

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
NOVEMBER 11, 2004**

7. **APPLICATION:** **Z04-071**
 Location: **5913 NORTH MEADOWS BOULEVARD (43229)**, being 0.71± acres located on the west side of North Meadows Boulevard, 275± feet south of Dublin-Granville Road (010-266190).
- Existing Zoning:** C-4, Commercial District.
 Request: CPD, Commercial Planned Development District.
 Proposed Use: Carwash.
 Applicant(s): Frank Mascari; c/o Jeffrey L. Brown, Atty.; Smith and Hale; 37 West Broad Street; Columbus, Ohio 43215.
 Property Owner(s): Timbercreek Center, et al.; c/o Jeffrey L. Brown, Atty.; Smith and Hale; 37 West Broad Street; Columbus, Ohio 43215.
 Planner: Don Bier, 645-0712, drbier@columbus.gov

BACKGROUND:

- The vacant 0.71± acre out parcel is currently zoned in the C-4, Commercial District. The applicant is requesting the CPD, Commercial Planned Development District to develop a carwash.
- Vacant land zoned in the CPD, Commercial Planned Development District is located directly north of the site. Vacant land and a convenience store are located east of the site in the C-4, Commercial District. An undeveloped site zoned in the C-4, Commercial District is located directly south of the site, beyond which is an apartment complex zoned in the A-R-1, Apartment Residential District. A retail shopping center is located west of the site in the C-4, Commercial District.
- The site is located within the boundaries of the *Northland Plan: Volume I* (1991) but is not in a designated sub area.
- The CPD text contains customary use restrictions and development standards that address setbacks, site access, street trees and landscaped headlight screening along North Meadows Boulevard, exterior building materials, and lighting and graphics restrictions. A variance is requested to C.C. 3342.28 to reduce the number of parking spaces required for an automatic carwash from two spaces to one space. The applicant proposes that interior site landscaping be limited to grass. Staff would like to see a commitment to add some combination of shrubs, evergreens and ornamental trees to landscaping for the two large undeveloped areas at the northern end of the site.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The applicant's request for the CPD, Commercial Planned Development District to develop a carwash is consistent with development patterns in this area and is generally consistent with the *Northland Development Standards*. The site directly to the north was rezoned in 2003 to permit a convenience store with fuel sales and an undeveloped commercial out parcel remains to the south. The CPD site plan has been approved by the Transportation Division and the text contains customary use restrictions and development standards for setbacks, building materials, landscaping and lighting and graphics restricts. A variance is requested to reduce required parking spaces for an automatic carwash from two spaces to one space. Staff has requested that the applicant augment interior site landscaping.