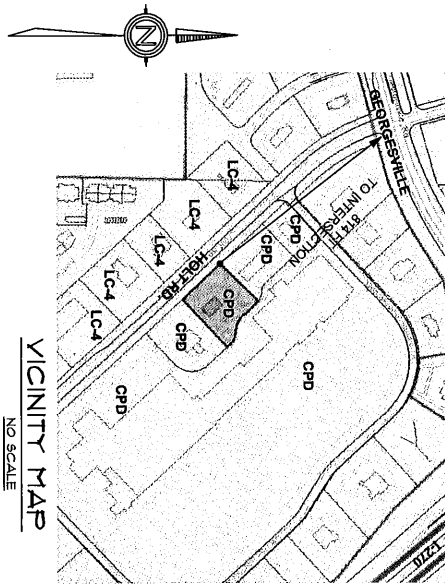


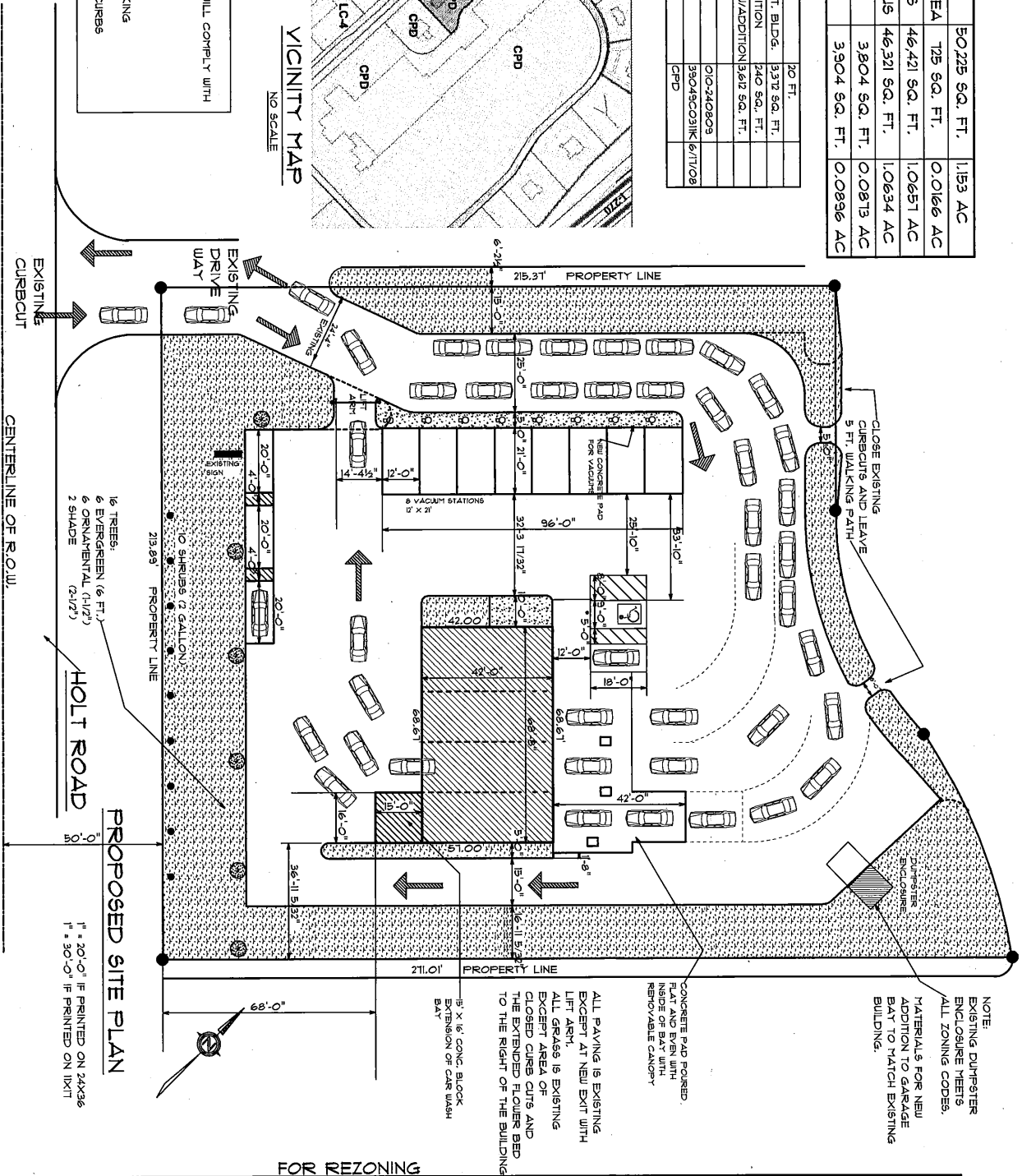
SITE DATA TABLE

TOTAL SITE AREA	50,225 SQ. FT.	1.153 AC
TOTAL NEWLY DISTURBED AREA	125 SQ. FT.	0.0166 AC
PRE-DEVELOPED IMPERVIOUS	46,421 SQ. FT.	1.0651 AC
POST-DEVELOPED IMPERVIOUS	46,321 SQ. FT.	1.0634 AC
PRE-DEVELOPED PERVIOUS	3,804 SQ. FT.	0.0873 AC
POST DEVELOPED PERVIOUS	3,904 SQ. FT.	0.0896 AC

HEIGHT OF BUILDING	20 FT.
SQUARE FOOTAGE OF EXIST. BLDG.	3,372 SQ. FT.
SQUARE FOOTAGE OF ADDITION	240 SQ. FT.
TOTAL SQUARE FOOTAGE W/ADDITION	3,612 SQ. FT.
PARCEL NUMBER	010-240829
FLOOD MAP	33045C031K 6/17/08
ZONING CLASS	CPD



NOTE:
PROPOSED PROJECT WILL COMPLY WITH SECTIONS:
3312.01 DUMPSTER
3312.01 LANDSCAPE
3312.03 LIGHTING
3312.21 SCREENING
3312.39 STRIPING/MARKING
3312.43 SURFACE
3312.45 WHEEL STOPS/CURBS



216-037 Final Site Plan Received 9.13.16

<p>FOR REZONING</p> <p>JEANNE CABRAL ARCHITECTS 1654 HOLT RD. COLUMBUS, OH 43228</p>	<p>AQUA SPA LASER CARWASH</p>	<p>JEANNE CABRAL ARCHITECTS</p> <p>2939 Bexley Park Road Columbus, OH 43209-2236 Office: (614) 239-9544 Fax: (614) 754-5113 Cell: (614) 537-2654 e-mail: jeannecabral@aol.com</p>
	<p>1" = 20'-0" IF PRINTED ON 24X36 1" = 30'-0" IF PRINTED ON 18X11</p>	<p>DATE: 7-16 1-19-16 1-27-16 8-3-16 8-16-16</p>

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
SEPTEMBER 8, 2016**

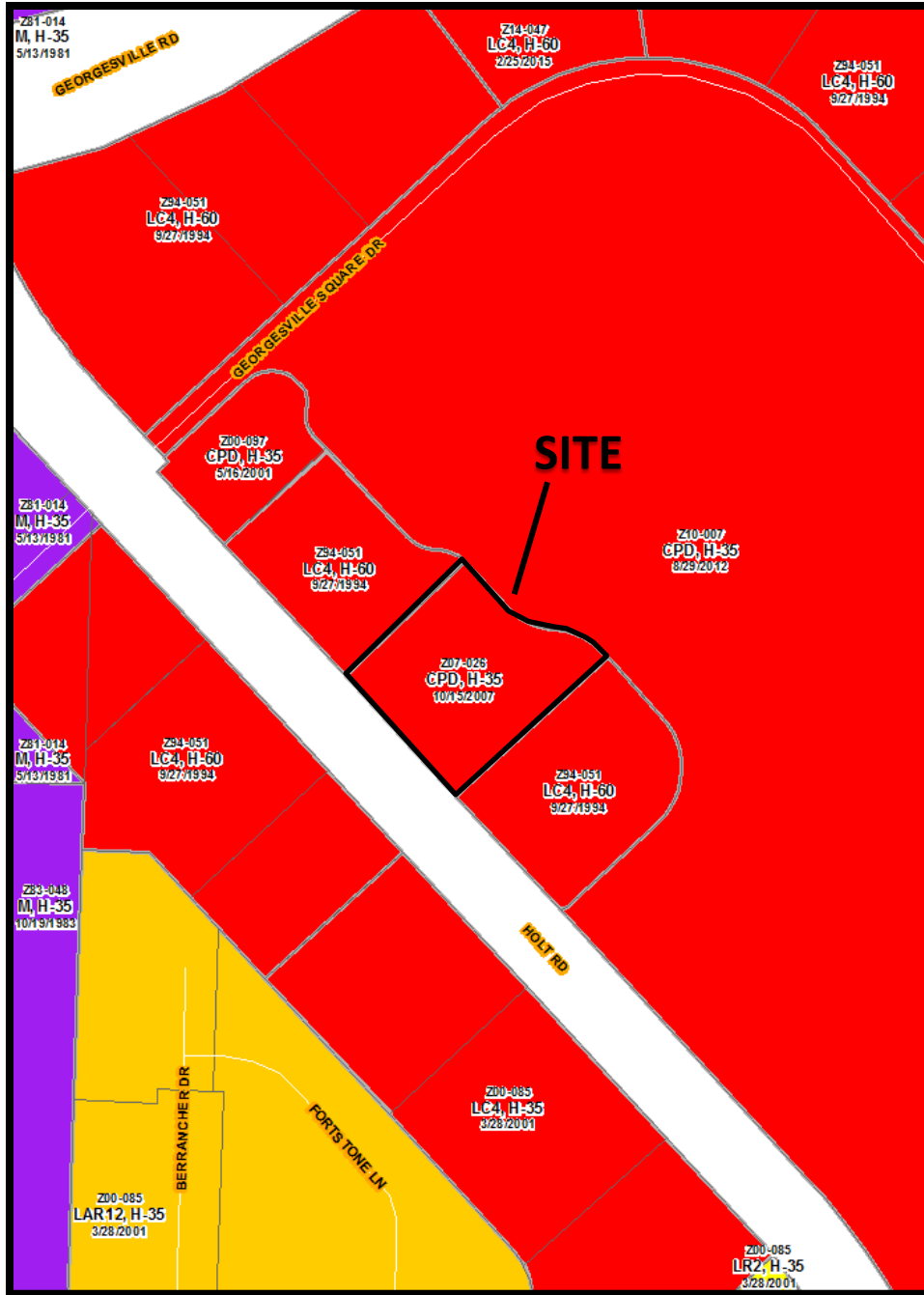
- 3. APPLICATION: Z16-037**
Location: 1654 HOLT ROAD (43228), being 1.15± acres located on the north side of Holt Road, 810± feet southeast of Georgesville Road (010-240809; Westland Area Commission).
Existing Zoning: CPD, Commercial Planned Development District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Update existing car wash facility.
Applicant(s): Jeanne Cabral; 2939 Bexley Park Road; Columbus, OH 43209.
Property Owner(s): BB&S Laser Systems Inc.; 1654 Holt Road; Columbus, OH 43228.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov
 Shannon Pine; 614-645-2208; spine@columbus.gov

BACKGROUND:

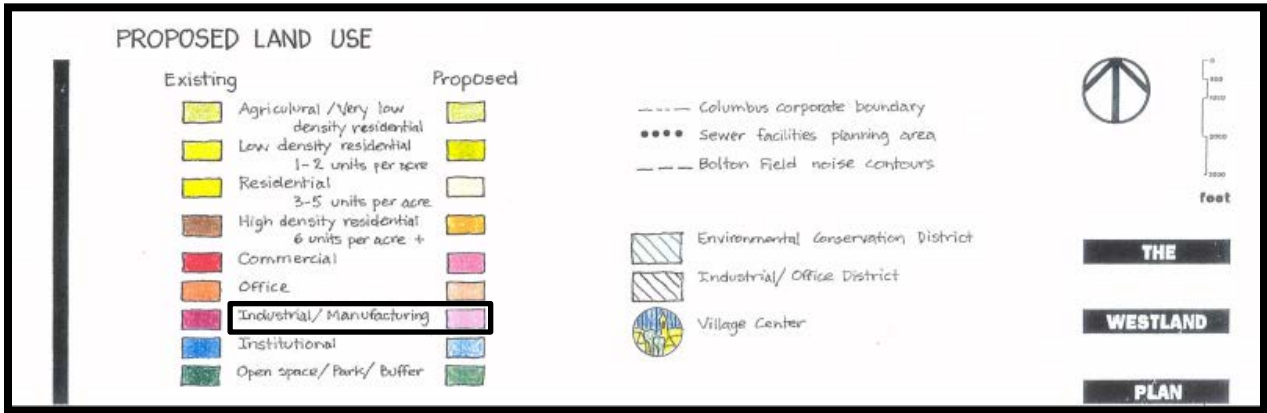
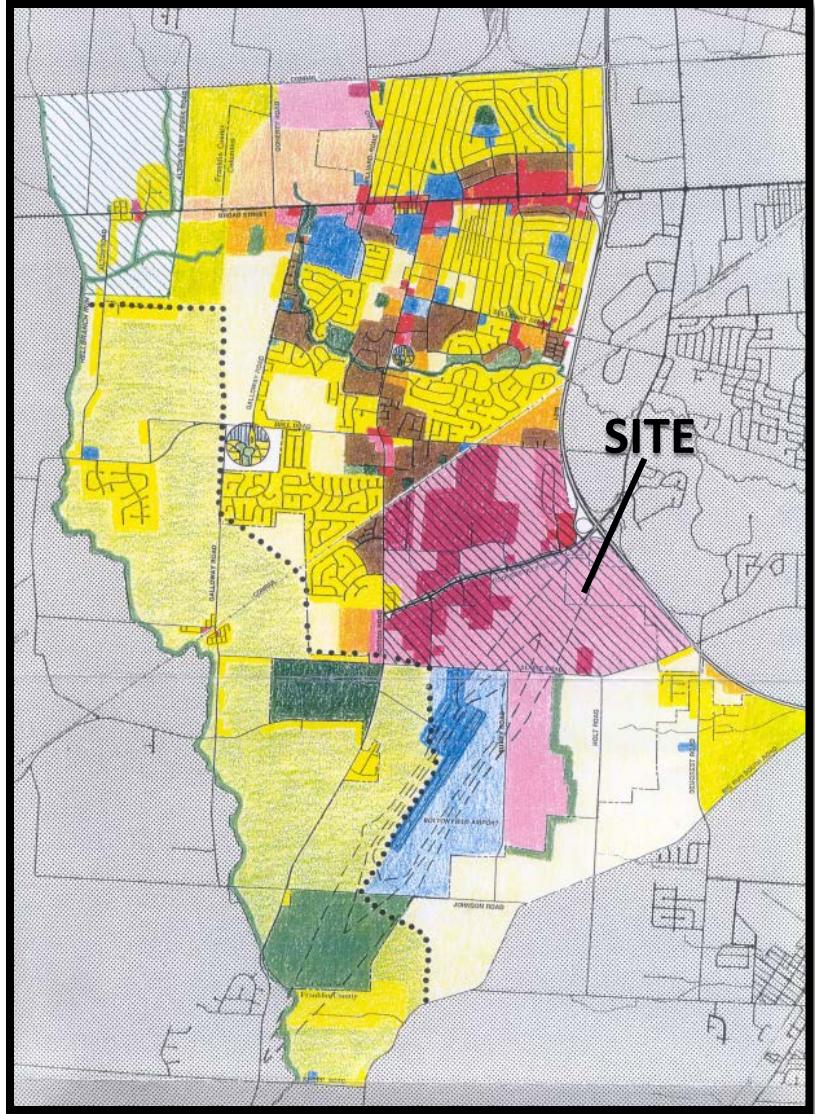
- The 1.15± acre site consists of one parcel zoned in the CPD, Commercial Planned Development District and developed with an existing car wash facility. The applicant is requesting the CPD, Commercial Planned Development District to address proposed changes to the site layout including closing existing curb cuts, altering on-site traffic circulation, and changing the parking configuration.
- North and west of the site are commercial/retail buildings in the CPD, Commercial Planned Development District. Southeast of the site is a commercial building zoned in the L-C-4, Limited Commercial District. South of the site, across Holt Road, are commercial buildings in the L-C-4, Limited Commercial District.
- The site is located in the planning area of *The Westland Plan* (1994) which recommends industrial and office uses for the site.
- The CPD text allows for all uses in the C-4, Commercial District and a car wash, while carrying over prohibited uses from the existing CPD district. The text includes provisions for building and parking setbacks, traffic access, landscaping, and building materials. The request includes a commitment to a site plan with no additional requested variances.
- The site is located within the boundaries of the Westland Area Commission whose recommendation had not been received at the time this report was finalized.
- Although Holt Road is not listed on the Columbus Thoroughfare Plan, Staff anticipates its inclusion as a 4-2 arterial in a future update.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District will allow changes to the site layout that will affect existing curb cuts and access to the site, and the on-site parking arrangement traffic circulation. Although the *The Westland Plan* (1994) recommends industrial and office uses for this location, the request is supportable since the site is already developed with a car wash facility, and the site is compatible with the adjacent commercial and retail land uses.



Z16-037
1654 Holt Road
Approximately 1.15 acres
CPD to CPD



Z16-037
 1654 Holt Road
 Approximately 1.15 acres
 CPD to CPD



Z16-037
1654 Holt Road
Approximately 1.15 acres
CPD to CPD



DEPARTMENT OF BUILDING AND ZONING SERVICES

STANDARDIZED RECOMMENDATION FORM

Department of Building & Zoning Services
Scott Messer, Director
757 Carolyn Avenue, Columbus, Ohio 43224-3218
Phone: 614-645-7433 www.columbus.gov

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

Case Number 216-037

Address 1654 Molt Rd.

Group Name Westland Area Commission

Meeting Date August 17, 2016

- Specify Case Type: BZA Variance / Special Permit, Council Variance, Rezoning, Graphics Variance / Plan / Special Permit

- Recommendation (Check only one): Approval, Disapproval

NOTES: [Blank lines for notes]

Vote 12-0

Signature of Authorized Representative [Handwritten Signature]

SIGNATURE
Chairman, Zoning Committee
RECOMMENDING GROUP TITLE

614-745-5452
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: Zoning, City of Columbus, Department of Building & Zoning Services, 757 Carolyn Avenue, Columbus, Ohio 43224.



DEPARTMENT OF BUILDING AND ZONING SERVICES

REZONING APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 www.columbus.gov

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.

APPLICATION # 216-037

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) JEANNE CABRAL
of (COMPLETE ADDRESS) 2939 BEXLEY PARK ROAD COLUMBUS, OH 43209

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

Table with 2 columns and 2 rows for listing parties with 5% or more interest. Row 1: BB&S LASER SYSTEMS INC, 1654 HOLT ROAD, COLUMBUS, OH 43228, 0 / WALTER BALL 614-832-1117. Other cells are empty.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Handwritten signature of Jeanne Cabral

Subscribed to me in my presence and before me this 30th day of June, in the year 2016

SIGNATURE OF NOTARY PUBLIC

Handwritten signature of Notary Public

My Commission Expires:

03/09/2021

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



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