

205-006 Final Received 9/19/05 by Shannon Ford

SITE PLAN 'C'

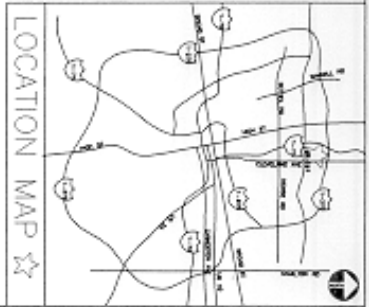
T=20-0' FN 010-231229
 LOT AREA=61,786 SF, SIDEWALK
 & LANDSCAPING=9,265 SF (15%)

- INDEX TO DRAWINGS**
- 1 SITE PLAN
 - 2 FOUNDATION PLAN
 - 3 ROOF FRAMING PLAN
 - 4 FLOOR PLAN
 - 5 ELEVATIONS
 - 6 HVAC PLAN/DETAILS
 - 7 ELECTRICAL PLAN/DETAILS
 - 8 PLUMBING PLAN/DETAILS
 - 9 WALL SECTIONS

Marked Blue 9/19/05

PARKING DATA

| | |
|---------------------------------------|--------|
| AUTOMOBILE REPAIR GARAGE - 2PSX/TBANS | = 14PS |
| AUTOMATIC CAR WASH - 2PS/SITE | = 2PS |
| C-4 (RESTAURANT @ 2043 SF) | = 28PS |
| REQUIRED..... | = 44PS |
| PROVIDED..... | = 67PS |



1

DATE: 03/09/05

CLEVELAND CAR CARE CENTER
 6095 CLEVELAND AVE., COLUMBUS, OH

DONALD R. M. CARTNEY ARCHITECT
 3133 SAXON COURT COLUMBUS, OHIO 43232

DATE: 03/09/05

PROJECT: 205-006

SCALE: AS SHOWN

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
APRIL 14, 2005**

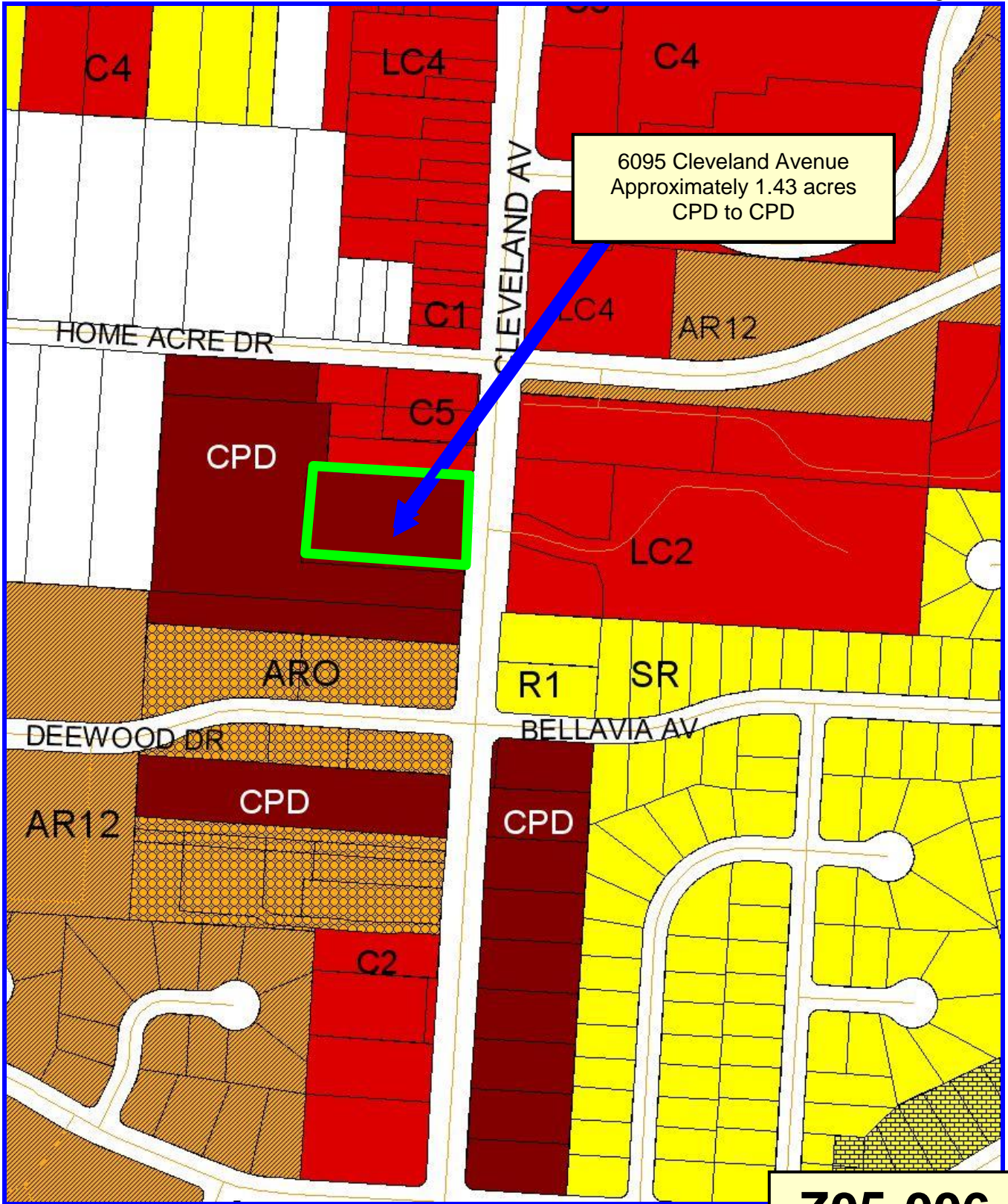
- 2. APPLICATION: Z05-006**
- Location:** **6095 CLEVELAND AVENUE (43231)**, being 1.43± acres located on the west side of Cleveland Avenue, 180± feet north of Deewood Drive (010-231229).
- Existing Zoning:** CPD, Commercial Planned Development District.
- Request:** CPD, Commercial Planned Development District.
- Proposed Use:** Automotive service center and car wash.
- Applicant(s):** Instalube & Tire Company; c/o Michael T. Shannon, Atty., Crabbe, Brown and James; 500 South Front Street, Suite 1200; Columbus, OH 43215.
- Property Owner(s):** Frisch's Restaurants Inc.; c/o Crabbe, Brown and James; 500 South Front Street, Suite 1200; Columbus, OH 43215.
- Planner:** Shannon Pine, 645-2208, spine@columbus.gov

BACKGROUND:

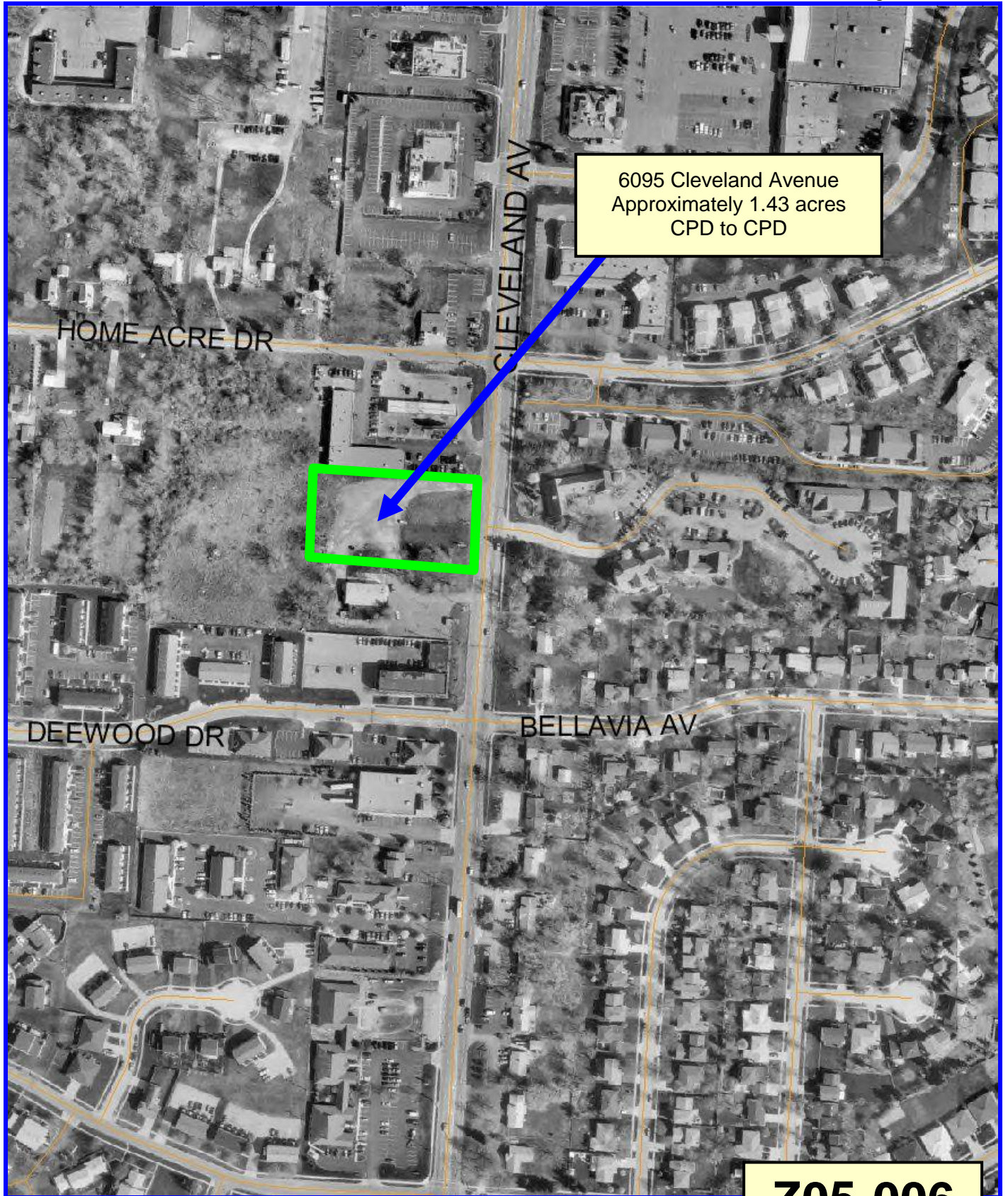
- The 1.43± acre site is undeveloped and is zoned in the CPD, Commercial Planned Development District. The applicant is requesting the CPD, Commercial Planned Development District for an automobile service center including a car wash and an unspecified commercial space.
- To the north is an auto body repair shop in the C-5, Commercial District. To the east across Cleveland Avenue is an office development in the L-C-2, Limited Commercial District. To the south is a bar in the CPD, Commercial Planned Development District. To the west is vacant land zoned in CPD, Commercial Planned Development District.
- The CPD plan and text commit to use restrictions, building and parking setbacks, landscaping, not more than 80% lot coverage, and lighting controls.
- The site is within the planning area of *The Northland Plan Volume I* (2001), but is not within a designated subarea that gives land use recommendations.
- The *Columbus Thoroughfare Plan* identifies Cleveland Avenue as a 6-2 arterial requiring a minimum of 60 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District would permit commercial development which is consistent with the zoning and land use patterns of the area.



Z05-006



6095 Cleveland Avenue
Approximately 1.43 acres
CPD to CPD

Z05-006

Mr. Jeff Murray – Chairman FAX 614-818-4399



Fax

| | |
|---|--|
| To: Michael T. Shannon | From: Jeff Murray |
| Fax: 614-229-4559 | Pages: 1 |
| Phone: 614-229-4506 | Date: 1/28/05 |
| Re: Z05-006 6095 Cleveland Ave. | CC: Chris Presutti 645-2463 Kate McSweeney 645-6164 Council Activities 645-2463 |

Mr. Shannon,

Our committee voted to support your application with the following conditions:

1. The drive from this property to be right-in, right-out only. Full access to be provided from the proposed roadway adjacent to this parcel to the South.
2. The following uses to be prohibited: Drive-ins; Gas stations; Hotels and Motels; Hospitals; Dwelling units; Halfway houses; Amusement Arcades; Bowling Centers; Automobile, truck, motorcycle, boat, and other motor vehicle sales, leasing, or rental; Bars, Cabarets, and nightclubs; Check Cashing and loans; Pawn Brokers; tattoo and/or piercing businesses, Billboards, radio, television, or cell phone towers.
3. Building setback from Cleveland Ave. to be 75' as shown on site plan.
4. Parking lot landscaping to meet the Northland Development Standards.
5. Exterior construction to be any combination of brick, split-face block, and glass.

If there are any questions, you can contact me at 614-882-8558.

Sincerely,

Jeff Murray
Chairman, Development Committee
Northland Community Council

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 # Z05-006

Being first duly cautioned and of (COMPLETE ADDRESS) (NAME) Michael T. Shannon, Esq.
 deposes and states that (he/s) 1 S. Front St., Suite 1200, Columbus, Ohio 43215
 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:
 APPLICANT, AGENT or DULY AUTHORIZED ATTORNEY FOR SAME and the following

- 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. Instalube & Tire Company Chris Early 2740 Old Courtright Road Columbus, Ohio 43232 Columbus-Based Employees: -0- Contact: Michael Shannon (614) 228-5511 | 2. Frisch's Restaurants, Inc. 2800 Gilbert Avenue Cincinnati, Ohio 45255 Contact: Michael Shannon (614) 228-5511 |
| 3. | 4. |

SIGNATURE OF APPLICANT

Michael T. Shannon

Subscribed to me in my presence and before me this 5th day of October, in the year 2005

SIGNATURE OF NOTARY PUBLIC

Carol A. Stewart

My Commission Expires

CAROL A. STEWART
 NOTARY PUBLIC, STATE OF OHIO
 MY COMMISSION EXPIRES 06/28/2009

This Project Disclosure Statement expires six months after date of notarization

Notary Seal Here