

NOTES:

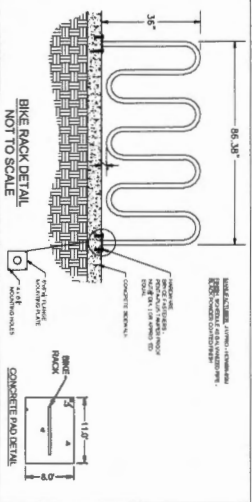
1. ACCORDANCE TO THE FEDERAL UNEMPLOYMENT MANUFACTURE ACT'S LABOR AGREEMENT... (text partially obscured)
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS...
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AT ALL TIMES... (text partially obscured)
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PARKING SPACE REQUIREMENTS

SPACE	REQUIREMENTS	AREA	REQUIREMENT
CAR SPA	2 PER SET	3	2 (MIN.)
TOTAL SPACES PROVIDED	—	—	—

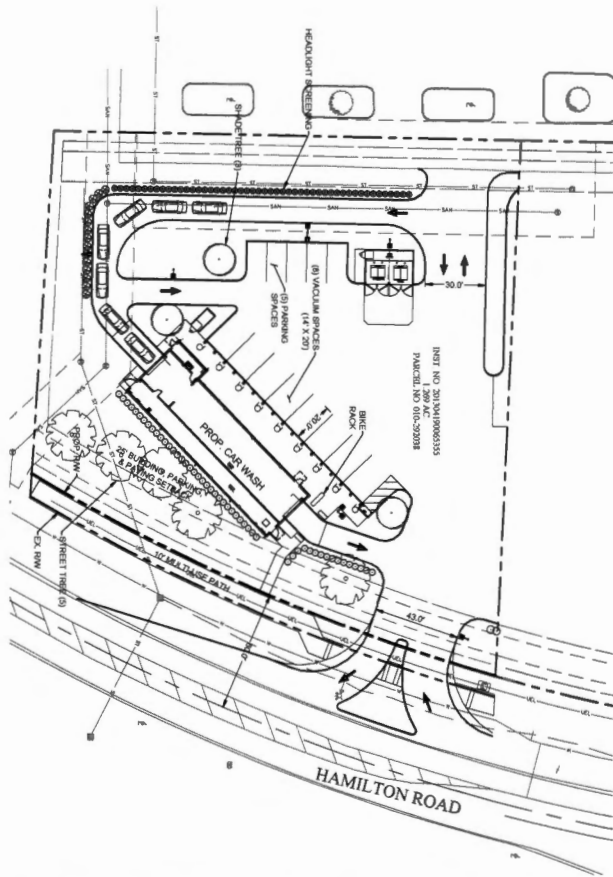
IMPERVIOUS AREA CALCULATION

TOTAL AREA = (113' ACRES) (479' BY 134' DIMENSION)



PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	CONDITION	REMARKS
	TREES		3	7'-8"	BARB	
	MAD VIE MAQUINA VIRGINIANA	SMETBAY MAQUOLA	5	2.5" DIA.	BARB	
	NYS ST.	BLACK TURFED				
	SHRUBS		57	#3	COAT	
	BALUS 'GREEN MOUNTAIN'	GREEN MOUNTAIN BOWWOOD	15	#5	COAT	
	LAUREL 'GREEN CHANGES SEA GREEN'	SEA GREEN JUNIPER	53	#3	COAT	
	THU OCC 'HILIA OCCIDENTALIS 'HEIT WOOD'	HEIT WOOD				



LANDSCAPE NOTES:

ALL PLANT MATERIALS TO CONFORM WITH THE LATEST EDITION OF AMERICAN STANDARD FOR PLANTING STOCK BY AMERICAN NURSERY AND LANDSCAPE ASSOCIATION. ONE (1) YEAR FROM DATE OF PLANTING FOR PERMANENT PLANTS. PLANT LIST SHALL BE OBTAINED FOR A PERIOD OF ONE (1) YEAR FROM CONSULT PLANT SCHEDULE FOR PLANT SIZES AND SPECIFICATIONS.

CONTRACTOR IS RESPONSIBLE FOR LOCATING AND MARKING ALL UTILITIES PRIOR TO INSTALLATION. NOTIFY UTILITIES OF FIELD CONDITIONS. HESITANTLY ADJUSTMENT OF PLANT LOCATIONS.

CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON PLANS. PLANT LIST QUANTITIES ARE FOR COMMENCEMENT ONLY.

PARKING LOT AND STREET TREES SHALL HAVE A CLEAR CANOPY HEIGHT OF 8' MIN.

ALL PLANTS AND SPACES SHALL BE MAINTAINED WITH A MINIMUM OF 1" OF SOIL. PLANTS SHALL BE MAINTAINED WITH A MINIMUM OF 1" OF SOIL. PLANTS SHALL BE MAINTAINED WITH A MINIMUM OF 1" OF SOIL.

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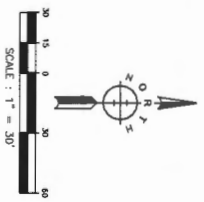
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OHIO
Utilities Protection SERVICE
Call Before You Dig
1-800-368-2194
811 or

**COLUMBUS OH
ENGINEERING PLANS
FOR
TURKEY HILL #723**

SITE PLAN
PARCEL 010-292038

PRIME
8415 PULSAR PLACE | SUITE 300
COLUMBUS OH 43240
P 614-839-0250 | F 614 839 0251

NO.	DATE	REVISIONS
1	9-22-2020	1" = 30'

DATE: 9-22-2020
SCALE: 1" = 30'

PROJECT NO. CFG04.0

10/1/2020
CAG C. 124

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
SEPTEMBER 10, 2020**

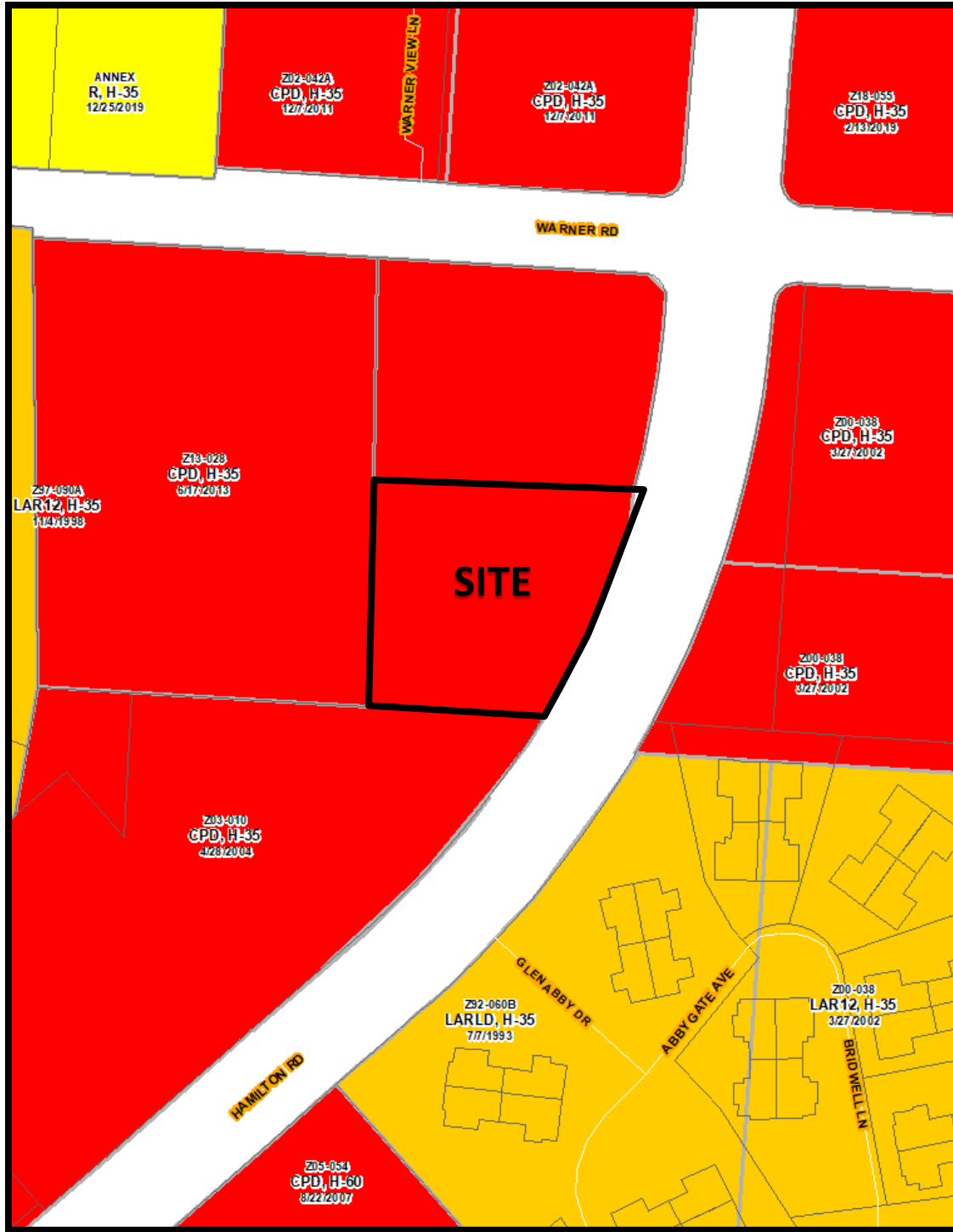
- 2. APPLICATION: Z19-007**
Location: **6465 N. HAMILTON RD. (43081)**, being 1.27± acres located on the west side of North Hamilton Road, 215± feet south of Warner Road (010-292038; Rocky Fork-Blacklick Accord Panel).
Existing Zoning: CPD, Commercial Planned Development District.
Request: CPD, Commercial Planned Development District (H-35).
Proposed Use: Car wash.
Applicant(s): TH Midwest, Inc.; c/o Christopher Rinehart; Rinehart Legal Services, Ltd.; P.O. Box 16308; Columbus, OH 43216.
Property Owner(s): Cardinal Title Holding Co.; c/o Christopher Rinehart; Rinehart Legal Services, Ltd.; P.O. Box 16308; Columbus, OH 43216.
Planner: Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

BACKGROUND:

- The site consists of one vacant parcel in the CPD, Commercial Planned Development District. The applicant is requesting the CPD, Commercial Planned Development District to permit a car wash.
- To the north, south, and east of the site is undeveloped land in the CPD, Commercial Planned Development District. To the west is a commercial development in the CPD, Commercial Planned Development District.
- The site is located within the boundaries of the *Rocky Fork-Blacklick Accord Plan (2003)*, which recommends “Multi-Family” land uses for this location.
- The site is located within the boundaries of the Rocky Fork-Blacklick Accord Panel, whose recommendation is for conditional approval. While it appears the conditions have been met, the revised materials are being reviewed by the Rocky Fork-Blacklick Accord Panel. If it is determined that the conditions have not been met, the recommendation will be for disapproval.
- The development text commits to a site plan and includes provisions for setbacks, access, buffering and landscaping, outdoor display areas, and signage commitments.
- The *Columbus Multimodal Thoroughfare Plan* identifies this portion of North Hamilton Road as a Suburban Commuter Corridor requiring 120 feet of right-of-way.

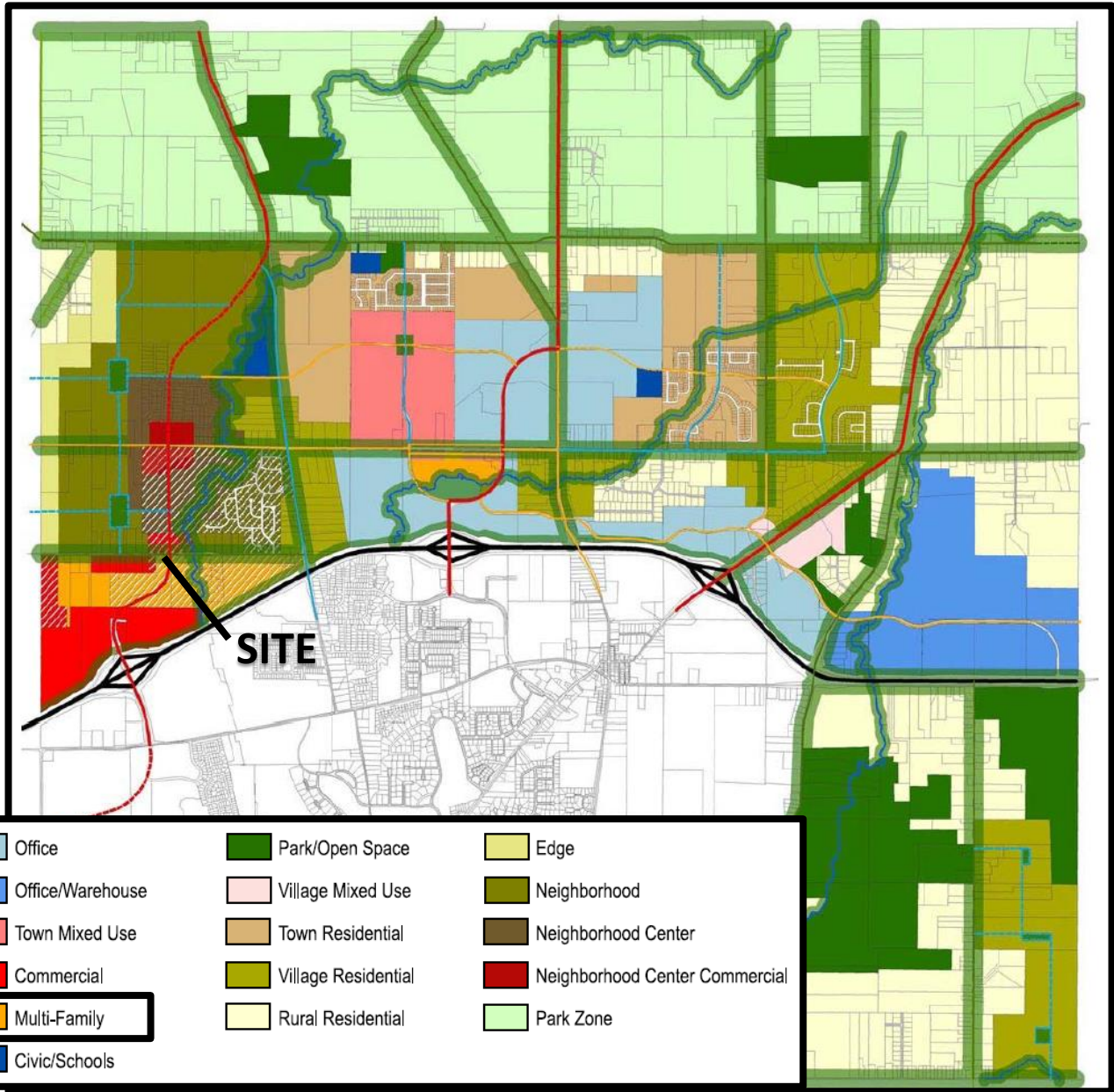
CITY DEPARTMENTS’ RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District will allow a car wash that is compatible with the development standards of adjacent commercial developments. While the *Rocky Fork Blacklick Accord Plan* recommends “Multi-Family” land uses for this location, Staff recognizes that the existing zoning allows for commercial uses, and is therefore supportive of the commercial use at this location.



Z19-007
6465 N. Hamilton Rd.
Approximately 1.27 acres
CPD to CPD

Rocky Fork-Blacklick Accord Plan (2003)



Z19-007
6465 N. Hamilton Rd.
Approximately 1.27 acres
CPD to CPD



Z19-007
6465 N. Hamilton Rd.
Approximately 1.27 acres
CPD to CPD

**THE ROCKY FORK BLACKLICK ACCORD
IMPLEMENTATION PANEL
July 16, 2020
RECORD OF PROCEEDINGS**

6465 N Hamilton Rd (Z19-007):

Review and action regarding a Columbus application to rezone a site located at the southwest corner of North Hamilton and Warner Road.

<i>Acreage:</i>	<i>1.269 ac</i>
<i>Current Zoning:</i>	<i>CPD</i>
<i>RFBA District:</i>	<i>Multifamily</i>
<i>Proposed Zoning:</i>	<i>CPD</i>
<i>Applicant(s):</i>	<i>TH Midwest, Inc. c/o Christopher Rinehart</i>
<i>Property Owner(s):</i>	<i>Cardinal Title Holding Co.</i>

STAFF COMMENTS:

Staff finds the proposal to be an appropriate land use for the site, given the existing commercial zoning and emerging development pattern at the Hamilton and Warner Road intersection promoting a mixed use environment.

Staff finds the proposal generally meets the design guidelines with regard to lighting, building design and parking placement. It improves pedestrian connectivity by placing sidewalks along N Hamilton Rd. The applicant has confirmed to staff that lot coverage on the site will be no higher than 61%. Staff note landscaping is included along the Hamilton Road frontage, but observe an absence of headlight screening landscaping from rear parking lot spaces and no landscape buffering along the southern property line.

Staff analysis found the principles and strategies that were applicable to this application were generally adhered to. Staff recommends approval with the following conditions:

- Additional landscaping be included to the west to screen the parking lot, and to the south to screen the circulation lane from the adjacent property

MOTION: ***NOTE: Conditions have been met.**

To recommend approval of a City of Columbus rezoning application within the Accord study area with the following conditions:

- Additional landscaping be included to the west to screen the parking lot, and to the south to screen the circulation lane from the adjacent property
- The applicant works with staff to confirm the hours of operation to address panel concerns regarding noise generation
- The applicant works with staff to confirm oil separation and runoff controls to address panel concerns regarding runoff potentially flowing into flood zone
- The applicant confirms the type of car wash to be used with staff
- Pedestrian connectivity to the site be added from the N Hamilton Rd sidewalk, if possible

RESULT:

This motion was approved unanimously (7-0)*

Ms. Burton	Yes
Mr. Chappellear	Yes
Mr. Gupta	Yes
Mr. Herskowitz	Yes
Mr. Paul	Yes
Mr. Sellers	Yes
Mr. Smithers	Yes

*Mr. Brubaker was present but due to technical difficulties unable to vote



DEPARTMENT OF BUILDING AND ZONING SERVICES

Rezoning Application

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov • zoninginfo@columbus.gov

PROJECT DISCLOSURE STATEMENT

All parties having a 5% or more interest in the project that is the subject of this application should be listed. THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION #: 219-007

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Christopher A. Rinehart
of (COMPLETE ADDRESS) Rinehart Legal Services, Ltd. / P.O. Box 16308 / Columbus / Ohio / 43216
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 (include contact name and number)
Business or individual's address; City, State Zip Code
Number of Columbus based employees
(Limited to 3 lines per box)

Table with 2 columns and 2 rows containing party information: 1. TH Midwest, Inc. (Steve Fuller / 513-964-1634) EG America / 165 Flanders Road / Westborough, MA 01581 / 100+; 2. Cardinal Title Holding Co. (Jennifer Alvarez / 614-228-6878) 141 E. Town St., Ste 200, Columbus, Ohio, 43215 1+; 3. (empty); 4. (empty)

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 30 day of SEPTEMBER, in the year 2020

SIGNATURE OF NOTARY PUBLIC [Handwritten Signature]

My Commission Expires: 10/27/2025

This Project Disclosure Statement expires six months after date of notarization.

Notary Seal Here



JOHN VOGEL
Notary Public
State of Ohio
My Comm. Expires
October 27, 2025

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