

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JANUARY 12, 2023**

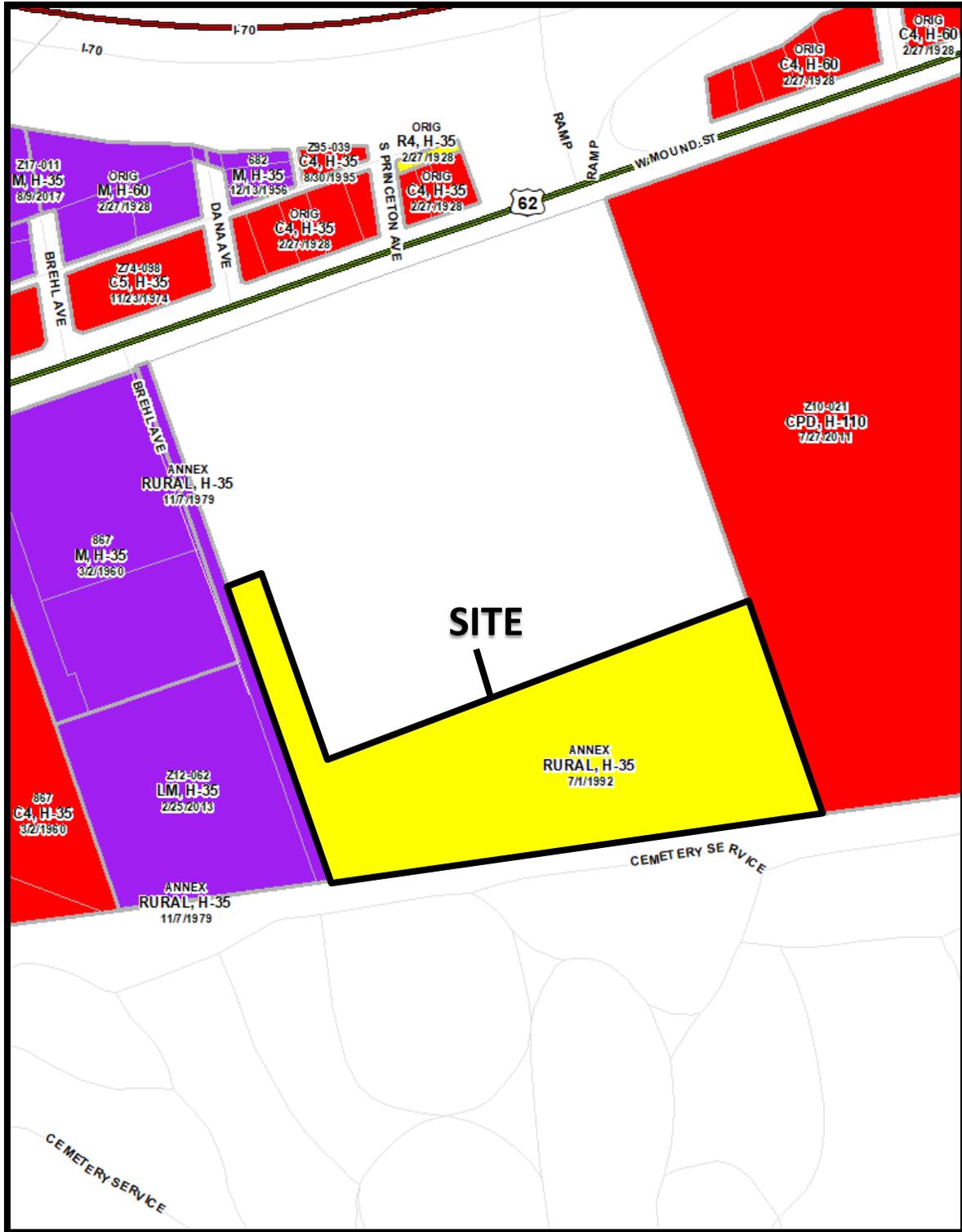
3. **APPLICATION:** [Z22-056](#)
Location: **1291 W. MOUND ST. (43223)**, being 6.35± acres located on the south side of West Mound Street, 500± feet east of Harrisburg Pike (010-222648; Southwest Area Commission).
Existing Zoning: R, Rural District.
Request: M, Manufacturing District (H-35).
Proposed Use. Conform existing manufacturing development.
Applicant(s): Qualawash Holdings LLC; c/o Sean Mentel; 250 East Town Street, Suite 200; Columbus, OH 43215.
Property Owner(s): Store Master Funding XXX, LLC; 837 East Hartford Drive, Suite 100; Scottsdale, AZ 85255.
Planner: Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

BACKGROUND:

- The site consists of one parcel developed with a business that specializes in bulk container cleaning and maintenance in the R, Rural District. The requested M, Manufacturing District will conform the existing manufacturing use.
- To the north of the site is an equipment rental agency in Franklin Township. To the south is a cemetery in Franklin Township. To the east is the former Cooper Stadium zoned in the CPD, Commercial Planned Development District (Z10-021) for a race track and automotive research development that did not come to fruition. To the west is a warehouse in the L-M, Limited Manufacturing District.
- This site is within the planning boundaries of the *Southwest Area Plan* (2009) which recommends “Community Commercial” land uses at this location. Additionally, the Plan includes early adoption of the *Columbus Citywide Planning Policies* (C2P2) Design Guidelines.
- The site is located within the boundaries of the Southwest Area Commission, whose recommendation is for approval.

CITY DEPARTMENTS’ RECOMMENDATION: Approval.

The requested M, Manufacturing District will conform the existing manufacturing use. Staff note and support the preservation of existing landscaping along the southern and eastern property lines and also support the enhanced landscaping around the site's northeastern corner, consistent with *Columbus Citywide Planning Policies* (C2P2) Design Guidelines for landscaping, buffering, and screening.



Z22-056
1291 W. Mound St.
Approximately 6.35 acres
R to M

Southwest Area Plan (2009)

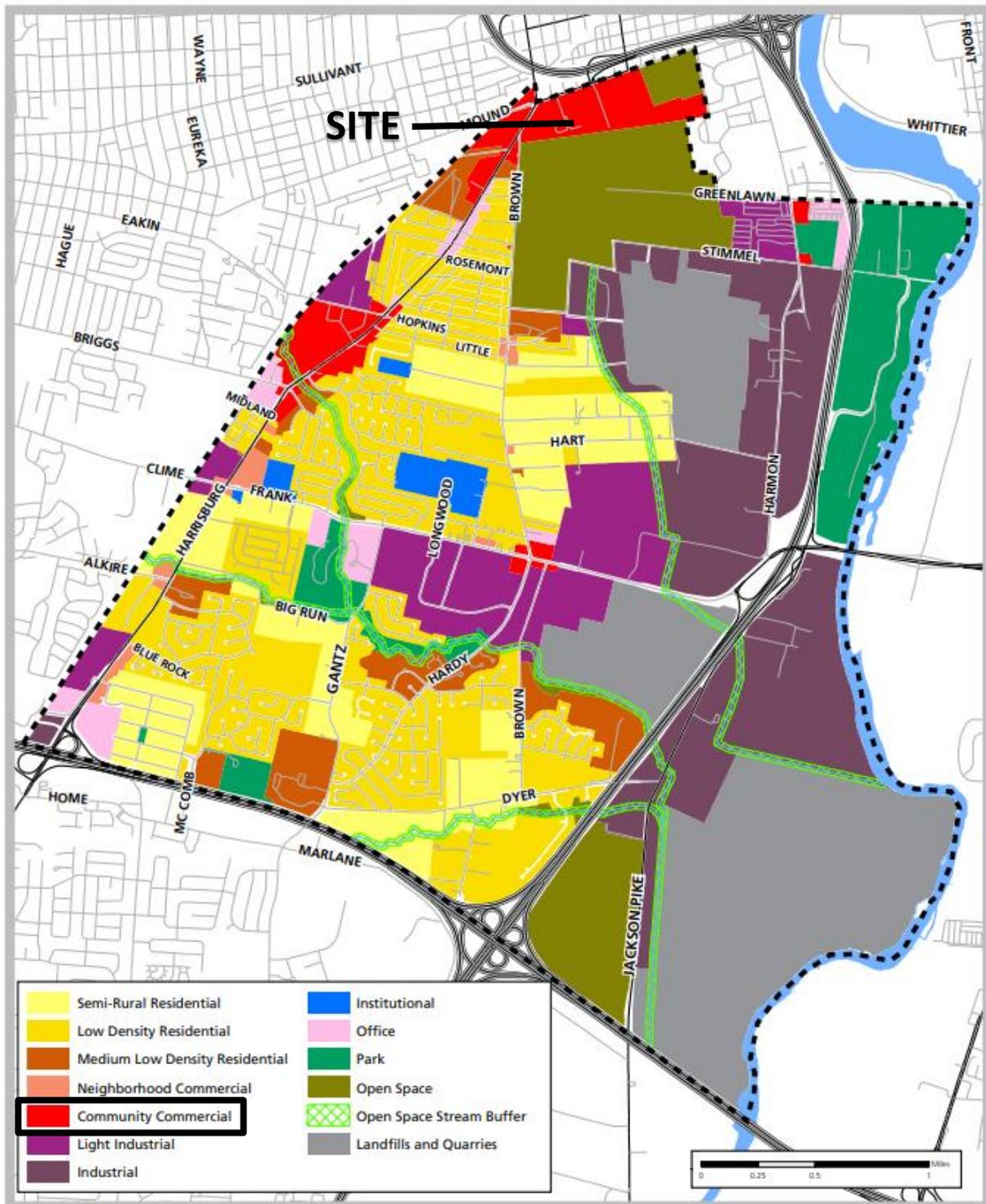


Figure 10: Future Land Use

Z22-056
1291 W. Mound St.
Approximately 6.35 acres
R to M



Z22-056
1291 W. Mound St.
Approximately 6.35 acres
R to M

Standardized Recommendation Form

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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

FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP
(PLEASE PRINT)

Case Number	<u>Z22-056</u>
Address	<u>1291 W MOUND ST</u>
Group Name	<u>SOUTHWEST AREA COMMISSION</u>
Meeting Date	<u>10/18/22</u>
Specify Case Type	<input type="checkbox"/> BZA Variance / Special Permit <input type="checkbox"/> Council Variance <input checked="" type="checkbox"/> Rezoning <input type="checkbox"/> Graphics Variance / Plan / Special Permit
Recommendation (Check only one)	<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval

LIST BASIS FOR RECOMMENDATION:

After their initial visit I did a site visit and they were to return to the November 18th meeting - altho no one was able to be present from the company myself and my fellow Commissioners felt we had enough information to render a decision - see notes below-

Will have to move their office to the west about 70 feet to make room to dig for water line. AEP will be bringing in 3 more light poles to get electricity.

Motion to recommend approve the zoning update (office building at 1291 W. Mound Street) - Spencer

Liz - second

Unanimous Approval

Vote	<u>Approved</u>
Signature of Authorized Representative	<u>Patty Spencer</u> <small>Digitally signed by Patty Spencer Date: 2022.10.25 18:59:56 -04'00'</small>
Recommending Group Title	<u>Zoning Chair</u>
Daytime Phone Number	<u>614-214-5727</u>

Please e-mail this form to **the assigned planner within 48 hours of meeting day**; OR FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.

PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z22-056

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) Jon Stevenson
of (COMPLETE ADDRESS) 250 E. Town Street, Suite 200, Columbus, Ohio 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. Qualawash Holdings, LLC 1291 W Mound Street; Columbus, OH 43223 10 Columbus-based employees	2.
3.	4.

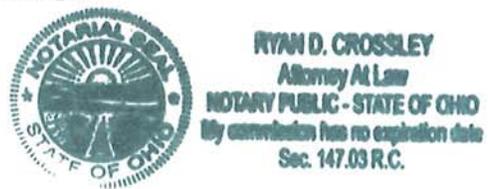
Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 26th day of July, in the year 2022

[Signature] Notary Seal Here
SIGNATURE OF NOTARY PUBLIC

No expiration
My Commission Expires



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