



SITE PLAN

SCALE: 1"=20'-0"

Donald Rank
afternoon

Approved for
7/1/17
"Site Plan"
2/19/19

Site Plan Modification - 2/4/2019
 Due to eminent domain proceeding FPA-CR103-2-56 (Project No. 350103-100054), the following modifications are necessary:
 1. Parking setback along Hamilton Road shall be modified to 30 ft.
 2. Building setback along Hamilton Road shall be modified to 70 ft.
 3. Green space corridor along Hamilton Road shall be modified to 30 ft. with fencing and landscaping uniformly placed within the last 10 ft. at a minimum of 20 ft. from the right of way.

NOTES:
 APPLICANT SHALL HAVE AN ATTACHMENT ON THE LOT TO DIRECT TRAFFIC INTO THE CARWASH AND OUT OF THE EXPRESS LUBE FACILITY WHEN THE TRAFFIC IS TO GREEN SPACE.
 THESE SPACES ARE STAGING SPACES AT THE CAR WASH AND STORAGE SPACES AT THE EXPRESS LUBE.

BUILDING INFORMATION
 SITE: CAR WASH 3660 SQ. FT.
 EXPRESS LUBE 1000 SQ. FT.
 TOTAL 4660 SQ. FT.
GENERAL INFORMATION
 1. ZONING DISTRICT: C-1
 2. SITE AREA: APPROX. 1.0 ACRES
 3. BUILDING HEIGHT: 20'-0"
 4. TOTAL PROVIDED PARKING SPACES: 6
 5. TOTAL PROVIDED STORAGE SPACES: 13
 6. TOTAL PROVIDED STORAGE SPACES: 13
 7. LANDSCAPING/PERIOLIC SHALL BE PER TEXT

Project Number: 0915
 Date: 7/1/17
 Site Plan

ARCHITECTURAL ALLIANCE

EXPRESS LUBE CARWASH
 HAMILTON ROAD
 COLUMBUS, OHIO 43230

Exhibit "B"

297-036A

Current Zoning District: CPD
Proposed Zoning District: CPD

Amendment to a limitation text involving a 0.992 acre tract of land north of Morse Road, east of S. Hamilton Road, south of E. Dublin Granville Road, and west of Johnstown Road.

The owner of the 0.992 acre tract of land consisting of Franklin County Auditor Tax Parcel Id. No.: 545-254329-00 (the "Property") is requesting an amendment to Z97-036, the current limitation text involving the Property (the "Limitation Text") to reflect the changes to the Property after City of Columbus project FRA-CR103-2.56 (the "Appropriation"). The Property's failure to meet the parking setback and landscaping requirements under the Limitation Text is attributable to the Appropriation. Thus, the Limitation Text must be amended in order to keep the Property in compliance with zoning restrictions.

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JUNE 12, 1997**

- 3. APPLICATION:** Z97-036
- Location:** 4940 HAMILTON ROAD (43230), being .99± acres located on the east side of Hamilton Road, 650± feet north of Morse Road.
- Existing Zoning:** L-C-4, Limited Commercial District.
- Request:** CPD, Commercial Planned Development District.
- Proposed Use:** Auto service and car wash.
- Applicant(s):** Ronald Morr; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 725; Columbus, Ohio 43215-3435.
- Property Owner(s):** Thomas H. Lurie; 20 South Third Street; Columbus, Ohio 43215.

BACKGROUND:

- This vacant 1± acre site lies within an 8± acre tract zoned in the L-C-4, Limited Commercial district. That district is identified as subarea 14B within a 1700± acre tract rezoned in 1991 (Z90-166). The applicant requests to rezone to the CPD, Commercial Planned Development district and intends to develop an auto service facility and drive-thru car wash.
- The site’s north boundary follows high tension power lines. Land to the south is developed with mixed retail commercial uses in the L-C-4 district. Land to the north, fronting Chestnut Hill Drive, is undeveloped. Farther to the north exists a large scale commercial development and gasoline sales zoned in the L-C-4 and L-C-5 districts, respectively. Land to the west, across Hamilton Road is undeveloped and zoned in the L-C-4 district; beyond which, multi-family uses are being developed in the L-AR-12, Limited Apartment Residential district.
- With the exception of the proposed added C-5 commercial uses, the submitted CPD text incorporates nearly identical development standards set forth in the present L-C-4 district and includes the applicable Northland Development Standards.
- 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. *

This site lies within an established commercial corridor. Its proximity to the intersection of Morse and Hamilton Roads complies with the Columbus Comprehensive Plan’s recommendation of locating commercial uses which generate substantial amounts of traffic near the intersection of arterial streets. The submitted CPD text applies nearly identical development controls as the present zoning while expanding permitted uses to include the C-5, auto-oriented commercial uses. At the time this report was written, the applicant was in the process of revising the CPD site plan. Only when this is accomplished to Traffic Engineering and Parking Division staff’s satisfaction as per proper circulation will city staff fully support this rezoning request.

* Subsequent to the writing of this report, the applicant has included traffic language in the CPD text to the satisfaction of the Traffic Engineering and Parking Division Staff, thereby changing the City Departments’ Recommendation from “Conditional Approval” to “Full Approval”.



Z97-036A
4940 North Hamilton Road
CPD
Approximately 0.99 acres



Z97-036A
4940 North Hamilton Road
CPD
Approximately 0.99 acres



Northland Community Council
Development Committee

Report

February 27, 2019 6:30 PM
Franklin County Job and Family Services
(Use south entrance)
1721 Northland Park Avenue (43229)

Meeting Called to Order: 6:30 pm by chair Dave Paul

Members represented:

Voting: (15): Albany Park (APHA), Blendon Chase (BCCA), Blendon Woods (BWCA), Cooper Woods (CWCA), Devonshire (DCA), Forest Park (FPCA), Friendship Village (FVRA), Karmel Woodward Park (KWPCA), Lee/Ulry (LUCA), Maize Morse Tri-Area (MMTACA), Northland Alliance (NA), Northland Area Business Association (NABA), Rolling Ridge (RRSHA), Salem (SCA), Sharon Woods (SWCA).

Case #1 Application #ZA19-001 (Zoning amendment to Z04-038A to amend requirements for setback and landscaping due to City appropriation of ROW)
Craig Moncrief/Plank Law Firm *representing*
The Lurie Family Limited Partnership
4950 N Hamilton Rd (Commercial: restaurant), 43230 (545-280873)

- *The Committee approved (14-0 w/ 1 abstention) a motion (by APCA, second by SCA) to **RECOMMEND APPROVAL** of the application.*

Case #2 Application #ZA19-002 (Zoning amendment to Z90-166E to amend requirements for setback and landscaping due to City appropriation of ROW)
Craig Moncrief/Plank Law Firm *representing*
Thomas H. Lurie
5150 N Hamilton Rd (Commercial: bank/car repair), 43230 (545-254328/545-125868)

- *The Committee approved (14-0 w/ 1 abstention) a motion (by BWCA, second by SCA) to **RECOMMEND APPROVAL** of the application.*

Case #3 Application #ZA19-003 (Zoning amendment to Z91-052D to amend requirements for setback and landscaping due to City appropriation of ROW)
Craig Moncrief/Plank Law Firm *representing*
Trustee of the Lurie Children’s Irrevocable Trust
4845 N Hamilton Rd (Commercial: retail store/restaurant/bank), 43230 (600-254098/600-267633/600-254194)

- *The Committee approved (14-0 w/ 1 abstention) a motion (by LUCA, second by DCA) to **RECOMMEND APPROVAL** of the application.*

Case #4 Application #ZA19-004 (Zoning amendment to Z97-036A to amend requirements for setback and landscaping due to City appropriation of ROW)
Craig Moncrief/Plank Law Firm *representing*
Trustee of the Lurie Children’s Irrevocable Trust
4940 N Hamilton Rd (Commercial: car wash), 43230 (545-254329)

- *The Committee approved (14-0 w/ 1 abstention) a motion (by FVRA, second by FPCA) to **RECOMMEND APPROVAL** of the application.*

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 #: 297-0364

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald T. Plank, Plank Law Firm, LPA
of (COMPLETE ADDRESS) 411 E. Town Street, Floor 2, Columbus, Ohio 43215

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
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

1. Christopher M. Krisiewicz, Successor Trustee of the Lurie Children's Irrevocable Trust, dated December 30, 1985. 844 S. Front Street Columbus, Ohio 43206 1 Donald T. Plank- (614) 947-8600	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Donald Plank

Subscribed to me in my presence and before me this

25th day of January, in the year 2019

SIGNATURE OF NOTARY PUBLIC

[Signature]

My Commission Expires:

Never

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



Craig J. Moncrief, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO

My commission has no expiration date

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