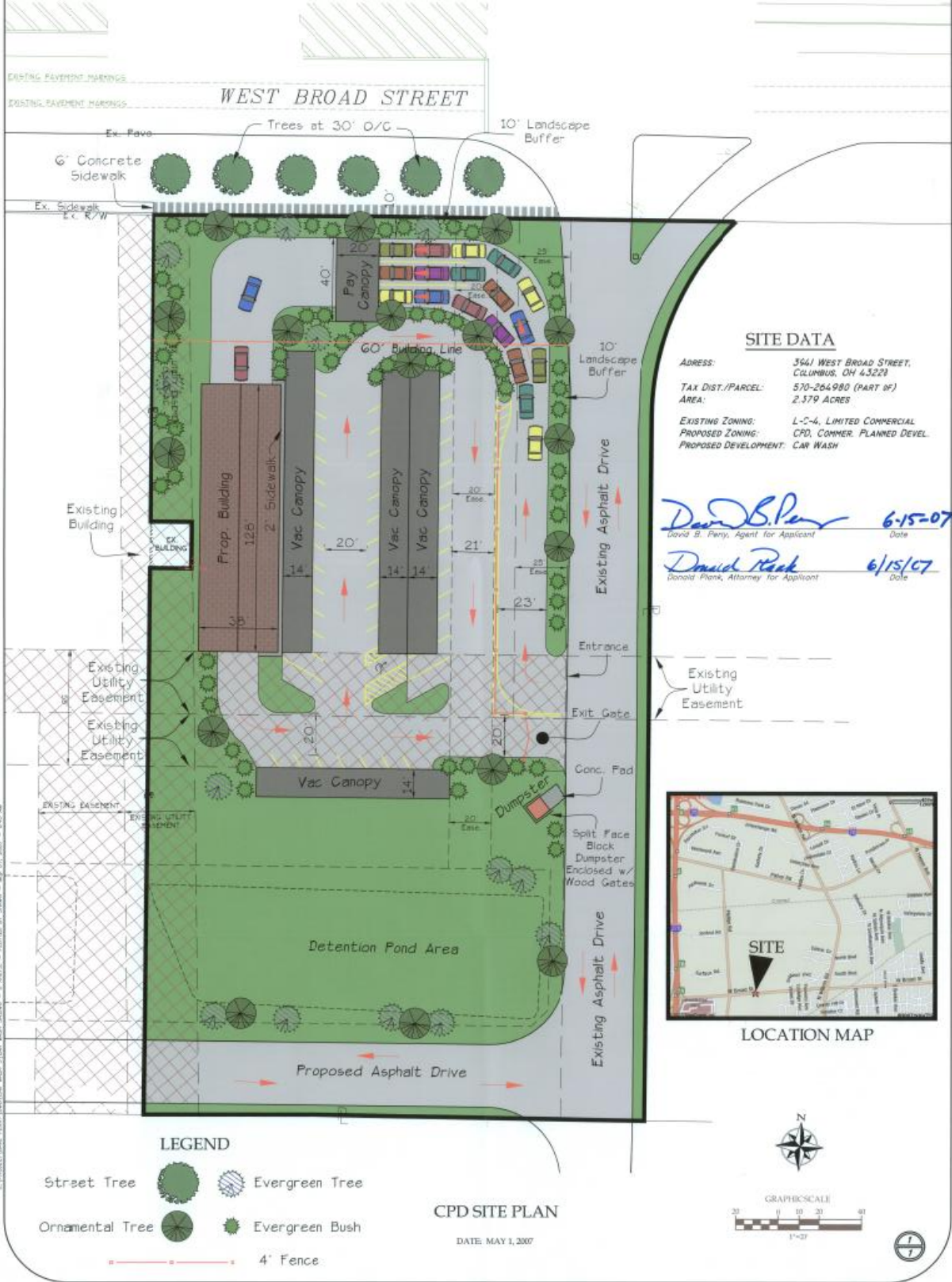


Car Wash

3941 West Broad Street

COLUMBUS, OHIO, 43228



SITE DATA

Address: 3641 WEST BROAD STREET, COLUMBUS, OH 43228
 TAX DIST./PARCEL: 570-264980 (PART OF)
 AREA: 2.579 ACRES
 EXISTING ZONING: L-2-4, LIMITED COMMERCIAL
 PROPOSED ZONING: CPD, COMM. PLANNED DEVEL.
 PROPOSED DEVELOPMENT: CAR WASH

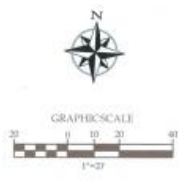
David B. Perry 6-15-07
 David B. Perry, Agent for Applicant Date
Donald Peck 6/15/07
 Donald Peck, Attorney for Applicant Date



LOCATION MAP

- LEGEND**
- Street Tree
 - Ornamental Tree
 - Evergreen Tree
 - Evergreen Bush
 - 4' Fence

CPD SITE PLAN
 DATE: MAY 1, 2007



CIVIL/PROJECT/DATE: 6/15/07/10:00 AM/CPD/3941 WEST BROAD STREET - 6/15/07 - 6:42 AM
 © 2007 - PLANNED BY: SHANNON - 6/15/07 - 6:42 AM

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JUNE 14, 2007**

- 3. APPLICATION: Z07-015**
- Location:** **3941 WEST BROAD STREET (43228)**, being 2.4± acres located on the south side of West Broad Street, 240± feet east of Georgesville Road. (570-264980).
- Existing Zoning:** L-C-4, Limited Commercial District.
- Request:** CPD, Commercial Planned Development District.
- Proposed Use:** Carwash and/or commercial development.
- Applicant(s):** GDT LLC; c/o David Perry; The David Perry Company; 145 East Rich Street; 3rd Floor, Columbus, OH 43215 and Donald Plank, Plank and Brahm, 145 East Rich Street, Columbus, OH 43215
- Property Owner(s):** West Highland Plaza, LLC; c/o David Perry; The David Perry Company; 145 East Rich Street; 3rd Floor, Columbus, OH 43215 and Donald Plank, Plank and Brahm, 145 East Rich Street, Columbus, OH 43215
- Planner:** Dana Hitt, AICP, 645-2395, dahitt@columbus.gov

BACKGROUND:

- o The undeveloped 2.4± acre site is zoned in the L-C-4, Limited Commercial District. The applicant requests the CPD, Commercial Planned Development District to permit a car wash.
- o To the north is an automobile dealership in Franklin Township. To the south is a factory in Franklin Township. To the east an automobile dealership zoned in the L-C-4, Limited Commercial District. To the west is undeveloped land in the L-C-4, Limited Commercial District.
- o The text provides use restrictions and development standards that address lighting, landscaping, headlight screening, and traffic related commitments.
- o This site falls within the boundaries of the Greater Hilltop Area Commission who recommends approval.
- o The *Columbus Thoroughfare Plan* identifies West Broad Street as a 6-2 arterial requiring a minimum of 80 feet of right-of-way from centerline.

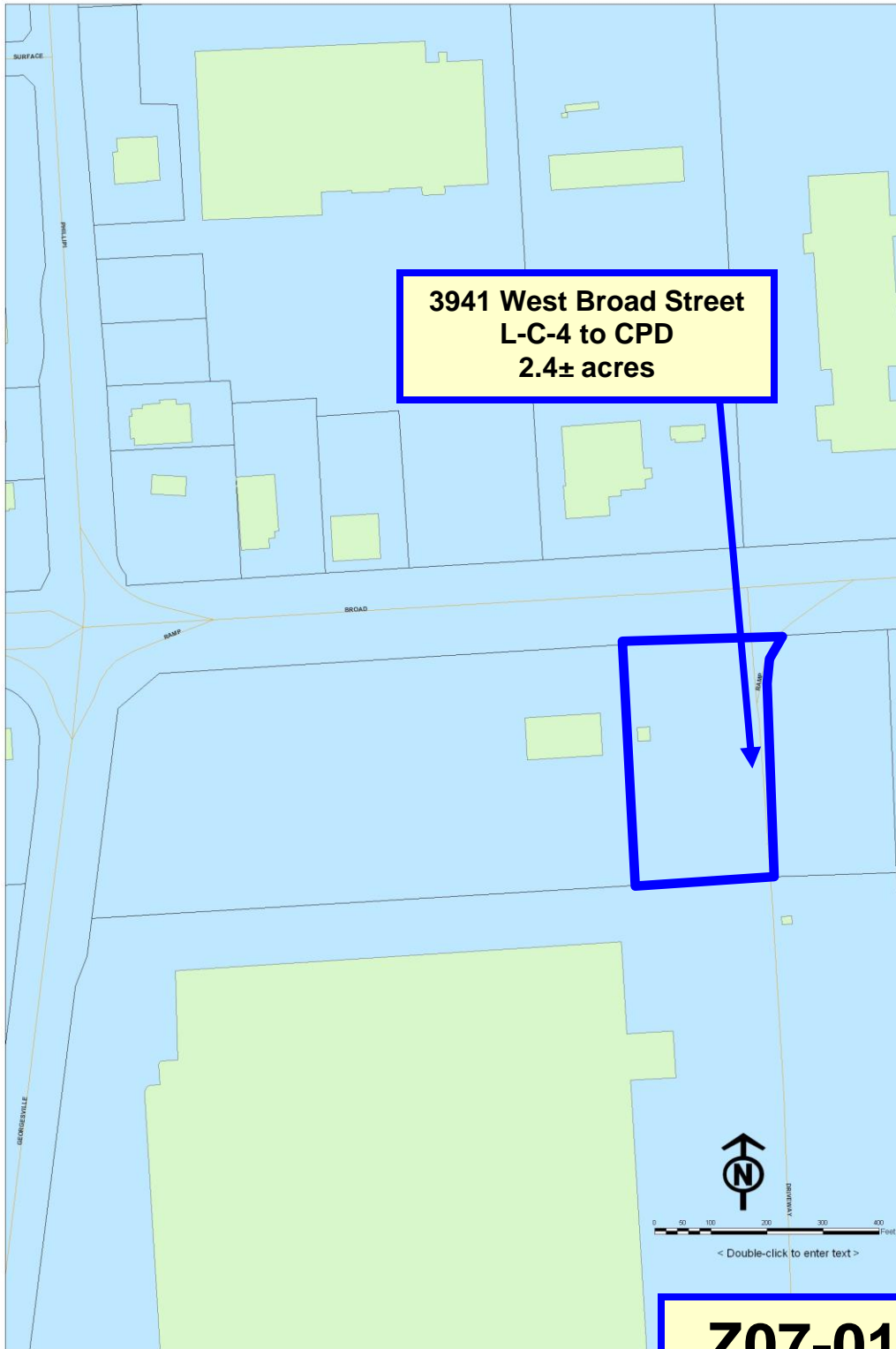
CITY DEPARTMENTS' RECOMMENDATION: Approval.

Applicant's request is consistent with surrounding zoning and land uses. The Commercial Planned Development District text maintains similar landscaping standards that were approved with the previous zoning.



**3941 West Broad Street
L-C-4 to CPD
2.4± acres**

Z07-015



Z07-015

06/19/2007 17:07 6142795347

TRUTH SEEKER

PAGE 01/01



City of Columbus
Mayor Michael B. Coleman

**Department of Development
Building Services**

757 Carolyn Avenue • Columbus, Ohio • 43224 • (614) 645-7314

FOR USE BY: AREA COMMISSIONS / CIVIC ASSOCIATIONS / ACCORD PARTNERS

STANDARDIZED RECOMMENDATION FORM

Group Name: Greener Hilltop A.C. Meeting Date: 5-1-07

Case Number: 207-~~075~~ 0156-12-07 Case Type: Council Variance Rezoning

Zoning Address: 3941 W. Broad St. Applicant: GDT, LLC

Person(s) Representing Applicant at Meeting: David Perry, Donald Plank

Conditions Requested by Group (Add continuation sheet if needed):
Area Commissions see note at bottom.

Applicant
Response
Yes No

1.	_____	<input type="checkbox"/>	<input type="checkbox"/>
2.	_____	<input type="checkbox"/>	<input type="checkbox"/>
3.	_____	<input type="checkbox"/>	<input type="checkbox"/>
4.	_____	<input type="checkbox"/>	<input type="checkbox"/>
5.	_____	<input type="checkbox"/>	<input type="checkbox"/>
6.	_____	<input type="checkbox"/>	<input type="checkbox"/>
7.	_____	<input type="checkbox"/>	<input type="checkbox"/>
8.	_____	<input type="checkbox"/>	<input type="checkbox"/>

Recommendation

Approval Disapproval Conditional Approval (list conditions and applicant response above)

Explain the basis for Approval, Disapproval or Conditional Approval below (Add continuation sheet if needed).

Recommending Commission / Association / Accord Partner Votes: For 10 Against 0

Signature / Title of Authorized Representative: [Signature], Zoning Chair

Daytime Phone Number: 614-276-1997

Note to Area Commissions: Ordinances sent to Council will contain only recommendations for "approval" or "disapproval." Recommendations for "conditional approval" will be treated as a disapproval, if, at the time the ordinance is sent to Council, any condition that was checked "No" on the Standardized Recommendation Form has not been resolved as documented in writing by the recommending body or party.

City of Columbus | Department of Development | Building Services Division | 757 Carolyn Avenue, Columbus, Ohio 43224

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.

STATE OF OHIO
COUNTY OF FRANKLIN

APPLICATION # Z07-015

Being first duly cautioned and sworn (NAME) Donald Plank
of (COMPLETE ADDRESS) Plank & Brahm, 145 E. Rich Street, 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
- Business or individual's address
- Address of corporate headquarters
- City, State, Zip
- Number of Columbus based employees
- Contact name and number

If applicable, check here if listing additional parties on a separate page (REQUIRED)

1. West Highland Plaza, LLC C/o Mark Hoffmann, Esq. 310 Boardwalk Plaza Parkridge, IL 60068 # of Employees: 1 Contact: Mark Hoffmann, Esq.	2. GDT, LLC C/o Fred Crum 1601 Bethel Road, Suite 110 Columbus, Ohio 43220 # of Employees : 2 Contact: Fred Crum
3. (847) 825-4754	4. (614) 273-0345

SIGNATURE OF AFFIANT

Donald Plank

Subscribed to me in my presence and before me this 2nd day of April, in the year 2007

SIGNATURE OF NOTARY PUBLIC

Stacey L. Danza

My Commission Expires:

11-05-08

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



STACEY L. DANZA
Notary Public, State of Ohio
My Commission Expires 11-05-08