

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

- 11. APPLICATION: Z03-113**
- Location:** **7000 EAST BROAD STREET (43213)**, being 12.14± acres located on the north side of East Broad Street, 475± feet west of Reynoldsburg-New Albany Road (010-209087).
- Existing Zoning:** CPD, Commercial Planned Development District.
- Request:** CPD, Commercial Planned Development District.
- Proposed Use:** Carwash.
- Applicant(s):** Kingsley Management; c/o David Perry, Agent, The David Perry Company and Donald T. Plank, Atty., Plank and Braham; 145 East Rich Street; Columbus, Ohio 43215.
- Property Owner(s):** Regency Center, L.P.; c/o David Perry, Agent, The David Perry Company and Donald T. Plank, Atty., Plank and Braham; 145 East Rich Street; Columbus, Ohio 43215
- Planner:** Don Bier, 645-0712; drbier@columbus.gov

BACKGROUND:

- The 12.14± acre site is zoned in the CPD, Commercial Planned Development District and is developed with a shopping center comprised of retail and restaurant uses and fuel sales. Although the proposed carwash is a permitted use in the current CPD zoning district, the CPD site plan shows parking in the area where the applicant would like to develop an automatic carwash (Z01-054). Therefore, the applicant requests the CPD, Commercial Planned Development District to modify the existing CPD site plan to permit an automatic carwash.
- An undeveloped site, post office and office zoned in the L-C-4, Limited Commercial District are located to the north. Multi-family housing in the AR-12, Apartment Residential District, retail businesses in the C-4, Commercial District and an auto service business in the CPD, Commercial Planned Development District are located to the east. To the south are fast food restaurants on the north side of East Broad and an auto service shop and fuel sales facility on the south side of East Broad, all zoned in the CPD, Commercial Planned Development District. A fast food restaurant and extended stay hotel are located to the west.
- The CPD site plan has been modified to replace parking spaces with the carwash and to show potential expansion of the anchor grocery store. The CPD text provides customary use restrictions and development standards. The text is revised to include building material standards for the carwash and to specify that the CPD site plan depicts existing building footprints and parking which may be modified subject to CPD text use restrictions and development standards. The text also allows application to the Board of Zoning Adjustment to modify development standards depicted on the CPD site plan or contained in the CPD text.
- East Broad Street is identified by the Columbus Thoroughfare Plan as a 6-2D arterial requiring a minimum of 80 feet of right-of-way from centerline. Reynoldsburg-New Albany Road is identified as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The applicant's request for the CPD, commercial Planned Development District to develop an automatic carwash is consistent with existing zoning and development patterns in this area. The use requested is permitted by the current CPD

zoning district but parking is shown on the existing CPD site plan at the location of the proposed carwash. The CPD site plan has been modified to show the carwash and a potential expansion of the anchor grocery store. The CPD text maintains all use restrictions and development standards established by the current CPD zoning (Z01-054) and adds building material standards for the carwash. The applicant has demonstrated that the site has sufficient parking for the proposed carwash and potential expansion of the anchor grocery store.