

STAFF REPORT DEVELOPMENT COMMISSION ZONING MEETING CITY OF COLUMBUS, OHIO MAY 8, 2014

5. APPLICATION: Z14-013 (14335-00000-00140)

Location: 8402 NORTH HIGH STREET (43235), being 1.4± acres located on

the east side of North High Street, 600± feet south of Lazelle Road (part of 610-219484; Far North Columbus Communities Coalition).

Existing Zoning: CPD, Commercial Planned Development District. **Request:** CPD, Commercial Planned Development District.

Proposed Use: Car wash.

Applicant(s): Buckeye Express Wash, LLC; c/o Dave Perry, Agent; David Perry

Co., Inc.; 145 East Rich Street, 3rd Floor; Columbus, OH 43215.

Property Owner(s): Fairway Acquisitions LLC; c/o Mark Catalano; 1515 West Lane

Avenue, Suite 10; Columbus, OH 43221.

Planner: Tori Proehl, 645-2749, vjproehl@columbus.gov

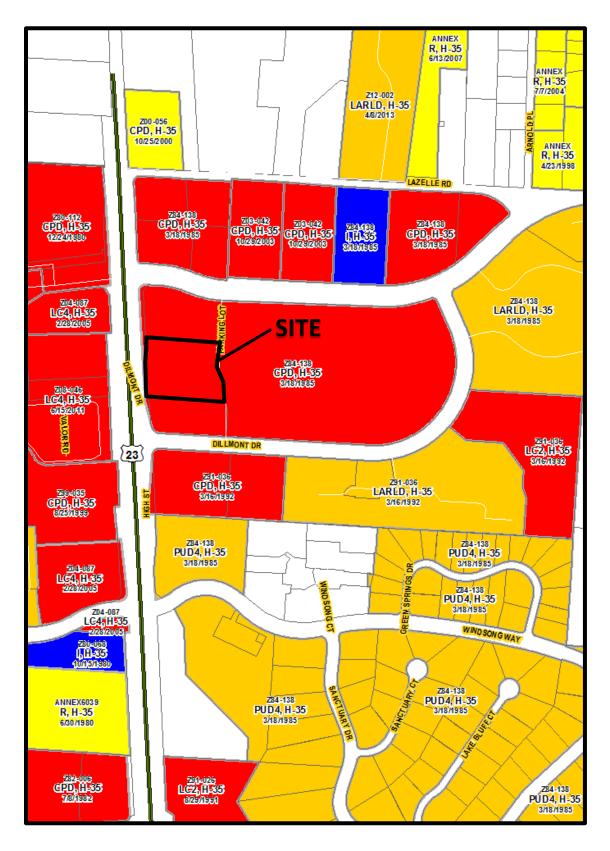
BACKGROUND:

The 1.4± acre site is undeveloped and zoned in the CPD, Commercial Planned
Development District. The applicant requests a rezoning to the CPD, Commercial Planned
Development District to allow the establishment of a car wash.

- Surrounding the site are eating and drinking establishments and retail to the north, east and south in the CPD, Commercial Planned Development District. To the west is commercial development in the L-C-4, Limited Commercial District.
- The site is located within the planning area of the Far North Plan (1994), which does not provide land use guidance for this site. The Plan does, however, call for landscaping in association with commercial uses along arterials. The applicant has complied with this recommendation.
- The site is located within the boundaries of the Far North Columbus Communities Coalition, who recommended approval of this application.
- The proposed CPD text includes permitted uses, commits to a site plan and landscaping, and includes variances to the district setback lines and drive-up stacking area.
- o The Columbus Thoroughfare Plan requires a minimum right-of-way dedication of 80' from centerline along North High Street.

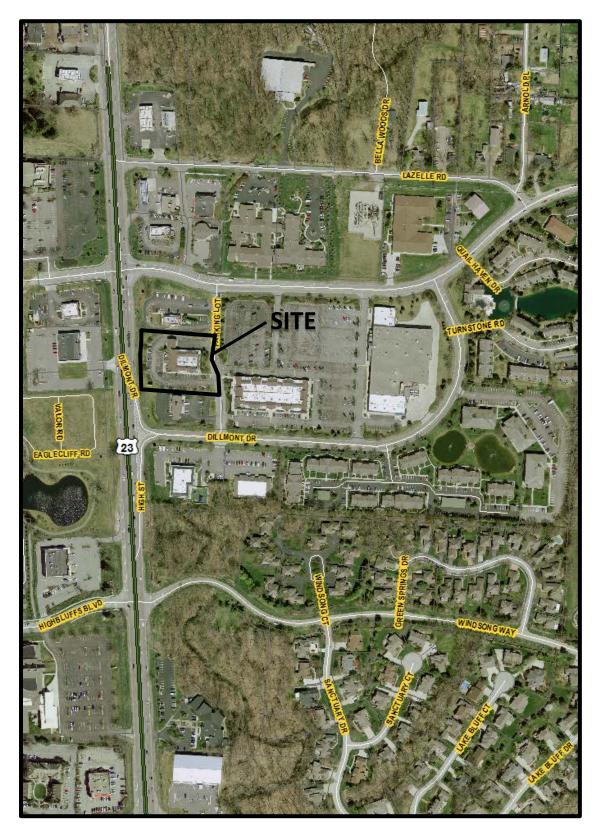
CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District will allow the establishment of an automatic car wash. Staff supports the proposed uses of the property, as the request is consistent with the *Far North Plan* (1994) with respect to land use recommendations, and with the zoning and development patterns of the area.



Z14-013
8402 N. High Street
Approximately 1.4 acres
Request: Rezoning from CPD, Commercial Planned
Development District to CPD, Commercial Planned

Development District



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8402 N. High Street
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Development District



STANDARDIZED RECOMMENDATION FORM

City of Columbus, Ohio • Department of Building & Zoning Services 757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

	MMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW
Case Number	Z14-013 /14335-00000-00140 8402 N. Hish St.
Address	8402 N. Hish St.
Group Name	FNCCC
Meeting Date	4/1/14
Specify Case Type	BZA Variance / Special Permit Council Variance Rezoning Graphics Variance / Plan / Special Permit
Recommendation (Check only one)	Approval Disapproval
NOTES:	
=	
Vote	e James & Palmisono SIGNATURE President-FNCCC RECOMMENDING GROUP TITLE
Signature of Authorized Representative	e James & Palmisono

Please **FAX** this form to **Zoning** at (614) **645-2463** within **48 hours** of your meeting day; OR **MAIL** to: Zoning, City of Columbus, Department of Building & Zoning Services, 757 Carolyn Avenue, Columbus, Ohio 43224.



REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services 757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the pro- THIS PAGE MUST BE FILLED OUT COM	ject that is the subject of this application. MPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provide
	APPLICATION# 214-013
STATE OF OHIO COUNTY OF FRANKLIN	
Being first duly cautioned and sworn (NAME) of (COMPLETE ADDRESS) Plank Law Firm, 145 E deposes and states that (he/she) is the APPLIC following is a list of all persons, other partners is the subject of this application in the following	E. Rich Street, FL 3, Columbus, OH 43215 CANT, AGENT or DULY AUTHORIZED ATTORNEY FOR SAME and the ships, corporations or entities having a 5% or more interest in the project which
	Name of business or individual Business or individual's address Address of corporate headquarters City, Sate, Zip Number of Columbus based employees Contact name and number
1. Buckeye Express Wash, LLC 6021 Coca-Cola Blvd. Columbus, GA 31909 Contact: Phil Wise, (706) 563-6110 # of City of Columbus Based Employees: 16	2. Fairway Acquisitions, LLC 1515 W. Lane Ave., Suite 10 Contact: Mark Catalano, (614) 273-0553 x301 # of City of Columbus Based Employees: 0
3.	4.
Check here if listing additional	parties on a separate page.
SIGNATURE OF AFFIANT	Lonald Plank
Subscribed to me in my presence and before n	ne this $3rd$ day of $MARCH$, in the year 2014
SIGNATURE OF NOTARY PUBLIC	Babara a. Painter
My Commission Expires:	AUGUST 3, 2015
BARBAR	osure Statement expires six months after date of notarization. A A PAINTER iic, State of Ohio