

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JANUARY 8, 2004**

8. **APPLICATION:** **Z03-098**
 Location: **1944 HILLIARD-ROME ROAD (43228)**, being 0.62± acres located on the east side of Hilliard-Rome Road, 175± feet south of Tanglewood Park Boulevard (560-268008).

 Existing Zoning: L-C-4, Limited Commercial District.
 Request: CPD, Commercial Planned Development District.
 Proposed Use: Car wash.
 Applicant(s): DCD Development; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 725; Columbus, Ohio 43215.

 Property Owner(s): Halle Properties, LLC; Dept. 1100 OHC 20225 North Scottsdale Road; Scottsdale, Arizona 85255.

 Planner: Don Bier, 645-0712; drbier@columbus.gov

BACKGROUND:

- The undeveloped 0.62±-acre out parcel is currently zoned in the L-C-4, Commercial District. The applicant requests the CPD, Commercial Planned Development District to develop a carwash.

- An undeveloped out parcel zoned in the L-C-4, Limited Commercial District is located to the north. Undeveloped land zoned in the L-C-4, Commercial District is located to the east. An undeveloped out parcel zoned in the L-C-4, Limited Commercial District is located to the south. Commercial development in the CPD, Commercial Planned Development District is located to the west, across Hilliard-Rome Road.

- The site is located within the boundaries of the *West Columbus Interim Concept: 1991*, which recommends office-transitional uses. However, deviation from the Plan recommendation is warranted because this area has been zoned for commercial development for many years, and the subject out parcel was again rezoned for commercial development in 2002 (Z02-050).

- The CPD text contains customary use restrictions and development standards that address maximum lot coverage, height district, site access, street trees, headlight screening, interior lot line landscaping, lighting and graphics restrictions, and a variance to reduce the number of spaces required for stacking from 18 to 15 spaces.

- The *Columbus Thoroughfare Plan* identifies Hilliard-Rome Road as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The requested CPD, Commercial Planned Development District will allow the applicant to develop a carwash on an out parcel currently zoned for commercial use. The proposed use is consistent with zoning and development patterns in this area. The limitation text includes customary use restrictions and development standards that address maximum lot coverage, height district, site access, street trees, headlight screening, interior lot line landscaping, lighting, and graphics restrictions, and a variance to reduce the number of spaces required for stacking from 18 to 15 spaces.