







**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
APRIL 11, 2019**

- 3. APPLICATION: Z19-015**
- Location:** 6335 REFUGEE ROAD (43232), being 1.31± acres located on the west side of Gender Road, 330± feet south of Refugee Road (part of 530-218695; Greater South East Area Commission).
- Existing Zoning:** C-4, Commercial, and CPD, Commercial Planned Development Districts.
- Request:** CPD, Commercial Planned Development District (H-35).
- Proposed Use:** Car wash.
- Applicant(s):** Travis Saffell; c/o Jeffrey Lonchor; 2800 Corporate Exchange Drive, Suite 160; Columbus, OH 43231.
- Property Owner(s):** TASKTW Properties, LLC; 2401 Buttonwood Road; Berwyn, OA 19312.
- Planner:** Kelsey Priebe; 614-645-1341; [krpriebe@columbus.gov](mailto:krpriebe@columbus.gov)

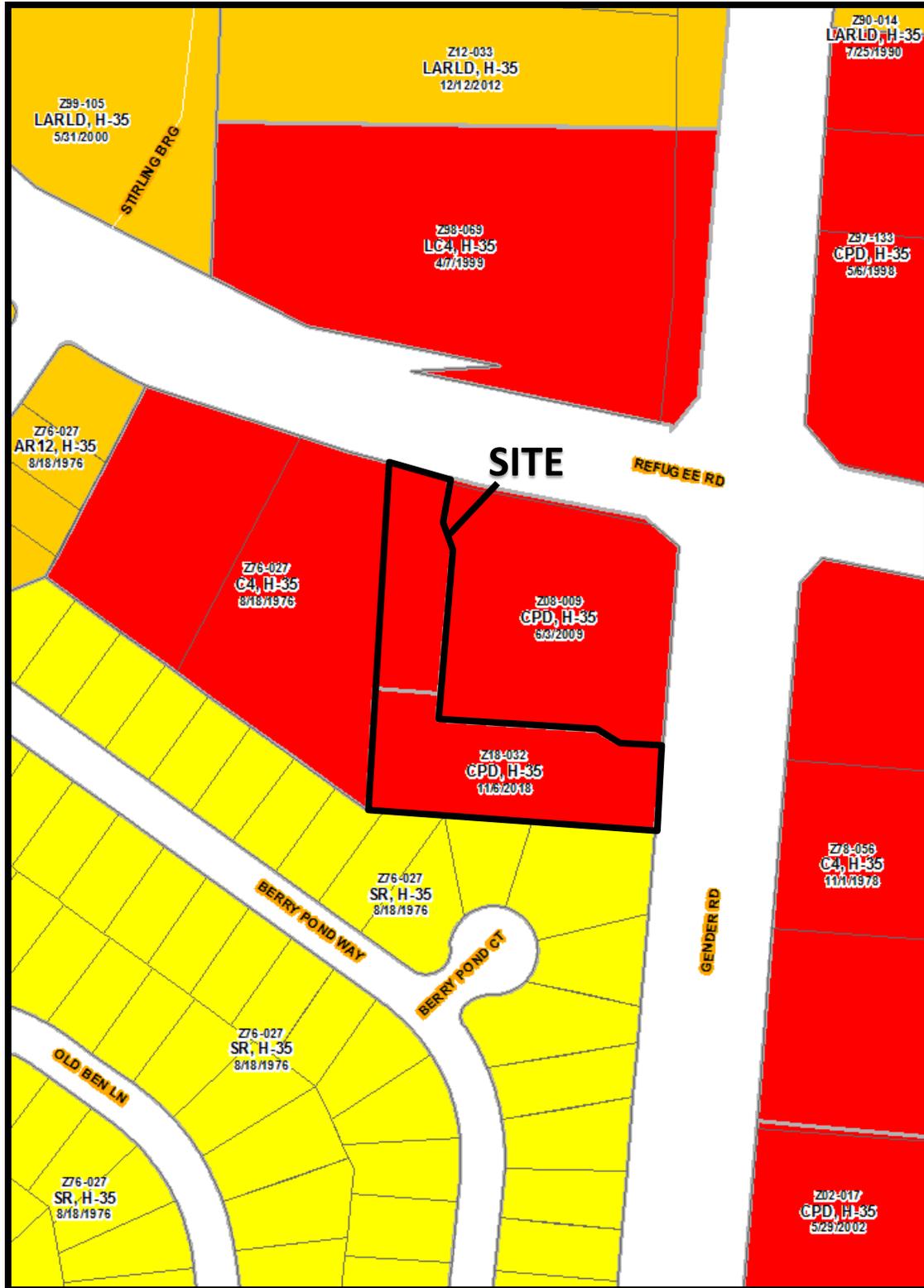
**BACKGROUND:**

- The site is undeveloped with an exception of a billboard in the C-4, Commercial and CPD, Commercial Planned Development districts. The CPD portion of this site was part of approved rezoning #Z18-032. That rezoning also permitted a car wash; however, the site is under new ownership and requires site plan modifications. The applicant is requesting the CPD, Commercial Planned Development District for a portion of the parcel to permit an automatic car wash and C-4 uses.
- To the north of the site across Refugee Road is vacant land in the L-C-4, Limited Commercial District. To the northeast is a fuel sales facility in the CPD, Commercial Planned Development District. To the west of the site, the remainder of the parcel is undeveloped land in the C-4, Commercial District. To the south and southwest of the site are single-unit dwellings in the S-R, Suburban Residential District. To the east across Gender Road is a commercial development in the C-4, Commercial District.
- The site is located within the boundaries of *South East Land Use Plan* (2018), which recommends “Mixed Use 1” land uses for this location. Additionally, the Plan includes complete adoption of the *Columbus Citywide Planning Policies* (C2P2) design guidelines.
- The site is located within the boundaries of the Greater South East Area Commission, whose recommendation is for approval.
- The development text commits to a site plan and includes development standards addressing site access, landscaping, lighting, and graphics provisions. A variance to drive-up stacking area is included in this request.
- The *Columbus Thoroughfare Plan* identifies Gender Road and Refugee Road as 4-2D arterials requiring a minimum of 60 feet of right-of-way from centerline.

**CITY DEPARTMENTS' RECOMMENDATION:** ~~Disapproval.~~ \*Approval

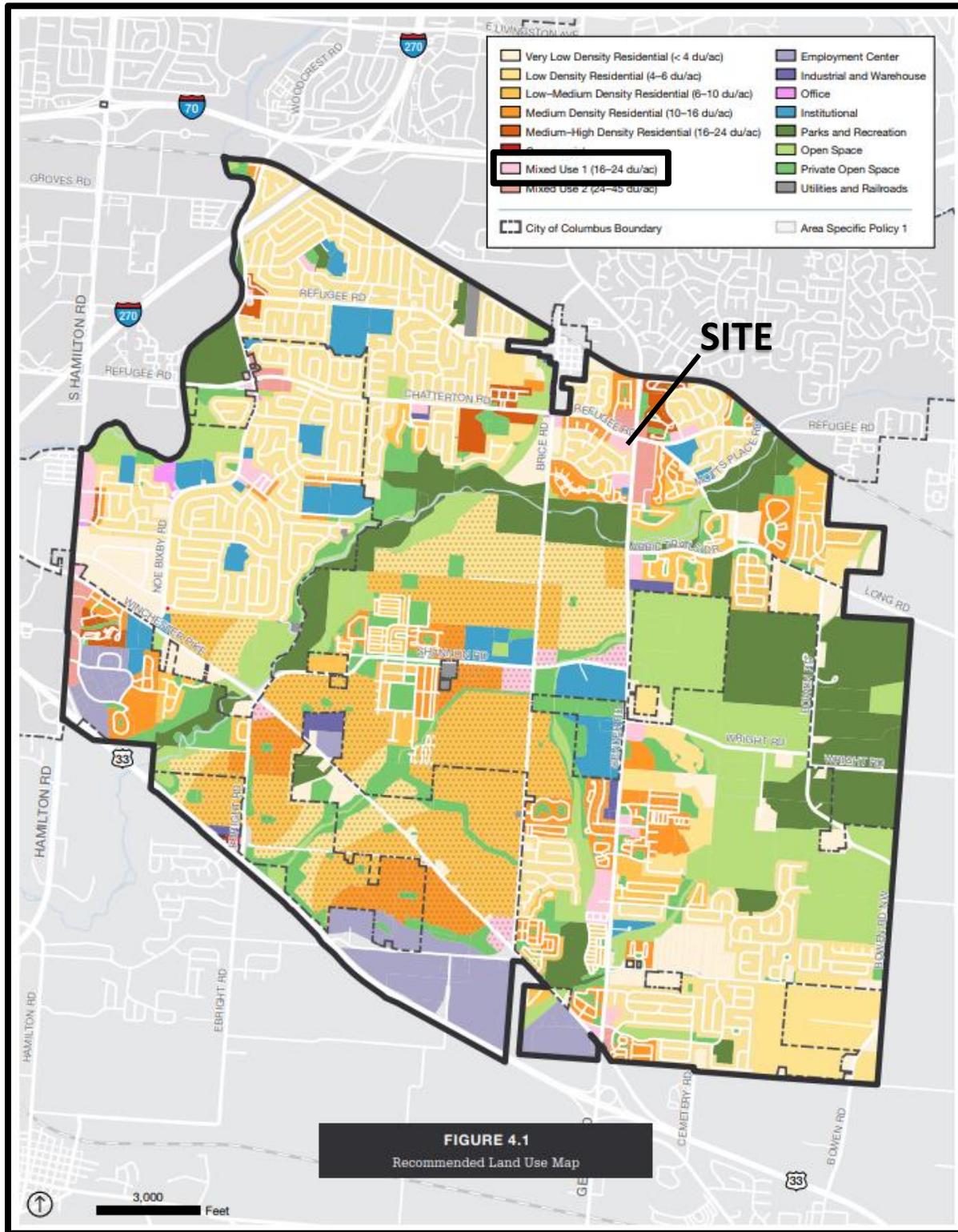
The requested CPD, Commercial Planned Development District will allow a car wash that is compatible with the development standards of adjacent commercial developments. The proposal is also consistent with the current zoning district and design guidelines of the *Columbus Citywide Planning Policies (C2P2)*. While Staff is supportive of the use, the Division of Traffic Management requests a conceptual signage plan for the site circulation due to the potential for conflicts where the car wash exit meets the parking area and the nearby access point to the drives connecting to Refugee Road and Gender Road. The actual sign design can be performed as part of the site compliance review process, but the CPD site plan that is submitted to City Council in the ordinance will need to provide adequate circulation. Additionally, the Division of Traffic Management is willing to support a temporary one-way exit from the vacuum area onto Refugee Road during the remainder of the billboard lease based on a commitment to provide a two-way circulation aisle once the billboard lease is terminated. Revisions to the text and site plan are required to show the revised commitment per the Division of Traffic Management's request.

**\*NOTE: Conditions per the Division of Traffic Management have been met.**



Z19-015  
6335 Refugee Road  
Approximately 1.31 acres  
C-4, CPD to CPD

South East Land Use Plan (2018)



**FIGURE 4.1**  
Recommended Land Use Map

Z19-015  
6335 Refugee Road  
Approximately 1.13 acres  
C-4, CPD to CPD



Z19-015  
6335 Refugee Road  
Approximately 1.31 acres  
C-4, CPD to CPD

**Standardized Recommendation Form**

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov/bzs • zoninginfo@columbus.gov

**FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW**

(PLEASE PRINT)

Case Number:

Z19-015

Address:

6335 REFUGEE RD, CW, OH 43110

Group Name:

GREATER SOUTH EAST AREA COMMISSION

Meeting Date:

TUES, FEB 26, 2019

Specify Case Type:

- BZA Variance / Special Permit
- Council Variance
- Rezoning
- Graphics Variance / Plan / Special Permit

Recommendation:

(Check only one and list basis for recommendation below)

- Approval
- Disapproval

**NOTES:**

THE COMMISSION BELIEVE MODIFICATIONS TO ORIGINAL PLAN PROVIDE IMPROVEMENTS TO THIS DEVELOPMENT. COMMENTS FOCUSED ON SPEED CONTROL +/OR TRAFFIC CALMING WITH IN PARCEL.

Vote:

7 AFFIRMATIVE; 1 OBSTAINED; 0 NEGATIVE

Signature of Authorized Representative:

L Schacht, LISA SCHACHT  
SIGNATURE

ZONING CHAR  
RECOMMENDING GROUP TITLE

614 496 5482  
DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or FAX to Zoning at 614-645-2463; or MAIL to: Assigned Planner, City of Columbus, Department of Building & Zoning Services, 111 N. Front St., Columbus, OH 43215.

KPRIEBE@COLUMBUS.GOV

**Rezoning Application**

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov • zoninginfo@columbus.gov

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

**PROJECT DISCLOSURE STATEMENT**

All parties having a 5% or more interest in the project that is the subject of this application should be listed.  
**THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED.** Do not indicate 'NONE' in the space provided.

APPLICATION #: 219-015

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeffrey Lonchor  
of (COMPLETE ADDRESS) 2800 Corporate Exchange Dr. Suite 160, Columbus, Ohio 43231

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

1. TASKTW Properties, LLC 2401 Buttonwood Rd. Berwin, PA 19312 (740) 605-9392	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

*Jeffrey Lonchor*

Subscribed to me in my presence and before me this 8<sup>th</sup> day of FEBRUARY, in the year 2019

SIGNATURE OF NOTARY PUBLIC

*JoAnn Demarco*

My Commission Expires:

5/26/21

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

Notary Seal Here



**PLEASE NOTE: Incomplete information will result in the rejection of this submittal.**  
Applications must be submitted by appointment. Call 614-645-4522 to schedule.  
Please make all checks payable to the Columbus City Treasurer