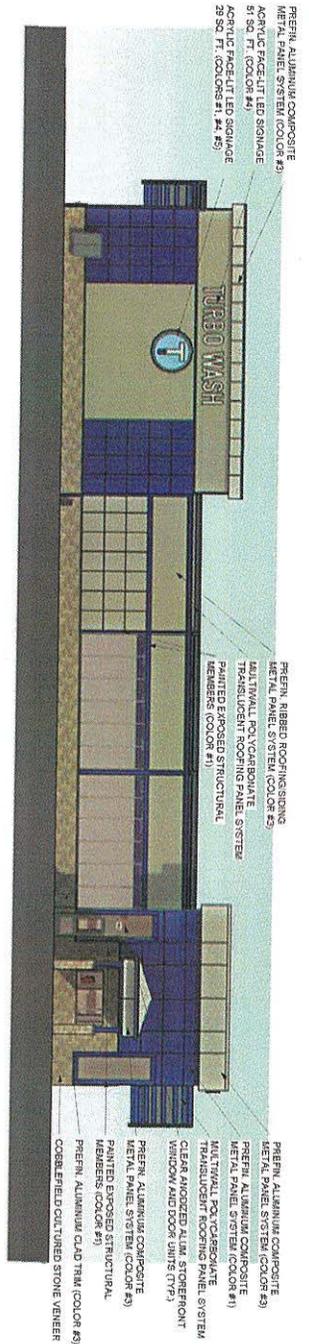
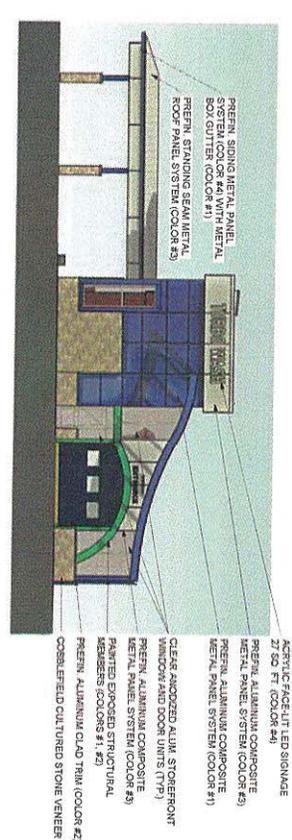


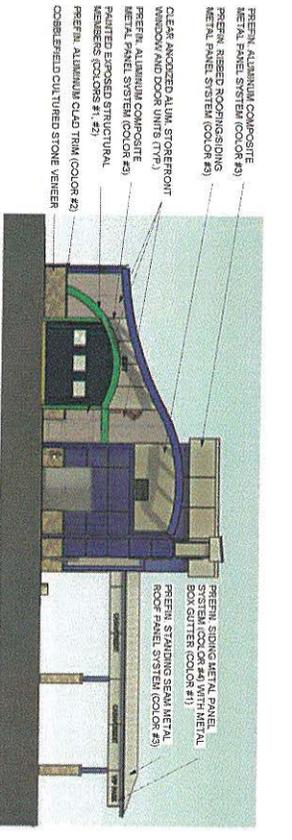
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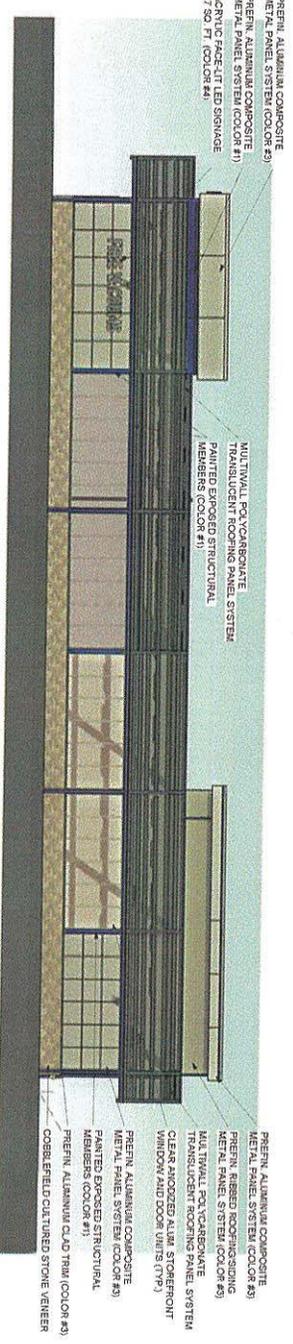
2 SOUTH EXTERIOR ELEVATION
A2.1 1/8" = 1'-0"



3 EAST EXTERIOR ELEVATION
A2.1 1/8" = 1'-0"



3 WEST EXTERIOR ELEVATION
A2.1 1/8" = 1'-0"



1 NORTH EXTERIOR ELEVATION
A2.1 1/8" = 1'-0"

EXTERIOR ELEVATION NOTES

1. SEE ARCHITECT'S SPECIFICATIONS
2. ALL MATERIALS TO BE SUPPLIED BY CONTRACTOR TO ARRIVE 15 OR MORE DAYS PRIOR TO COMMENCEMENT OF WORK.
3. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCEMENT OF WORK.
4. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCEMENT OF WORK.
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8. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCEMENT OF WORK.
9. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCEMENT OF WORK.
10. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCEMENT OF WORK.

NO.	DESCRIPTION	DATE

OWNER REVIEW

PERMIT APPLICATIONS

FOUNDATION CONST.

SHELL CONSTRUCTION

FINAL CONSTRUCTION

AS-BUILT DOCUMENTS

M.A.D.

1174 N. HANCOCK RD.
MANSFIELD, OH 44807
419-854-7744
Mad@madarchitectural.com

NEW CAR WASH BUILDING FOR:

TURBO WASH CAR WASH

2510 BETHEL ROAD
COLUMBUS, OHIO 43220



APL
2510 Bethel Rd. Inc
CEO / CFO
January 20, 2023

NOTE: Graphics shown are conceptual, only, and subject to review & approval via the Graphics Permit process and/or the Graphics Commission

NO.	DESCRIPTION	DATE

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
OCTOBER 14, 2021**

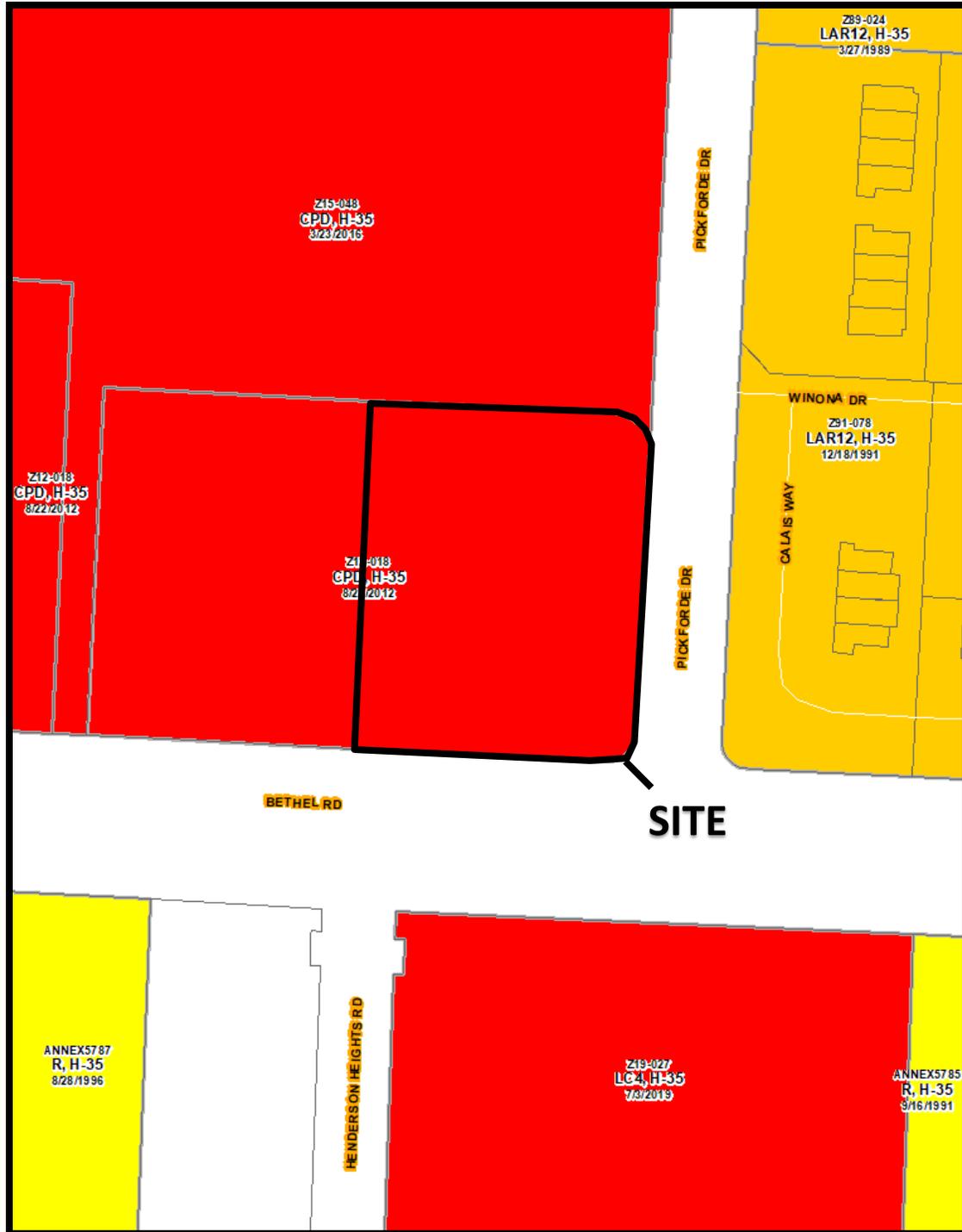
- 7. APPLICATION: Z21-062**
Location: 2510 BETHEL RD. (43220), being 1.06± acres located on the north side of Bethel Road, 1,600± feet east of Sawmill Road (590-218843; Northwest Civic Association).
Existing Zoning: CPD, Commercial Planned Development District.
Request: CPD, Commercial Planned Development District (H-35).
Proposed Use: Car wash.
Applicant(s): SkilkenGold Development, LLC; c/o Corinne Jones; 4270 Morse Road; Columbus, OH 43230.
Property Owner(s): 2510 Bethel Road LLC; 170 North Sunbury Road; Westerville, OH 43081.
Planner: Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

BACKGROUND:

- The site is developed with a former bank in the CPD, Commercial Planned Development District. The applicant is requesting the CPD, Commercial Planned Development District to permit an automatic car wash.
- To the north and west of the site is a commercial shopping center in the CPD, Commercial Planned Development District. To the south, across Bethel Road, is a retail store in the L-C-4, Limited Commercial District and a single-unit dwelling in Perry Township. To the east is a multi-unit residential development in the L-AR-12, Limited Apartment Residential District.
- The site is subject to the Bethel Road Regional Commercial Overlay and is located within the boundaries of *The Northwest Plan* (2016), which recommends “Mixed Use 1” uses at this location. The parking section of the Plan states that parking lots should be provided to the rear of buildings. Additionally, any parking that abuts roadways should be setback a minimum of 25 feet, and all parking lots visible from roadways should be screened with a minimum 3 (three) feet high continuous wall or hedge that reaches a minimum 75% opacity within five years.
- The site is located within the boundaries of the Northwest Civic Association, whose recommendation is for disapproval.
- The development text commits to a site plan and landscape plan and includes development standards addressing setbacks, access, building design, and graphics provisions. Modifications to code standards to not provide an exclusive by-pass lane and to have the dumpster located in the north east corner of the property rather than behind the principal building are included in this request.
- The *Columbus Multimodal Thoroughfare Plan* identifies this portion of Bethel Road as a Suburban Commuter Corridor requiring 160 feet of right-of-way from the centerline.

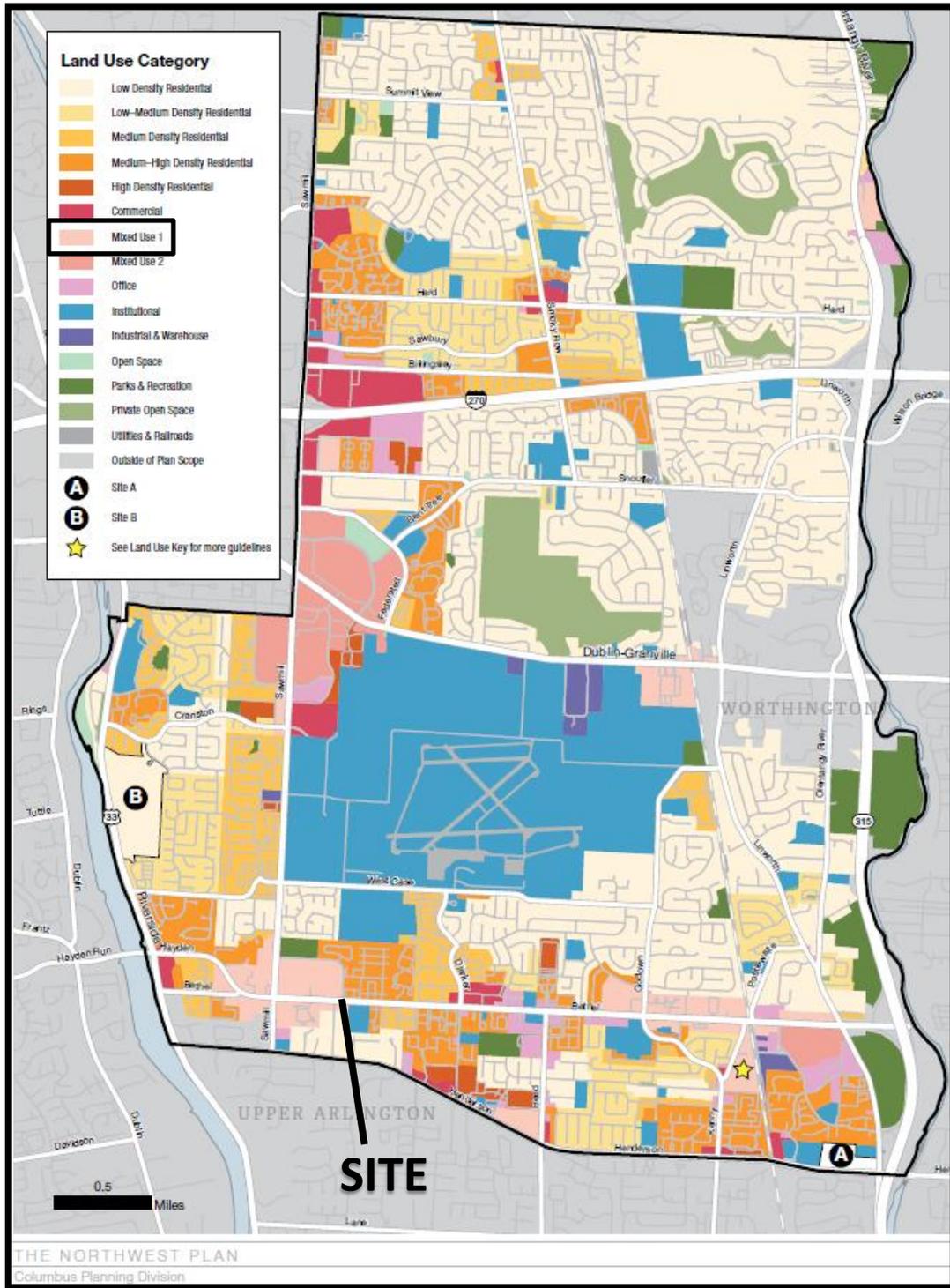
CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District will allow an automatic car wash development that is compatible with adjacent commercial development. The site plan also includes additional landscaping, screening, and street trees, consistent with the parking and screening recommendations of *The Northwest Plan*.

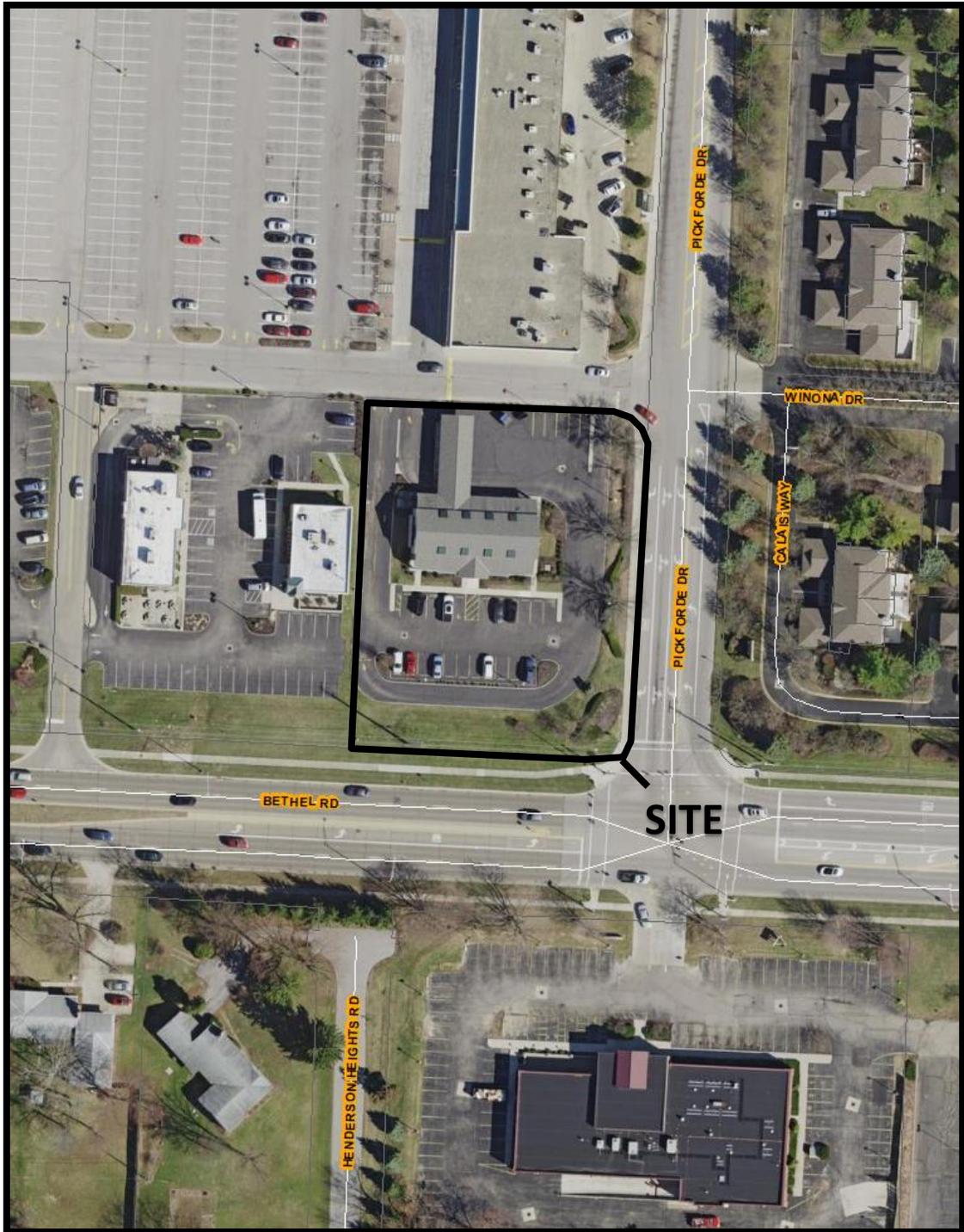


Z21-062
2510 Bethel Road
Approximately 1.06 acres
CPD to CPD

The Northwest Plan (2016)



Z21-062
2510 Bethel Road
Approximately 1.06 acres
CPD to CPD



Z21-062
2510 Bethel Road
Approximately 1.06 acres
CPD to CPD

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW
(PLEASE PRINT)

Case Number: Z21-062

Address: 2510 Bethel Road

Group Name: Northwest Civic Association

Meeting Date: 08/04/2021

Specify Case Type:

BZA Variance / Special Permit
 Council Variance
 Rezoning
 Graphics Variance / Plan / Special Permit

Recommendation:
(Check only one and list basis
for recommendation below)

Approval
 Disapproval

NOTES:

NWCA Trustees and community attendees were strongly against the proposed use of this property.

Also, with the City of Columbus' goal to make the city safer and easier to navigate for pedestrians a busy car wash at this corner doesn't fit the NW feel or being pedestrian friendly.

Vote: 0-9

Signature of Authorized Representative: Amanda H. Gibbs  Digitally signed by Amanda H. Gibbs
Date: 2021.08.05 11:29:12 -04'00'

SIGNATURE

Trustee

RECOMMENDING GROUP TITLE

614-204-3981

DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or FAX to Zoning at 614-645-2463; or MAIL to: Assigned Planner, City of Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.

#7

Meeting Date: 10/14/2021

Application #: Z21-062	Request: CPD	Address: 2510 BETHEL RD. (43220)				
# Hearings: _____	Length of Testimony: 29 5:02 → 5:31	Staff <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval	Position: <input type="checkbox"/> Conditional Approval			
# Speakers 3 Support: _____ Opposition: 3	Development Commission Vote: 3 Yes 2 No _____ Abstain	Area Comm/ <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval	Civic Assoc: <input type="checkbox"/> Conditional Approval			
Position Y=Yes N=No (type out ABSENT or ABSTAIN)	Fitzpatrick Y	Ingwersen Y	Anderson ABSENT	Golden NO	Conroy NO	Onwukwe Y
+ = Positive or Proper - = Negative or Improper						
Land Use	-			-	-	+
Use Controls						
Density or Number of Units INTENSITY	-			-	-	+
Lot Size						
Scale						
Environmental Considerations	+				+	+
Emissions						
Landscaping or Site Plans	+			-	+	+
Buffering or Setbacks	+			-	-	+
Traffic Related Commitments	+				+	+
Other Infrastructure Commitments						
Compliance with City Plans						
Timeliness of Text Submission						
Area or Civic Assoc. Recommendation	-				-	-
Governmental or Public Input						
MEMBER COMMENTS:						

FITZPATRICK: **APPROPRIATE USE.... HOWEVER THIS USE, AS PROVIDED, WILL REQUIRE DILIGENT MONITORING & GUIDES TO PREVENT TRAFFIC JAMS, ON SITE.**

INGWERSEN: **APPROPRIATE USE - ORIENTED INTO THE REGIONAL CENTER AND ADEQUATE SCREENING ON THE CORNER OF PICKFORD & BETHEL FOR BOTH LANDSCAPING & SOUND MITIGATION**

ANDERSON:

GOLDEN: **Concerns of civic association/area commission should be heard. I agree the use is appropriate for existing conditions but not for future use with pedestrian amenities + environment**

CONROY: **The use is appropriate though the auto-orientation of the use is a disappointment given the intention for more pedestrian orientation of the area (intention of the community)**

ONWUKWE: **Appropriate land use. But consideration should be given to traffic slow**



Rezoning Application

DEPARTMENT OF BUILDING AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z21-062

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Linda Hondros
of (COMPLETE ADDRESS) 170 N. Sunbury Rd. Westerville, OH 43081
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 (including contact name and number)
Business or individual's address; City, State, Zip Code
Number of Columbus-based employees
(Limited to 3 lines per box)

1. Linda Hondros 170 N. Sunbury Rd. Westerville, OH 43081 30-35 Columbus Based Employees	2.
3.	4.

Check here if listing additional parties on a separate page.

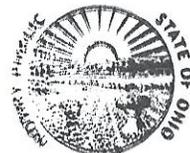
SIGNATURE OF AFFIANT Linda Hondros

Sworn to before me and signed in my presence this 17th day of November in the year 2022

Kimberly S. McCann
SIGNATURE OF NOTARY PUBLIC

01/19/2025
My Commission Expires

Notary Seal Here



KIMBERLY S MCCANN
Notary Public
State of Ohio
My Comm. Expires
January 19, 2025

This Project Disclosure Statement expires six (6) months after date of notarization.