

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MAY 14, 1998**

- 13. APPLICATION:** **Z98-017**
- Location:** **5380 NORTH HAMILTON ROAD (43230)**, being 3.97± acres located on the east side of North Hamilton Road, 500± feet north of Thompson Road.
- Existing Zoning:** L-C-4, Limited Commercial and R, Rural (annex pending) Districts.
- Request:** CPD, Commercial Planned Development District.
- Proposed Use:** Car wash and retail development.
- Applicant(s):** BJH Enterprises; c/o Jackson B. Reynolds III, Atty.; 37 West Broad Street, Suite 725; Columbus, Ohio 43215.
- Property Owner(s):** Jack and Karen Kruse and Donald and Beth Jindra; c/o The applicant.

BACKGROUND:

- This site consists of two parcels each developed with a single family residence fronting the east side of North Hamilton Road. The north parcel is pending annexation from Plain Township. The south parcel is zoned in the L-C-4, Limited Commercial District which extends south to Thompson Road. Two additional single family residences and a youth home are developed on the balance of the L-C-4 District. Single family residences exist to the north in Plain Township. A 100 foot wide by 1000 foot deep parcel lies to the east in Plain Township, beyond which lies vacant land in the R, Rural District. Land to the west, across North Hamilton Road, is developed with a church and a single family residence in the R, Rural District and condominiums in the L-AR-12, Limited Apartment Residential District.
- The applicant requests to rezone to the CPD, Commercial Planned Development District and intends to develop a drive-thru automatic car wash along with unspecified retail uses. The CPD District is necessary to incorporate a variance to remove the required by-pass lane for the proposed car wash. The submitted CPD text provides that if a car wash is not developed on the site, then site development is subject to C-4, Commercial District requirements with the CPD overlay applying nearly identical controls as nearby L-C-4, Limited Commercial Districts. Those nearby districts establish a comprehensive development pattern for North Hamilton Road utilizing common use restrictions, lighting, screening, and building design restrictions as well as a uniform roadway landscaping treatment. The most recent such rezoning proposal was heard at the February 12, 1998 Development Commission hearing and is pending city council action for nearly 12 acres approximately 800 feet to the north. That rezoning request (Z98-017) is supported by city staff and the Development Commission.
- Hamilton Road is identified by the Columbus Thoroughfare Plan as a 4-2D arterial requiring a minimum 60 feet of right of way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

City staff recognizes controlled commercial development as an appropriate land use for this location. Nearly 300 acres of land along this portion of Hamilton Road has been zoned since 1991 to the L-C-4, Limited Commercial Districts with the intent to establish a unified, consistent development pattern. The proposed CPD, Commercial Planned Development District applies nearly identical use restrictions and development controls as those existing thus continuing the intended character of this commercial corridor.