

SITE DATA	
ADDRESS	990 E DUBLIN GRANVILLE ROAD COLUMBUS, OH 43229
PARCEL ID	010-300590
AREA	± 1.624 AC (70,742 SF)
ZONING	CPD (228-070, SUBAREA B)
PROPOSED ZONING	CPD (222-070)
HEIGHT DISTRICT	H-35
PROPOSED USE	CAR WASH
PARKING	CAR REQUIRED 2 SPACES PER SITE PROVIDED 4 SPACES
PARKING LOT TREES	REQUIRED 1 TREE PROVIDED 2 TREES
VACUUM SPACES	15 SPACES

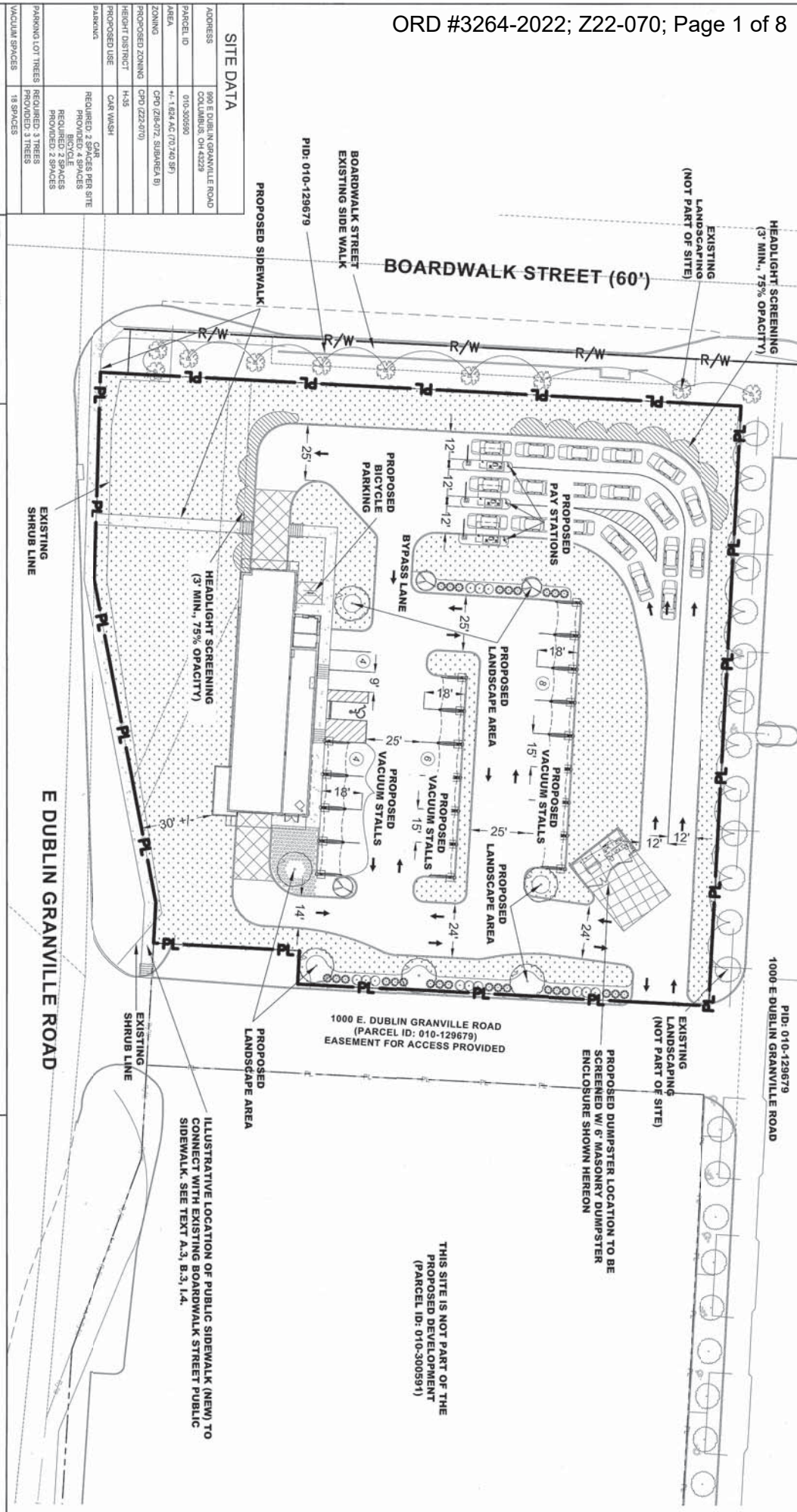
ACFS
ARNOLD CONSULTING
ENGINEERING SERVICES, INC.
P.O. BOX 1338
BOWLING GREEN, KY 42101
PHONE (270) 780-9445

DATE: 11/14/2022
SCALE: 1"=20'
DRAWN BY: B. MCANULTY
CHECKED BY: B. ZACHARY
FILED IN: 222-070
SUBMIT TO: DEVELOPMENT DIVISION & COLUMBUS DIV.

990 E DUBLIN GRANVILLE ROAD COLUMBUS, OH REZONING EXHIBIT

THE DEVELOPMENT SHOWN ON THIS EXHIBIT IS SUBJECT TO THE CITY'S REVIEW AND APPROVAL. THE CITY'S REVIEW AND APPROVAL IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED. THE CITY'S REVIEW AND APPROVAL IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED.

11/14/2022
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**STAFF REPORT
DEVELOPMENT COMMISSION
SPECIAL ZONING MEETING
CITY OF COLUMBUS, OHIO
NOVEMBER 10, 2022**

- 4. APPLICATION: Z22-070**
Location: **990 E. DUBLIN-GRANVILLE RD. (43229)**, being 1.62± acres located at the northeast corner of East Dublin-Granville Road and Boardwalk Street (010-300590; Northland Community Council).
Existing Zoning: CPD, Commercial Planned Development District.
Request: CPD, Commercial Planned Development District (H-35).
Proposed Use: Car wash facility.
Applicant(s): Driven Brands, Inc.; c/o Dave Perry, Agent; David Perry Company; 411 East Town Street, 1st Floor; Columbus, OH 43215, and Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, 2nd Floor; Columbus, OH 43215.
Property Owner(s): SIG 1000 EDG, LLC; c/o Jason Linscott; 5607 Glenridge Drive NE, Suite 200; Atlanta, GA 30342.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

BACKGROUND:

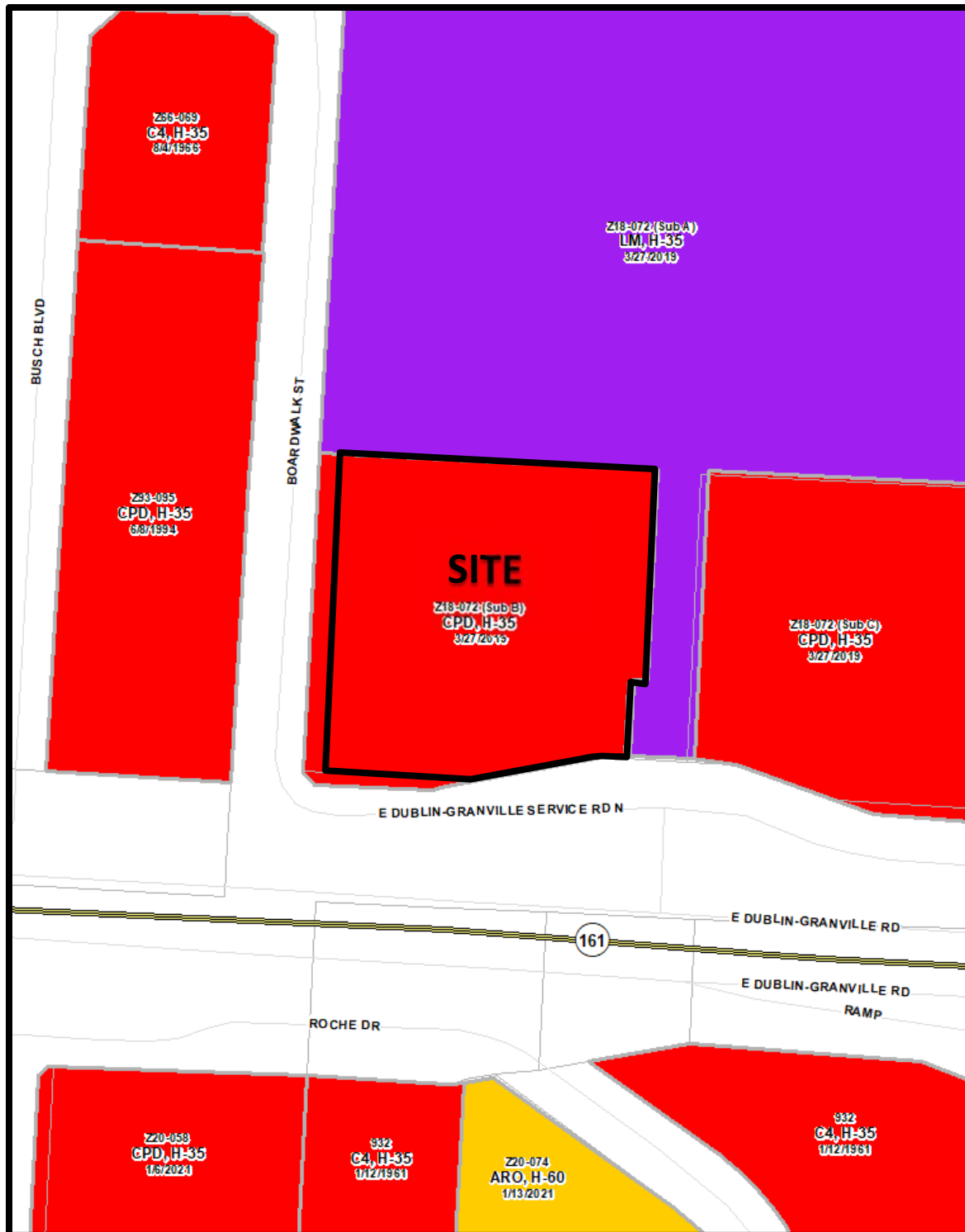
- The 1.62± acre site consists of one parcel developed with a parking lot in the CPD, Commercial Planned Development District (Subarea B), as established by Z18-072. The requested CPD district will permit, in addition to the listed C-4 commercial uses, a car wash facility. All other development standards and permitted uses have been carried forward from the previously approved CPD district with this request.
- North of the site is a self-storage facility in the L-M, Limited Manufacturing District. South of the site is commercial retail in the C-4, Commercial District and multi-unit residential development in the AR-O, Apartment-Office District. East of the site is a parking lot in the CPD, Commercial Planned Development District. West of the site is an eating and drinking establishment in the CPD, Commercial Planned Development District.
- The site is within the planning boundaries of the *Northland I Area Plan* (2014), which recommends “Regional Mixed Use” land uses at this location. The Plan also recommends that Regional Commercial Overlay (RCO) standards apply along the East Dublin-Granville Road corridor with additional considerations for signage.
- The site is located within the boundaries of the Northland Community Council whose recommendation is for approval.
- Please note that the CPD text is written in such a way that there are certain applicable development standards should the site be developed with any of the permitted C-4 commercial uses, versus a car wash facility. The CPD text includes use restrictions, and supplemental development standards addressing building and parking setbacks, vehicular access, parking arrangements, landscaping, screening, dumpster location,

graphics controls, and includes a specific site plan in the event that the site is developed with a car wash facility. A code modification for reduced building setbacks with either development scenario is also included in the request.

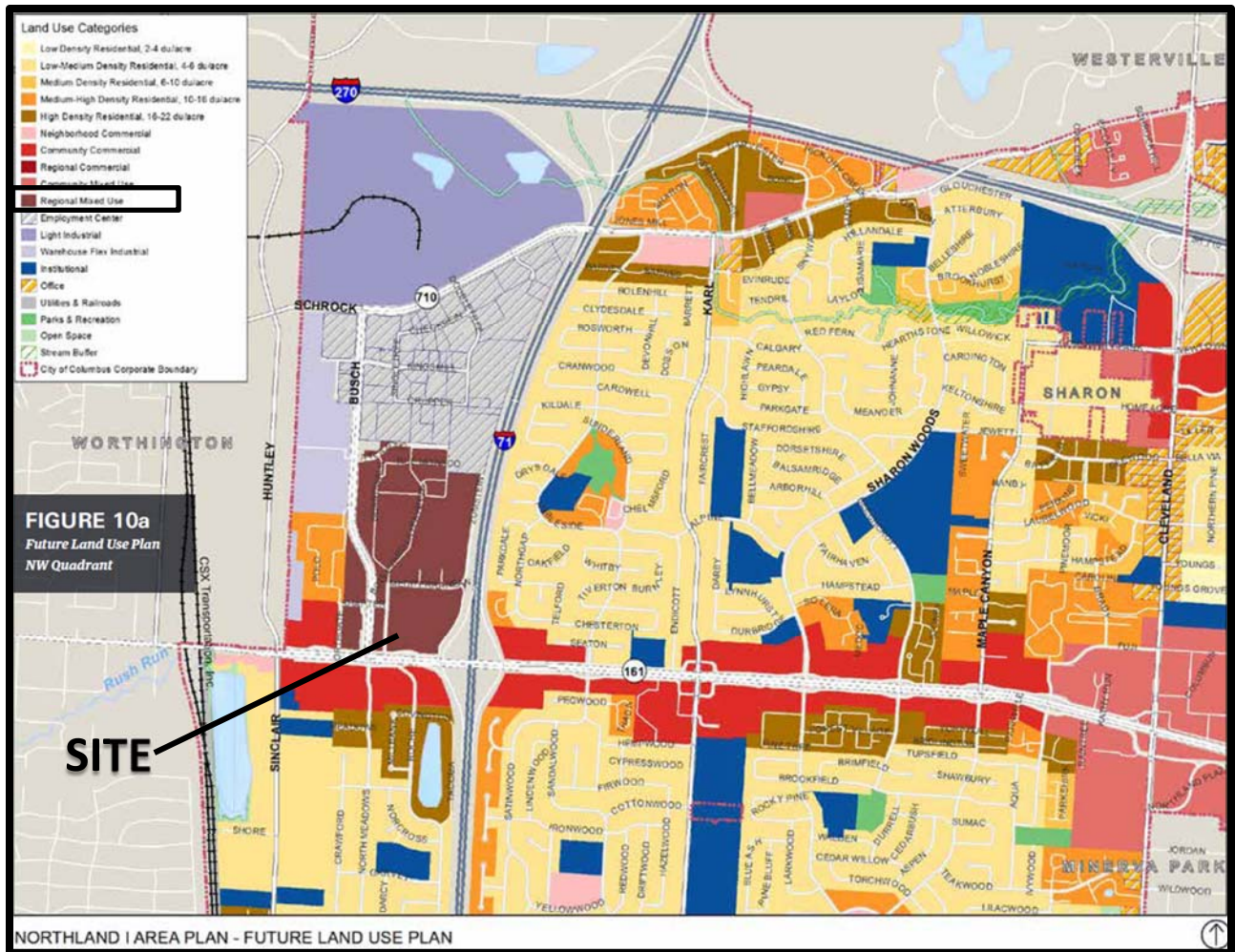
- The *Columbus Multimodal Thoroughfare Plan* (2019) identifies this portion of East Dublin-Granville Road as a Suburban Commuter Corridor requiring 220 feet of right-of-way.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

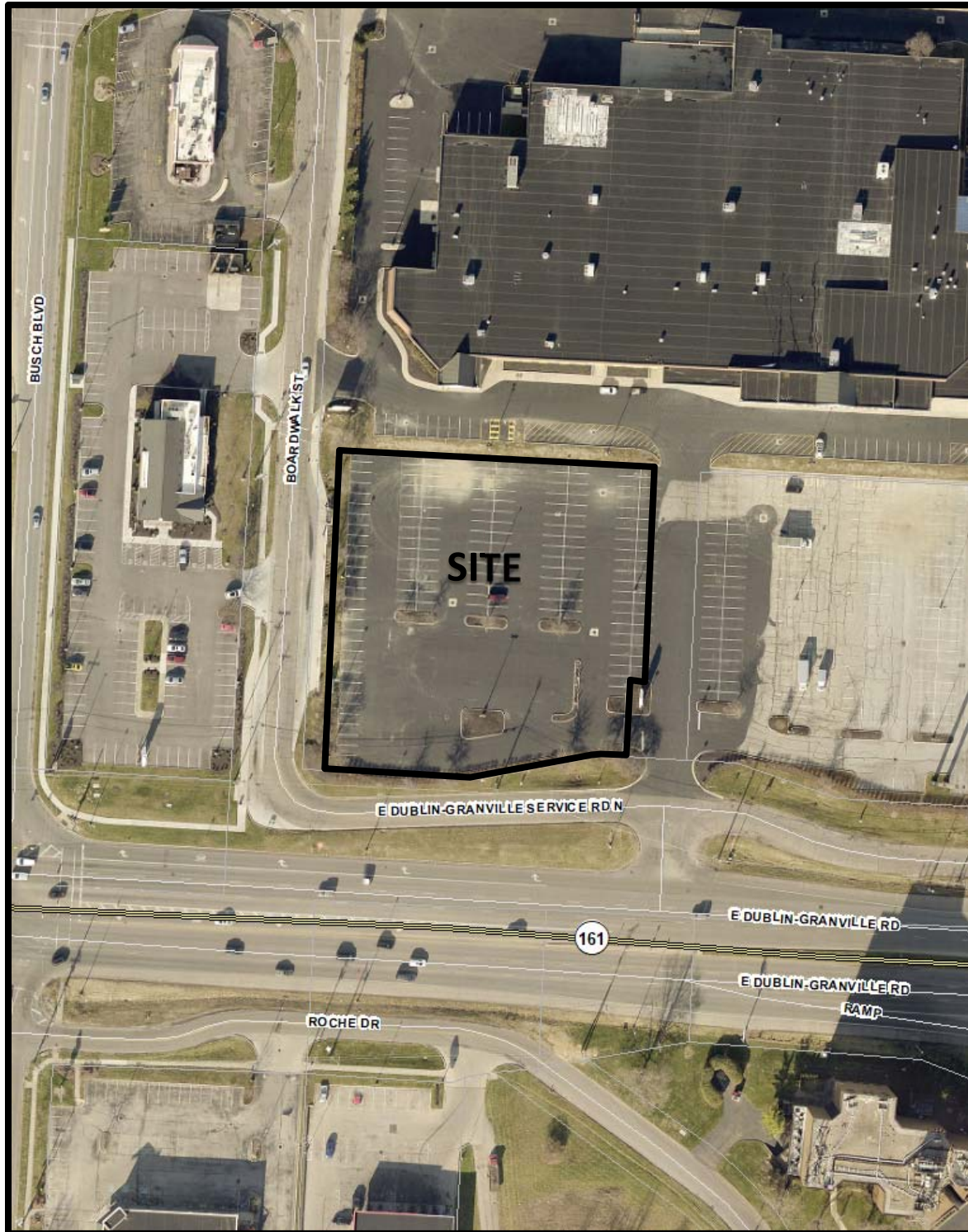
The proposed CPD, Commercial Planned Development district permits the site to be developed with a car wash facility, as shown on the submitted site plan, or with the permitted C-4 commercial uses listed in the CPD text. The *Northland I Area Plan* (2014) recommends "Regional Mixed Use" at this location, consistent with the requested uses. Additionally, staff notes that the proposed graphics are consistent with the previously approved commitments in Z18-072, and therefore staff has no further comment on that element of the proposal. Staff continues to encourage the applicant to explore opportunities for additional landscaping and/or preservation of existing perimeter landscaping, but will not condition support on this.



Z22-070
990 E. Dublin-Granville Rd.
Approximately 1.62 acres
CPD to CPD



Z22-070
990 E. Dublin-Granville Rd.
Approximately 1.62 acres
CPD to CPD



Z22-070
990 E. Dublin-Granville Rd.
Approximately 1.62 acres
CPD to CPD



Northland Community Council Development Committee Report

October 26, 2022 6:30 PM
Franklin County Job and Family Services
(Use south entrance)
1721 Northland Park Avenue (43229)

Meeting Called to Order: 6:30 pm by co-chair Dave Paul

Members represented:

Voting: (17): Albany Park (APHA), Asherton Grove (AGCA), Blendon Chase (BCCA), Clinton Estates (CECA), Devonshire (DCA), Elevate Northland (EN), Karmel Woodward Park (KWPCA), Lee/Ulry (LUCA), Little Turtle (LTCA), Maize Morse Tri-Area (MMTACA), North Village (NVHA), Northland Alliance (NA), Northland Area Business Association (NABA), Rolling Ridge (RRSHA), Salem (SCA), Sharon Woods (SWCA), Westerwood (WRA).

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- Case #1** Application #BZA22-112 (BZA variance from §3312.13(A) to accommodate a driveway expansion from 20' to 29' 2", and from §3312.27 to reduce the parking setback from 25' to 0' from ROW to allow parking of vehicles on the driveway expansion)
- Ugo Nwoke/Aurtec Designs LLC *representing*
Kwaku Agyemang
2978 Wallcrest Blvd, 43231 (PID 010-245299) Smedley
- *The Committee approved (17-0) a motion (by SCA, second by APHA) to **TABLE** the application.*

- Case #2** Application #Z22-070 (Rezone 1.62 AC± from CPD to CPD to permit construction of an automatic car wash)

Dave Perry/David Perry Co. *representing*
Driven Brands, Inc.
990 E Dublin Granville Rd, 43229 (PID 010-300590) Dietrich

 - *The Committee approved (17-0) a motion (by SCA, second by APHA) to **RECOMMEND APPROVAL** of the application.*

- Case #3** Application #Z22-077/CV22-102 (Rezone 1.32 AC± from C-4 to L-M (text preserving all C-4 uses) for the construction and maintenance of an outside automobile storage lot for excess inventory associated with the dealership at 1888 Morse Road; concurrent Council variances from §3363.41 to reduce the setback required for any storage use along the lot line to 0' and along the street ROW line from 30' to 25'; and from §3363.27(b) to reduce the required separation of an M district from residential uses from 25' to 0')
- Jeff Brown/Smith and Hale *representing*
Caldwell Real Estate 161 LLC
1769 E Dublin Granville Rd, 43229 (PID 010-293623) Dietrich
- *The Committee approved (17-0) a motion (by KWPCA, second by APHA) to **RECOMMEND DISAPPROVAL OF Z22-077.***
 - *The Committee approved (17-0) a motion (by KWPCA, second by APHA) to **RECOMMEND APPROVAL OF CV22-102 WITH TWO (2) CONDITIONS:***
 - The CV application, no longer concurrent with Z22-077, will be amended to include a Council use variance to permit the use of the site for storage only of new, undamaged and operational automobiles (which would otherwise be permitted in an M district), in addition to uses already permitted in the existing C-4 zoning district.
 - The application will be amended to correct a misstatement in the summary of the proposed variance from §3363.41 to indicate that the variance as it pertains to the setback from the street right of way will be from 30 feet to 25 feet (not to zero), as the applicant's representative advised was the variance intended, without change to the other variances requested from §3363.41 and §3363.27(b) to accommodate the storage use.
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Rezoning Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z22- 070

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.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank
of (COMPLETE ADDRESS) Plank Law Firm, 411 East Town Street, Floor 2, Columbus, OH 43215
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 (including contact name and number)
Business or individual's address; City, State, Zip Code
Number of Columbus-based employees
(Limited to 3 lines per box)

1. Driven Brands, Inc.; 440 South Church St, Ste 700, Charlotte, NC 28202; # Cols-based emps: Zero Contact: Lauren McNeil, (704) 377-8855	2. SIG 1000 EDG, LLC; 5607 Glenridge Drive NE, Ste 200, Atlanta, GA 30342; # Cols-based emps: Zero (0) Contact: Jason Linscott, (770) 580-2480
3. -----	4. -----

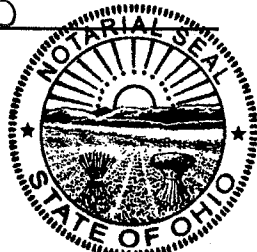
☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Donald Plank

Sworn to before me and signed in my presence this 18th day of August, in the year 2022

Lynette Mapes
SIGNATURE OF NOTARY PUBLIC



8/10/24
My Commission Expires

Notary Seal Here

Lynette Mapes
Notary Public, State of Ohio
My Commission Expires 08-10-24

This Project Disclosure Statement expires six (6) months after date of notarization.