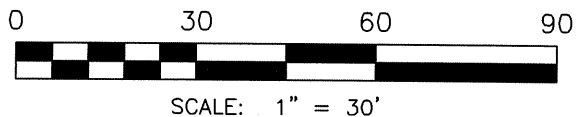


Z12-069 Final Received 2/7/13

SITE DATA

PROPOSED DISTRICT: CPD, COMMERCIAL PLANNED DEVELOPMENT
 OWNER: MAMJ ENTERPRISES, LLC.
 APPLICATION #: Z12-069 (12335-00000-00729)
 PARCEL ID#: 010-122507
 ACRES: 0.723
 PROPERTY WAS REZONED 2-14-94, FROM
 L-C-3 TO CPD, COMMERCIAL PLANNED DEVELOPMENT DISTRICT,
 TO ALLOW EXISTING CAR WASH PLUS VEHICLE REPAIR CENTER
 USES.



CPD PLAN

620 GEORGESVILLE RD, COLUMBUS, OHIO 43228

member
 2/7/2013

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
FEBRUARY 14, 2013**

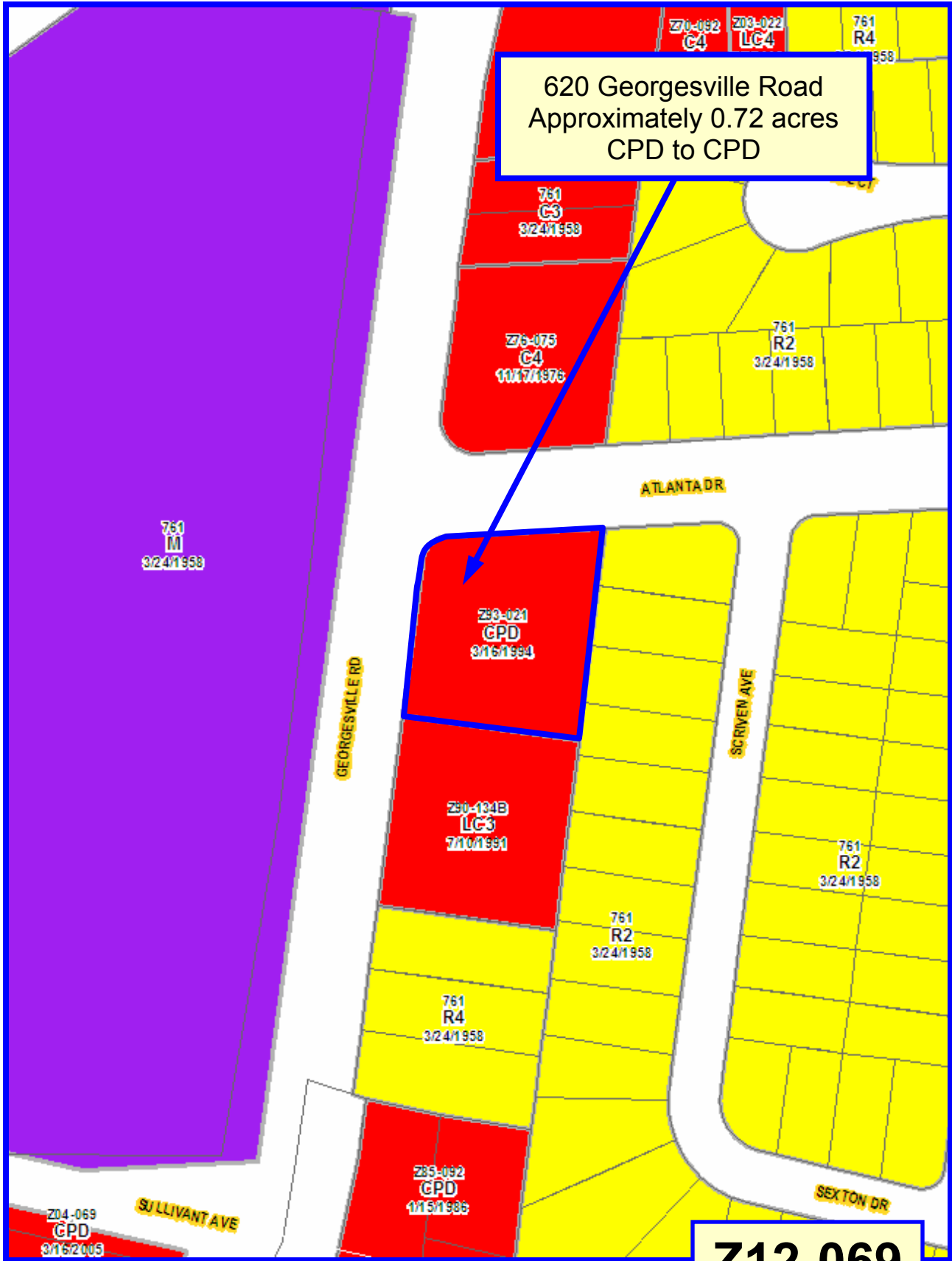
- 4. APPLICATION: Z12-069 (ACCELA # 12335-00000-00729)**
Location: **620 GEORGESVILLE ROAD (43228)**, being 0.72± acres located at the southeast corner of Georgesville Road and Atlanta Drive (010-122507; Greater Hilltop Area Commission).
Existing Zoning: CPD, Commercial Planned Development District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Expand permitted C-4 commercial uses.
Applicant(s): MAMJ Enterprises, LLC; c/o (Mike) Muhanad Abulaban; P.O. Box 3416; Dublin, OH 43016.
Property Owner(s): The Applicant
Planner: Shannon Pine, 645-2208, spine@columbus.gov

BACKGROUND:

- The site is developed with a car wash in the CPD, Commercial Planned Development District and is restricted to car was and automobile service uses. The requested CPD, Commercial Planned Development District will allow additional C-4, Commercial District uses.
- To the north across Atlanta Drive is a retail carry-out and fuel sales facility in the C-4 Commercial District. To the east is a single-unit subdivision in the R-2, Residential District. To the south is a vacant restaurant in the L-C-3, Limited Commercial District. To the west across Georgesville Road is an office/warehouse in the M, Manufacturing District.
- The site is located within the planning area of *The Greater Hilltop Plan Amendment (2010)* which recommends community commercial uses for this location.
- The site is located within the boundaries of the Greater Hilltop Area Commission whose recommendation is for approval of the requested CPD District.
- The CPD text includes appropriate use restrictions, screening, and outdoor display provisions.
- The *Columbus Thoroughfare Plan* identifies Georgesville Road as 4-2D arterial requiring 60 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District will permit a range of commercial uses on a site that is limited to only two uses on a major commercial thoroughfare. The CPD text includes appropriate use restrictions which will ensure compatibility with the surrounding development.



620 Georgesville Road
Approximately 0.72 acres
CPD to CPD

Z12-069

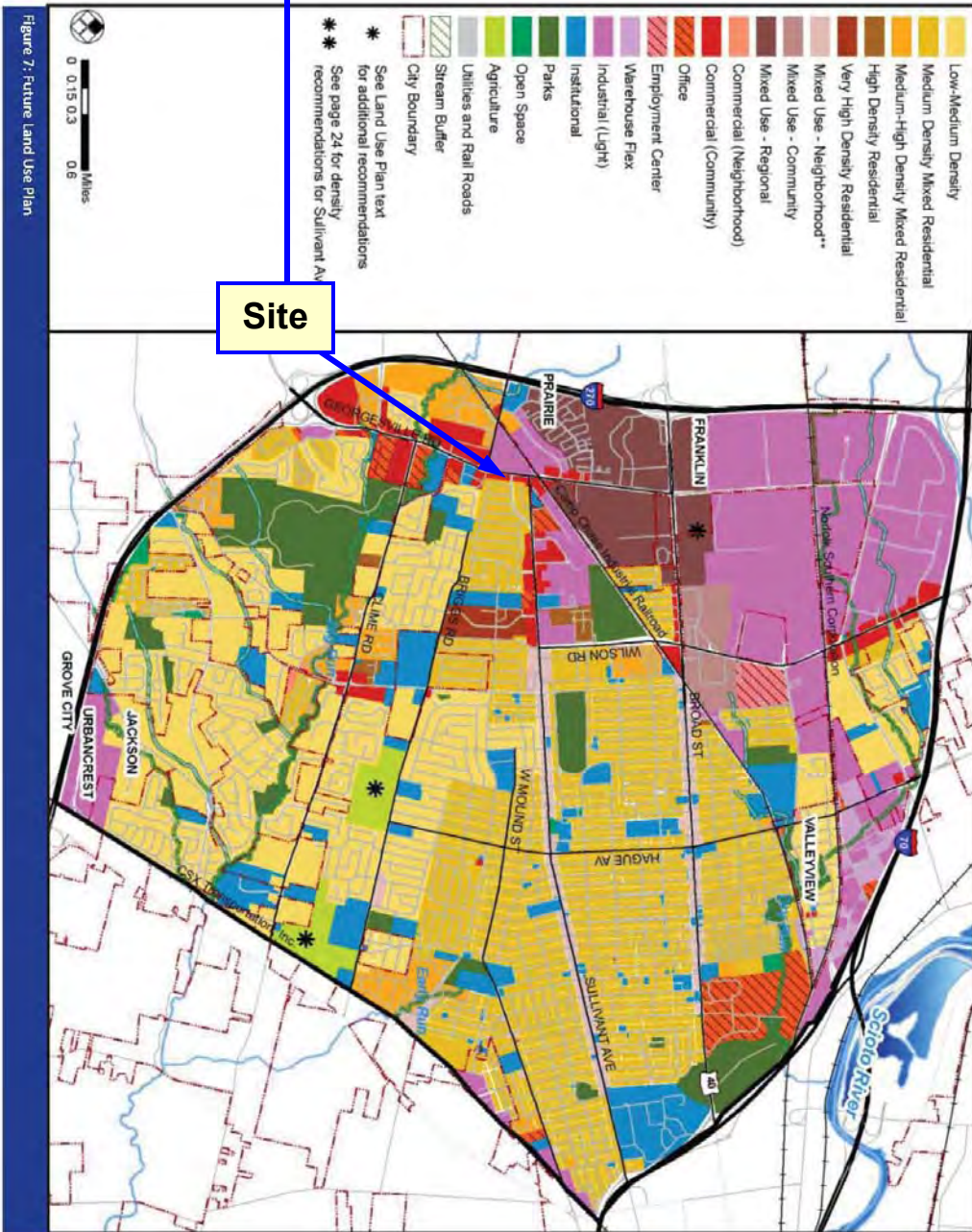


Figure 7: Future Land Use Plan

Z12-069



620 Georgesville Road
Approximately 0.72 acres
CPD to CPD

Z12-069



REZONING APPLICATION

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

STANDARDIZED RECOMMENDATION FORM

FOR USE BY: AREA COMMISSIONS / CIVIC ASSOCIATIONS / ACCORD PARTNERS

GROUP NAME GREATER HILLTOP AREA COMMISSION MEETING DATE 1/8/2013
CASE NUMBER Z12-069/12335-0000-00729 Case Type Council Variance Rezoning
ZONING ADDRESS 620 GEORGETOWN RD 43228 APPLICANT MANJ ENTERPRISES, LLC
PERSON[S] REPRESENTING APPLICANT AT MEETING JIMMY NABLOSI

CONDITIONS REQUESTED BY GROUP (Add continuation sheet if needed)

Area Commission see note at the bottom.

	Applicant Response	
	Yes	No
1. <u>ADD 'CHECK CASHING AND LOANS' TO SECTION 2 EXCLUSIONS TEXT</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. <u>ADD 'THEATERS, DANCE COMPANIES + DINNER THEATERS TO SECTION 2 EXCLUSIONS TEXT</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. <u>ADD 'HALFWAY HOUSE' TO SECTION 2 EXCLUSIONS TEXT</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. _____	<input type="checkbox"/>	<input type="checkbox"/>
5. _____	<input type="checkbox"/>	<input type="checkbox"/>
6. _____	<input type="checkbox"/>	<input type="checkbox"/>
7. _____	<input type="checkbox"/>	<input type="checkbox"/>
8. _____	<input type="checkbox"/>	<input type="checkbox"/>

Recommendations

Approval Disapproval Conditional approval (list conditions and applicant response above)

Explain the basis for the Approval, Disapproval or Conditional Approval below (Add continuation sheet if needed.)

Recommending Commission / Association / Accord Partner Vote: For 13 Against 0

Signature / Title of Authorized Representative Ray Jantz, Co-Chair, ZONING COMMITTEE

Daytime Phone Number 614-653-7653

NOTE TO AREA COMMISSIONS: Ordinances sent Council will contain only recommendations for "Approval" or "Disapproval". Recommendations for "Conditional Approval" will be treated as "Disapproval". If, at the time the ordinance is sent to Council, any condition that has checked "No" on the *Standardized Recommendation Form* has not been resolved as documented in writing by the recommending body or party.

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
For all questions regarding this form and fees please call: 614-645-4522
Please make all checks payable to the Columbus City Treasurer



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 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 # 212-069

STATE OF OHIO
 COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Muhanad (Mike) Abulaban
 of (COMPLETE ADDRESS) P. O. Box 3416, Dublin, Ohio 43016

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

1. MAMJ Enterprises, LLC Mike Abulaban P. O. Box 3416 Dublin, OH 43016 614-348-8386 <i>1 Columbus based Employee</i>	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

[Handwritten Signature]

Subscribed to me in my presence and before me this 3RD day of December, in the year 2012

SIGNATURE OF NOTARY PUBLIC

[Handwritten Signature: Jeannine M. Egloff]

My Commission Expires:

8-18-13 Jeannine M. Egloff, Notary Public
 County, State of Ohio

This Project Disclosure Statement expires six months after date of notarization. 8-18-13

Notary Seal Here

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