



**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.
- 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.

Request: Rezoning from CPD, Commercial Planned Development District to CPD, Commercial Planned Development District

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**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

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

Case Number

214-013 / 14335-00000-00140

Address

8402 N. High 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

8-0 For

Signature of Authorized Representative

SIGNATURE

James J. Palmisano

RECOMMENDING GROUP TITLE

President - FNCCC

DAYTIME PHONE NUMBER

614/430-7840

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.

