

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
APRIL 12, 2001**

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|---------------------------|--|
| <b>APPLICATION:</b>       | <b>Z01-003</b>   |
| <b>Location:</b>          | <b>2035 POLARIS PARKWAY (43240)</b> , being 1.15± acres located on the east side of Polaris Parkway, 940± feet north of Orion Place. |
| <b>Existing Zoning:</b>   | L-M, Limited Manufacturing District.   |
| <b>Request:</b>           | CPD, Commercial Planned Development District.  |
| <b>Proposed Use:</b>      | Car wash and oil change facility.  |
| <b>Applicant(s):</b>      | Ron's Express Carwash and Lube; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 725; Columbus, OH 43215.                    |
| <b>Property Owner(s):</b> | NP Limited Partnership; c/o The applicant.   |

**BACKGROUND:**

- ∇ The vacant 1.15± acre site is zoned in the L-M, Limited Manufacturing District. The applicant requests the CPD, Commercial Planned Development District to allow for a combined carwash and oil change facility.
- ∇ To the north across Polaris Parkway are offices zoned in the L-C-4, Limited Commercial District. To the east is a banking facility. To the south and west is undeveloped land. This site and adjacent parcels to the east, west and south are all part of a rezoning (Z91-018B) passed by City Council in June 2000 (Ord. 1241-00) and zoned in the L-M, Manufacturing District.
- ∇ The CPD text includes landscaping, lighting controls and building materials.
- ∇ This site falls within the boundaries of the *Far North Plan (1993)*, specifically Subsection J-1. Land uses anticipated for this area include auto-oriented commercial.
- ∇ Polaris Parkway is identified by the *Columbus Thoroughfare Plan* as a 6-2D arterial requiring 80 feet of right-of-way from centerline.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The applicant requests the CPD, Commercial Planned Development District to develop a combination carwash and oil change facility. The site is located within the planning area of the *Far North Plan (1993)* and is in a sub-area for which the plan recommends auto-oriented land uses as appropriate. The CPD text includes commitments to landscaping, lighting controls, and building materials.