

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
DECEMBER 8, 2005**

1. **APPLICATION:** **Z05-055**
 Location: **5510 NORTH HIGH STREET (43214)**, being 0.34± acres located on the east side of North High Street, 100± feet north of East Stanton Avenue (010-110574, Clintonville Area Commission).

 Existing Zoning: C-4, Commercial District.
 Request: CPD, Commercial Planned Development District.
 Proposed Use: Car wash development.
 Applicant(s): TDH Investments Corp. c/o David L. Hodge, Atty.; Smith and Hale, LLP; 37 West Broad Street, Suite 725; Columbus, OH 43215.

 Property Owner(s): John Bertolone; 5040 Ackerman Blvd; Dayton, OH 45429.
 Planner: Lisa Russell, 645-0716, lrussell@columbus.gov

BACKGROUND:

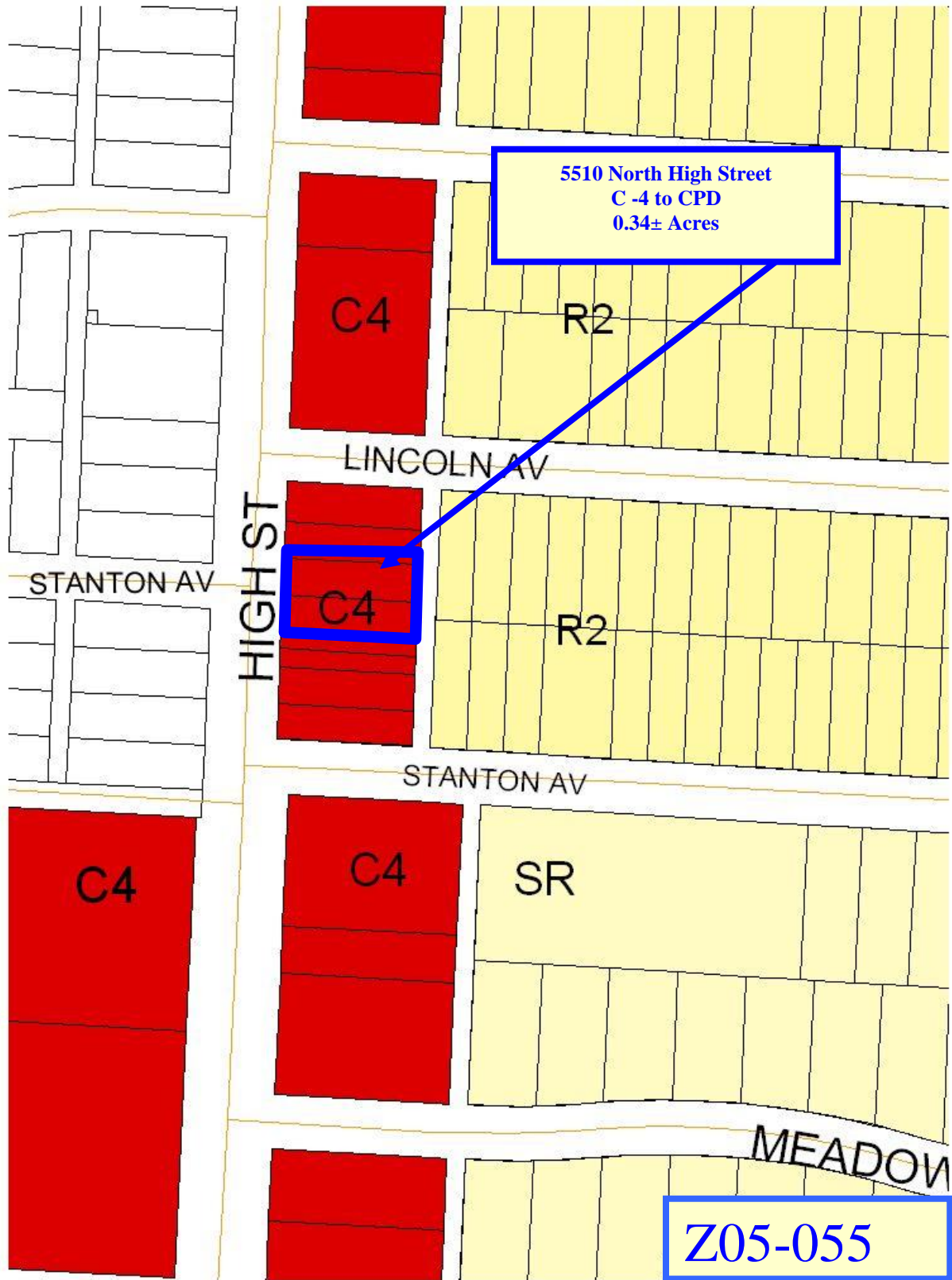
This application was tabled at the November 10, 2005 Development Commission meeting.

- The 0.34± acre site is developed with a vacant commercial building in the C-4, Commercial District. The applicant requests the CPD, Commercial Planned Development district for an automatic car wash within the existing building.
- North of the site is a bookstore in the C-4, Commercial District. Single-family dwellings are located east of the site, across the alley in the R-2, Residential District. South of the site is an automotive repair shop in the C-4, Commercial District. To the west, across High Street, are commercial properties in the City of Worthington.
- The site is located in the High Street Community Commercial Overlay but the overlay standards are not invoked because no expansion of the existing building is proposed.
- The CPD plan and text provide development standards that address traffic circulation, landscaping, and lighting. A curb cut is proposed in the alley. Proposed minor façade improvements include replacing some existing cedar shingles with stucco. The text excludes certain C-4 uses including car sales lots, halfway houses, and parking garages.
- The site lies within the boundaries of the Clintonville Area Commission whose recommendation is for disapproval.
- The *Columbus Thoroughfare Plan* identifies High Street as a 4-2D arterial, requiring a minimum of 60 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Disapproval.

The requested CPD, Commercial Planned Development District would permit a commercial use not permitted in the existing C-4 zoning district and inconsistent with desired development patterns of the area. Introducing Highway Oriented Commercial Development uses to the area, without applying the overlay standards, serves to erode the stated goals of the adopted overlay. The Community Commercial Overlay was applied to commercial corridors that had existing deep setbacks and orientation toward automobiles. Some of the stated goals of the overlay are to standardize building setbacks at 23 to 27 feet and establish or reinforce pedestrian-oriented development.

While reusing a vacant building is desirable, Building Services staff considers the 24-hour car wash development too intense for this site and inconsistent with desired development patterns of the Community Commercial Overlay. Variances are needed for either stacking or bypass requirements because the site is too small to simultaneously accommodate off-street stacking and maneuvering.





CAC Memo to BZA
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concern that a lot split could present future parking issues with respect to the commercial lot that would face N. High Street. Consistent with the recommendation of the Variance and Zoning Committee, the CAC **recommended approval of the request as submitted by a vote of 5-3.**

- The third item was a requested rezoning of the property at 5510 N. High St. by applicants Bob Hales / TDH Investments Corp. to allow operation of a car wash business.

Applicant sought rezoning of the property from C4 to Commercial Planned Development (CPD). Representing Mr. Hales, attorney David Hodge had met with the Sharon Heights Community Association and offered a number of concessions in response to input from neighborhood representatives and the Variance & Zoning Committee. The applicant agreed to install a drying system that produces considerably less noise than other types available, and Mr. Hodge assured the commission that the level of sound from the car wash operation will conform with applicable City code. He also committed to work with City Transportation to limit access to the alley between the property and adjoining residences to "exit only" status, and Mr. Hale pledged full compliance with the Community Commercial Overlay (CCO). However, the applicant was not willing to reduce the hours of operation from the proposed 24 hours per day.

Strong neighborhood opposition to the proposed rezoning was reported by D Searcy, District 9 Commissioner, and was expressed by residents who attended the CAC meeting. Principally due to issues of intensity of use and hours of operation, the CAC **concurred with the Variance and Zoning Committee and recommended disapproval of the proposed zoning change by a vote of 0-8.**

Please feel free to contact me if you have any questions about this report.

Sincerely,

Paul Harris, Secretary
Clintonville Area Commission

Cc: Applicants

05335-0-00061

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 # 205-0554

Being first duly cautioned and sworn (NAME) BOB HALES
of (COMPLETE ADDRESS) 4310 CORVE RD. DELAWARE, OHIO 43015
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. 100% owner/operator BOB HALES - T.D.H. INVESTMENT Corp. 4310 CORVE RD. DELAWARE, OHIO 43015 Contact Bob Hales (740) 815 7544	2.
3.	4.

SIGNATURE OF AFFIANT Bob Hales

Subscribed to me in my presence and before me this 28 day of July, in the year 2005

SIGNATURE OF NOTARY PUBLIC Sarah Stricker

My Commission Expires: Aug 8, 2009

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

Notary Seal Here

 Sarah Stricker
Notary Public, State of Ohio
My Commission Expires 8/8/09