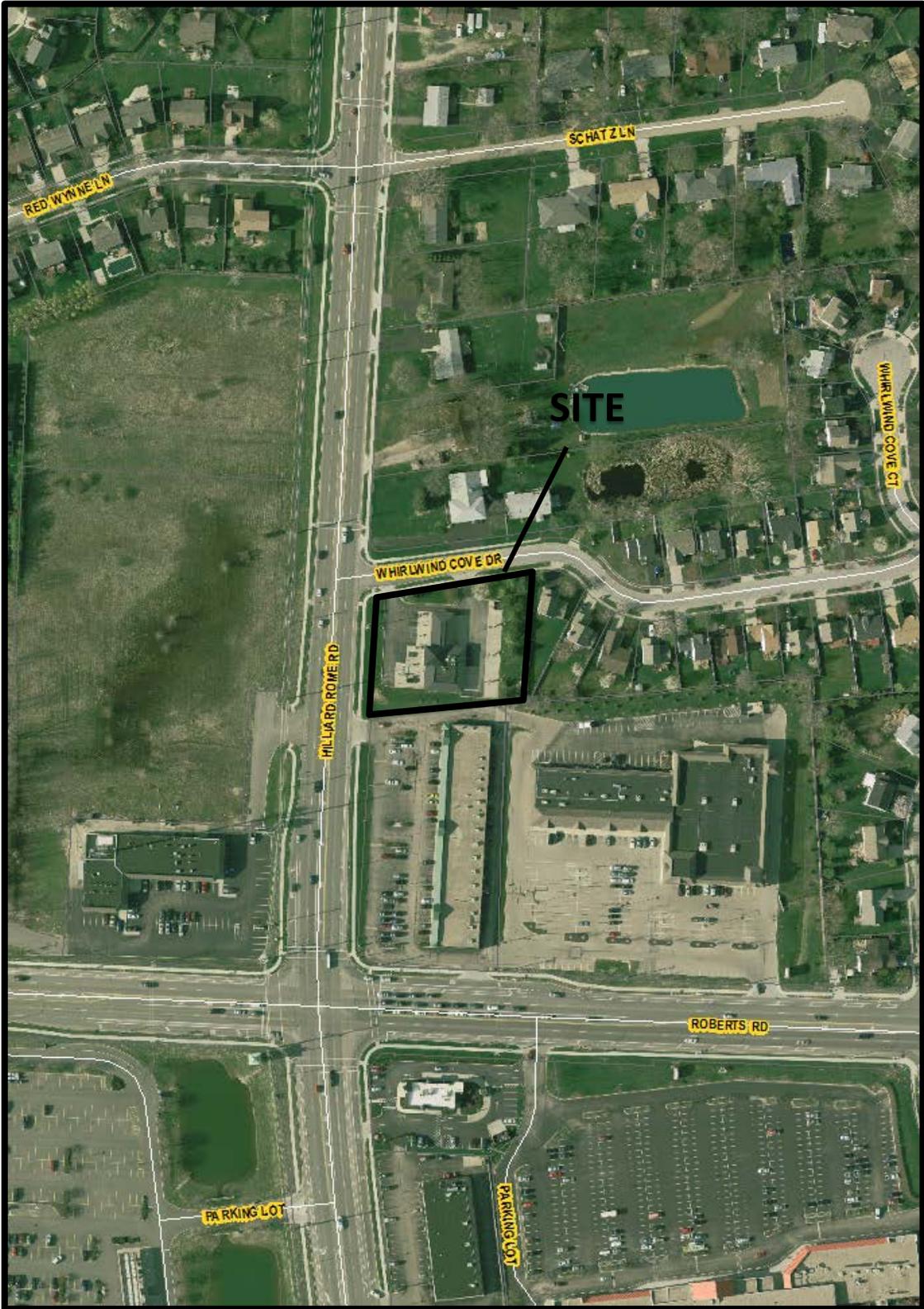


Figure 16

Z14-027



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

## 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) 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.

#### 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.

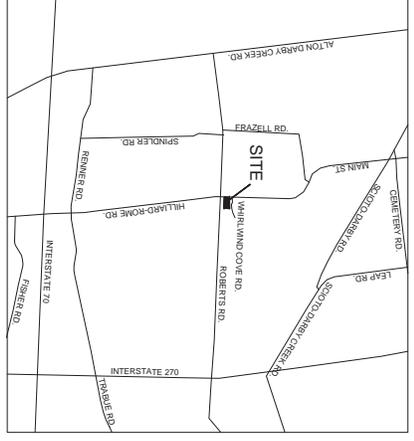
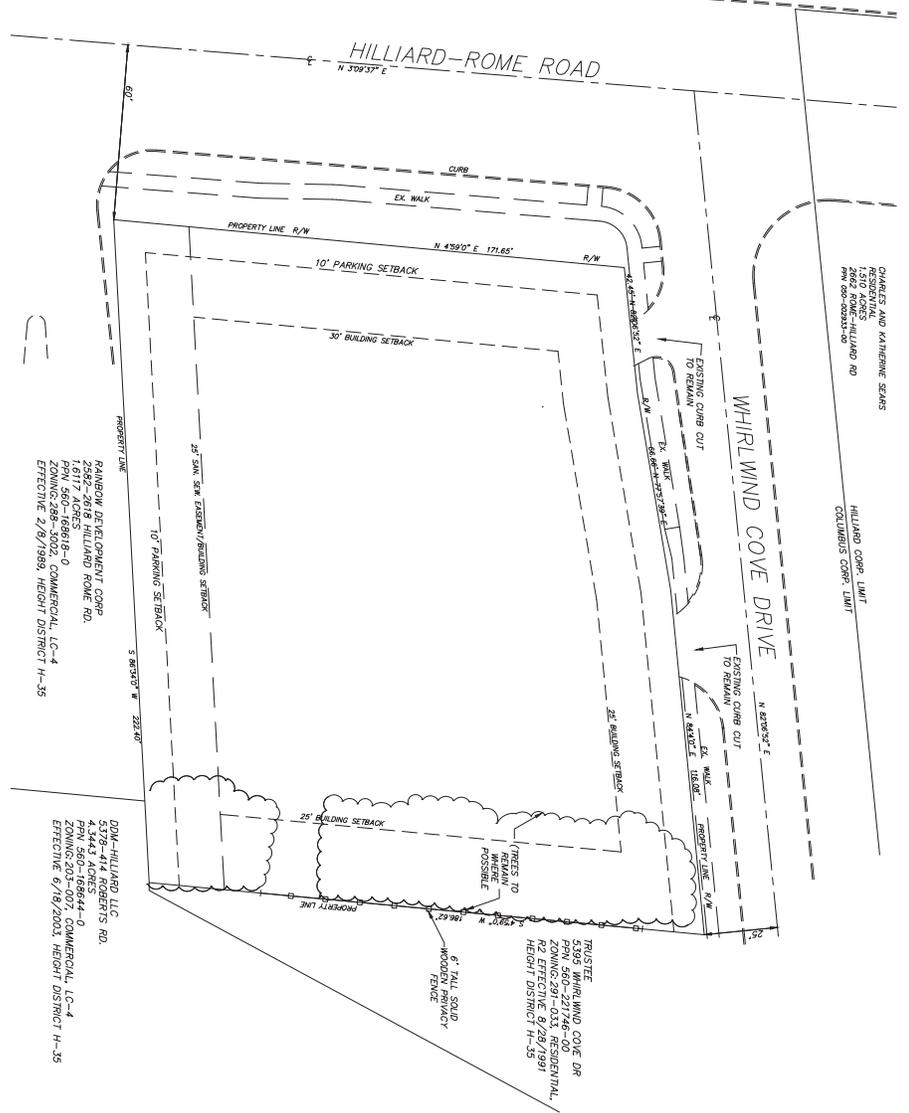
The undersigned, being the owner of the subject property together with the applicant in the subject application, or other authorized representatives do hereby agree singularly and collectively for themselves, their heirs, successors, and assigns, to abide by above restrictions, conditions, and commitments 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: \_\_\_\_\_

DATE: \_\_\_\_\_



NOTE: BEARINGS AND DISTANCES SHOWN HEREON ARE FROM A SITE IMPROVEMENT PLAN ISSUED JULY 5, 2000, BY SPANN CONSULTING ARCHITECTS FOR THE OHIO CAR WASH, 2808 ROME-HILLIARD RD., COLUMBUS, OH 43204. THE NUMBER C1 AND INST. # 200801720008506. ALSO, EXISTING SITE PLAN INFORMATION WAS DERIVED FROM THE PLAN INFORMATION SYSTEM (PIS) OF THE CITY OF COLUMBUS AND PROFILE STA. 15+000 TO STA. 15+040, PREPARED ON 11-04 SHEET 168 OF 410.



VICINITY MAP  
NO SCALE

**OWNER:**  
 Pips Quick & Clean Car Wash, LLC  
 4501 W. Dublin-Granville Road  
 Dublin, OH 43017  
 Ted Laakas 614-792-9900  
 Fax - 614-792-0476  
 a1fapp@ndohio.twbc.com

**DEVELOPER:**  
 MAC Construction  
 1028 Proprietors Road  
 Worthington, OH 43085  
 Matt McHenry 614-745-8268  
 Fax - 614-505-6005  
 mhenry@macconst.com

**ENGINEER:**  
 Stone Environmental Engineering & Science, Inc.  
 748 Green Crest Drive  
 Westerville, OH 43081  
 Hank Stonerok, P.E. 614-865-1874  
 Fax - 614-865-1879  
 hankstonerok@stoneenvironmental.com

Parcel # 560-136819-00  
 Parcel Area: 0.9075 acres (39,530 sq ft)  
 Current Zoning: 200-007 (Commercial CPD, Car Wash)  
 Requested Zoning: LC4

**Revisions:**

Revision No.	Sheet Revised	Description	Initial	Date

Tearing # \_\_\_\_\_

Columbus, Ohio

**SETBACK EXHIBIT**

2808 ROME-HILLIARD ROAD

Prepared By: Stone Environmental Engineering & Science, Inc.  
 748 Green Crest Drive  
 Westerville, OH 43081  
 Hank Stonerok, P.E.  
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