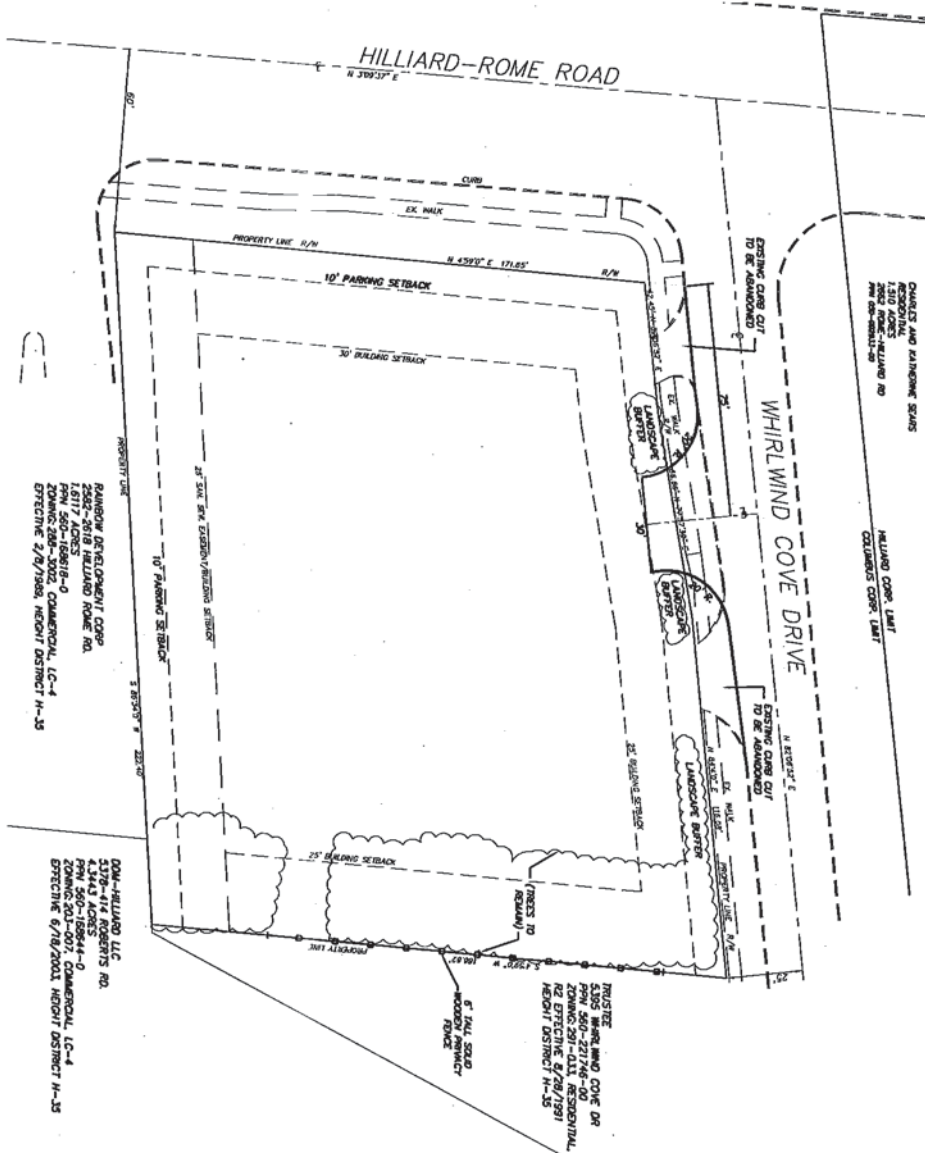


NOTE: BEARINGS AND DISTANCES SHOWN HEREON ARE FROM THE CORNER OF THE SECTION. THE PROPERTY IS SHOWN AS PER THE SURVEY OF SAHAWI MCALLISTER ARCHITECT FOR THE JLT CAR WASH, 2835 HILLIARD-ROME ROAD, COLUMBUS, OHIO, SHEET EUS1801.01E AND WEST. A ZONING CONFORMANCE SURVEY FROM THE COLUMBUS CITY ENGINEER'S OFFICE, 154-000 FROM ROAD IMPROVEMENT PLANS, WINDWARD COVE DRIVE PLAN AND PROFILE STA. 154-000 TO STA. 154-040, PREPARED JAN. 11-04, SHEET 188 OF 410.



*Rate O. Vidovich*  
 Date: 7/23

Kate O. Vidovich  
 Attorney for Applicant  
 (Pips Quick & Clean LLC)

Revision No.	Sheet Revised	Description	Date
1			

**SETBACK EXHIBIT**  
 2835 ROME-HILLIARD ROAD  
 Columbus, Ohio

Prepared By: Stone Environmental  
 1028 Proprietors Road  
 Worthington, OH 43085  
 Phone: 614-792-0476  
 Fax: 614-792-0476  
 Website: www.stoneenv.com

Parcel # 560-138819-00  
 Parcel Area: 0.9075 acres (39,530 sq ft)  
 Current Zoning: 200-007 (Commercial CPD: Car Wash)  
 Requested Zoning: LC4

**ENGINEER:**  
 Stone Environmental Engineering & Science, Inc.  
 748 Green Crest Drive  
 Westerville, OH 43081  
 Hank Stonerok, P.E. 614-866-1874  
 Fax - 614-866-1879  
 hankstonerok@stoneenv.com

**DEVELOPER:**  
 MAC Construction  
 1028 Proprietors Road  
 Worthington, OH 43085  
 Walt McBarny 614-745-8268  
 Fax - 614-505-6505  
 wmacbarny@macconst.com

**OWNER:**  
 Pips Quick & Clean Car Wash, LLC  
 4501 W. Dublin-Granville Road  
 Dublin, OH 43017  
 Ted Laakas 614-792-9900  
 Fax - 614-792-0476  
 tlaakas@midohio.tybc.com



VICINITY MAP  
 NO SCALE

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
JULY 10, 2014**

- 8. APPLICATION: Z14-027 (14335-00000-00379)**  
**Location:** **2636 HILLIARD ROME ROAD (43026)**, being 0.97± acres located on the east side of Hilliard Rome Road, 370± feet north of Roberts Road (560-136819).  
**Existing Zoning:** CPD, Commercial Planned Development District.  
**Request:** L-C-4, Limited Commercial District.  
**Proposed Use:** Retail development.  
**Applicant(s):** Pips Quick & Clean LLC; c/o Kate O. Vidovich, Attorney; 2587 Scioto View Lane; Columbus, Ohio 43221.  
**Property Owner(s):** The Applicant.  
**Planner:** Tori Proehl, 645-2749, [vjproehl@columbus.gov](mailto:vjproehl@columbus.gov)

**BACKGROUND:**

- The 0.97± acre site is developed with a car wash and zoned in the CPD, Commercial Planned Development District. The applicant requests the L-C-4, Limited Commercial District to allow unspecified retail development.
- To the north is a single-unit dwelling in the City of Hilliard. To the east are single-unit dwellings in the R-2, Residential District. To the south is commercial development in the L-C-4, Limited Commercial District and to the west is undeveloped land in the C-4, Commercial District.
- The site is located within the planning area of the *Trabue/Roberts Area Plan* (2011), which recommends community commercial for this location.
- The limitation text includes permitted and prohibited uses, parking setbacks, and a landscaping buffer zone along the east property line. It also commits to a site plan. Staff would also like to see a landscape buffer zone along the north property line, and has listed this condition in the approval.\*
- The *Columbus Thoroughfare Plan* identifies Hilliard-Rome Road as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline.

**CITY DEPARTMENTS' RECOMMENDATION:** Conditional Approval.

The requested L-C-2, Limited Commercial District will allow limited commercial development, and the applicant intends to develop the site with unspecified retail. Staff supports the intended use of the property, with an additional landscaping buffer zone along the north property line. The request is consistent with the *Trabue/Roberts Area Plan* (2011) with respect to land use recommendations, and with the zoning and development patterns of the area.

\*An updated site plan was distributed in the Supplemental Packet, which included the landscaping buffering zone on the north property line. Staff's recommendation was approval.



Z14-027  
2636 Hilliard Rome Road  
Approximately 0.97 acres  
From CPD to LC-4

### Plan Recommendations

Trabue/Roberts Area Plan

2636 Hilliard-Rome Road

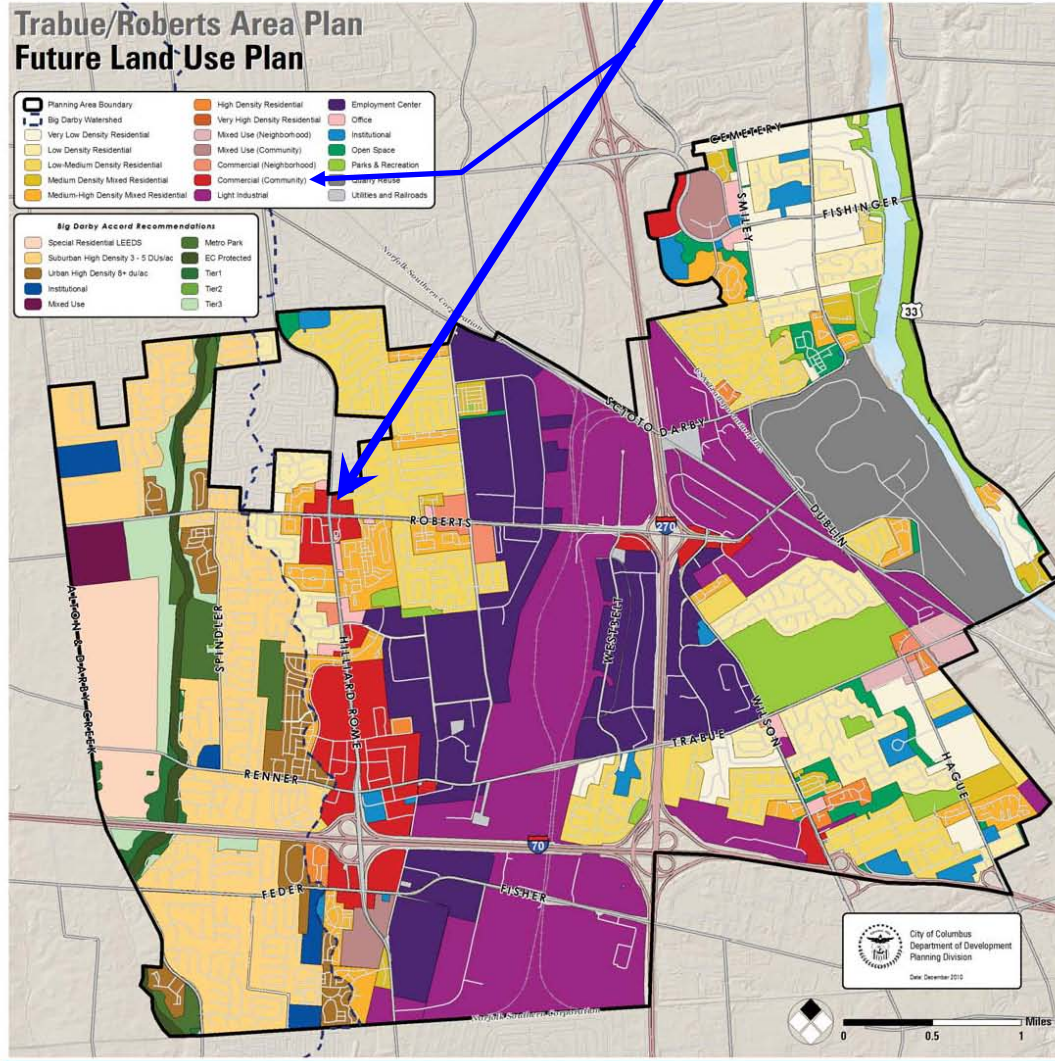


Figure 16

Z14-027



Z14-027  
2636 Hilliard Rome Road  
Approximately 0.97 acres  
From CPD to L-C-4



# REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services  
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://www.columbus.gov)

## PROJECT DISCLOSURE STATEMENT

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.

APPLICATION # 214-027

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Deno Duros  
of (COMPLETE ADDRESS) 4051 W. Dublin Granville, Dublin, Ohio 43017  
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. Pips Quick + clean LLC 4051 W. Dublin Granville Dublin, Ohio 43017 Deno Duros - 614-792-8330	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 30 day of May, in the year 2014

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

N/A

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

Notary Seal Here



Kate O. Vidovich, Attorney At Law  
NOTARY PUBLIC - STATE OF OHIO  
My commission has no expiration date  
Sec. 147.03 R.C.

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