

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JULY 10, 2003**

9. **APPLICATION:** **Z03-031**
 Location: **2465 PETZINGER ROAD (43235)**, being 1.35± acres located on the west side of Winchester Pike, 195± feet south of Petzinger Road.

 Existing Zoning: CPD, Commercial Planned Development District.
 Request: CPD, Commercial Planned Development District.
 Proposed Use: Car wash.
 Applicant(s): Kontogiannis & Associates; c/o Michael J. Maistros; 400 South Fifth Street, Suite 400; Columbus, Ohio 43215.
 Property Owner(s): PKG Development; 2500 Waters Edge Blvd.; Columbus, Ohio 43209.
 Planner: Shannon Pine, 645-2208; spine@columbus.gov

BACKGROUND:

- o The site is undeveloped and is currently zoned in the CPD, Commercial Planned Development District. The applicant requests to rezone Subarea B of the current CPD (Z92-076A), which only allows C-4 uses, to CPD for the development of a car wash.
- o The site is surrounded by a convenience store with gasoline sales in the CPD, Commercial Planned Development District to the north, Conrail tracks and vacant land in the R-1, Residential District to the south, State Route 33 to the east, and multi-family residential development in the R-4, Residential District to the west.
- o The proposed CPD plan incorporates building and equipment placement in consideration of the abutting residential use with a 50-foot no build zone from the west property line, along with buffering, screening, landscaping, and lighting controls.
- o There will be no access to US 33. All access to the car wash site will be through the convenience store site as shown on the current CPD plan.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The applicant is requesting the CPD, Commercial Planned Development District to develop the site with a car wash. The proposed CPD plan is designed in consideration of the abutting residential use, and is consistent with the zoning and development patterns of the area.