

**SITE DATA**

PROPERTY INFORMATION  
 PROJECT NAME: TURBO WASH  
 ADDRESS: 2510 BETHEL RD, COLUMBUS, OH 43220  
 LOT SIZE: 7,653 AC  
 ZONING: RESIDENTIAL, SINGLE-FAMILY (R-1)  
 PREVIOUS USE: CAR WASH  
 PROPOSED USE: CAR WASH

**PROJECT DATA**

OWNER: SKILKEN/GOLD REAL ESTATE DEVELOPMENT  
 PROJECT NO.: 09100001  
 PROJECT DATE: 09/10/2021  
 PROJECT NO.: 06430004  
 DRAWN BY: RLW  
 CHECKED BY: CEG

**LEGEND**

EX CURB  
 EX EDGE OF PAVEMENT  
 P/L - PROPOSED LINE  
 R/W - RIGHT OF WAY LINE  
 PARKING COUNT

**NOTES**

1. ALL DIMENSIONS ARE TO EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED.  
 2. ALL ROAD ARE 1' UNLESS OTHERWISE NOTED.

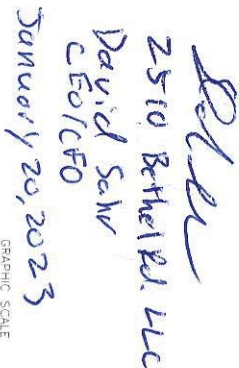


*David Sahn*  
 2510 Bethel Rd LLC  
 David Sahn  
 CEO/CEO  
 January 20, 2023

NO.	DATE	BY	DESCRIPTION
1			CPD SITE PLAN
2			



**PRELIMINARY**  
 NOT FOR CONSTRUCTION





ACRYLIC FACE LIT-LED SIGNAGE  
27 3/4" H. (COLOR #4)

PREFIN. ALUMINUM COMPOSITE  
METAL PANEL SYSTEM (COLOR #3)

PREFIN. ALUMINUM COMPOSITE  
METAL PANEL SYSTEM (COLOR #1)

CLEAR ANODIZED ALUM. STOREFRONT  
WINDOW AND DOOR UNITS (TYPE)

PREFIN. ALUMINUM COMPOSITE  
METAL PANEL SYSTEM (COLOR #3)

PAINTED POLYESTER STRUCTURAL  
MEMBERS (COLOR #1, #2)

PREFIN. ALUMINUM CLAD TRIM (COLOR #2)

COBBLERFIELD CULTURED STONE VENEER

COBLENTHFIELD CULTURED STONE VENEER

PREFIN ROOF PANEL

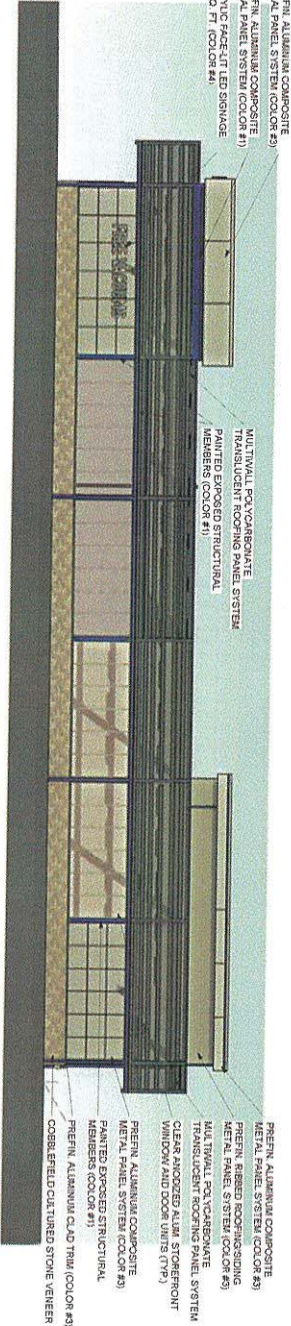
PREFIN BOARD AND BATTEN

STANDING SEAM METAL PANEL SYSTEM (COLOR 43)

INSULATING METAL PANEL (COLOR 44) WITH METAL INTER COATING (N)

INSULATING METAL PANEL (COLOR 45)

3 WEST EXTERIOR ELEVATION  
AC: 15" = 1'-0"



1 NORTH EXTERIOR ELEVATION

[illegible]

2510 Bethel Rd. W.  
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

**X OWNER REVIEW**  
BIDDING PURPOSES  
PERMIT APPLICATION  
FOUNDATION CONST.  
SHELL CONSTRUCTION  
FULL CONSTRUCTION  
AS-BUILT DOCUMENTS

1721 WILLOWICK RD.  
MANSFIELD, OH 44907  
(419) 834-7754  
Brod@MADSmollic.com



NEW CAR WASH BUILDING FOR:  
**TURBO WASH  
CAR WASH**  
2510 BETHEL ROAD  
COLUMBUS, OHIO 43220

[illegible]

A2.1

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

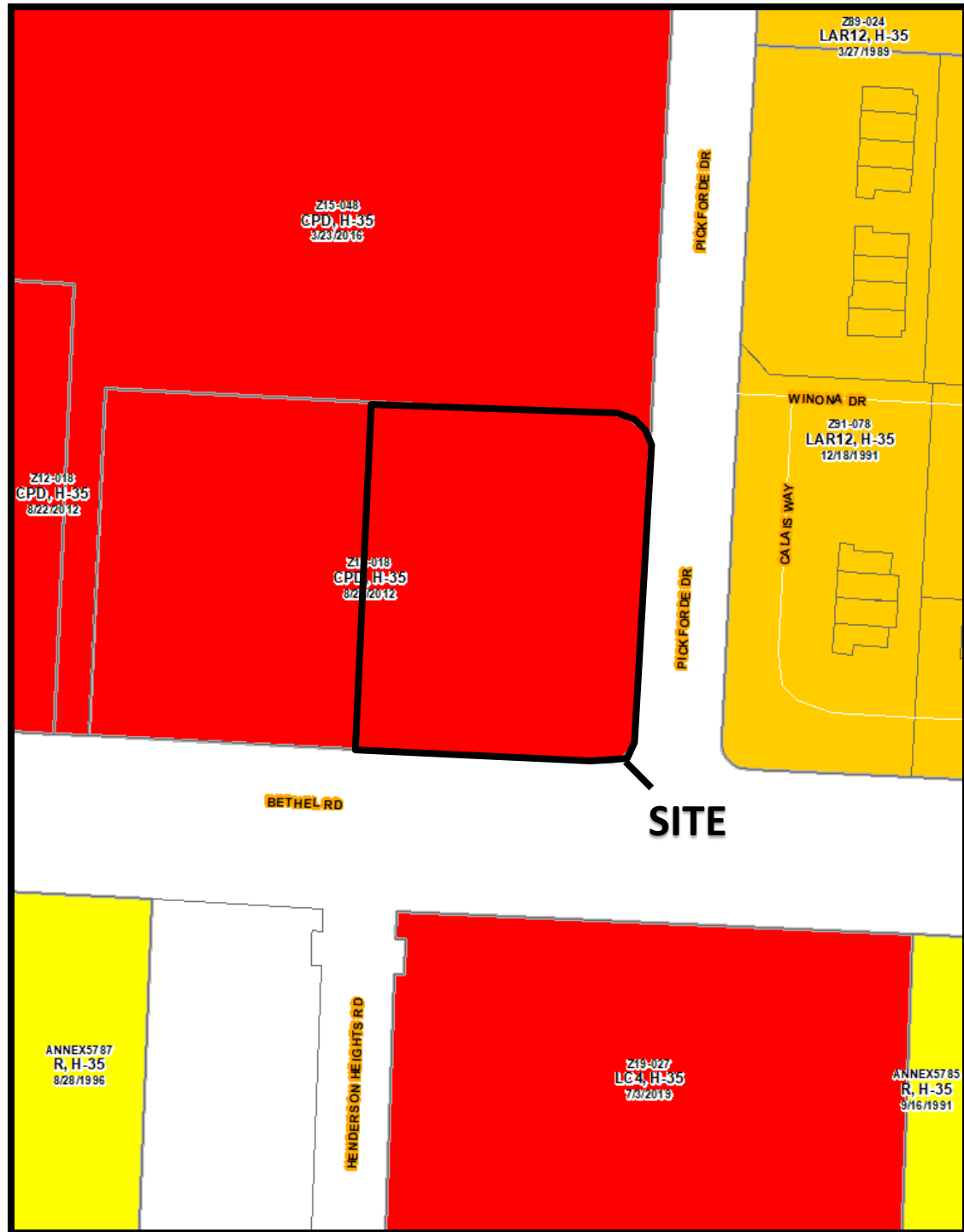
- 7. APPLICATION: Z21-062**  
**Location:** **2510 BETHEL RD. (43220)**, being 1.06± acres located on the north side of Bethel Road, 1,600± feet east of Sawmill Road (590-218843; Northwest Civic Association).  
**Existing Zoning:** CPD, Commercial Planned Development District.  
**Request:** CPD, Commercial 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](mailto: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.

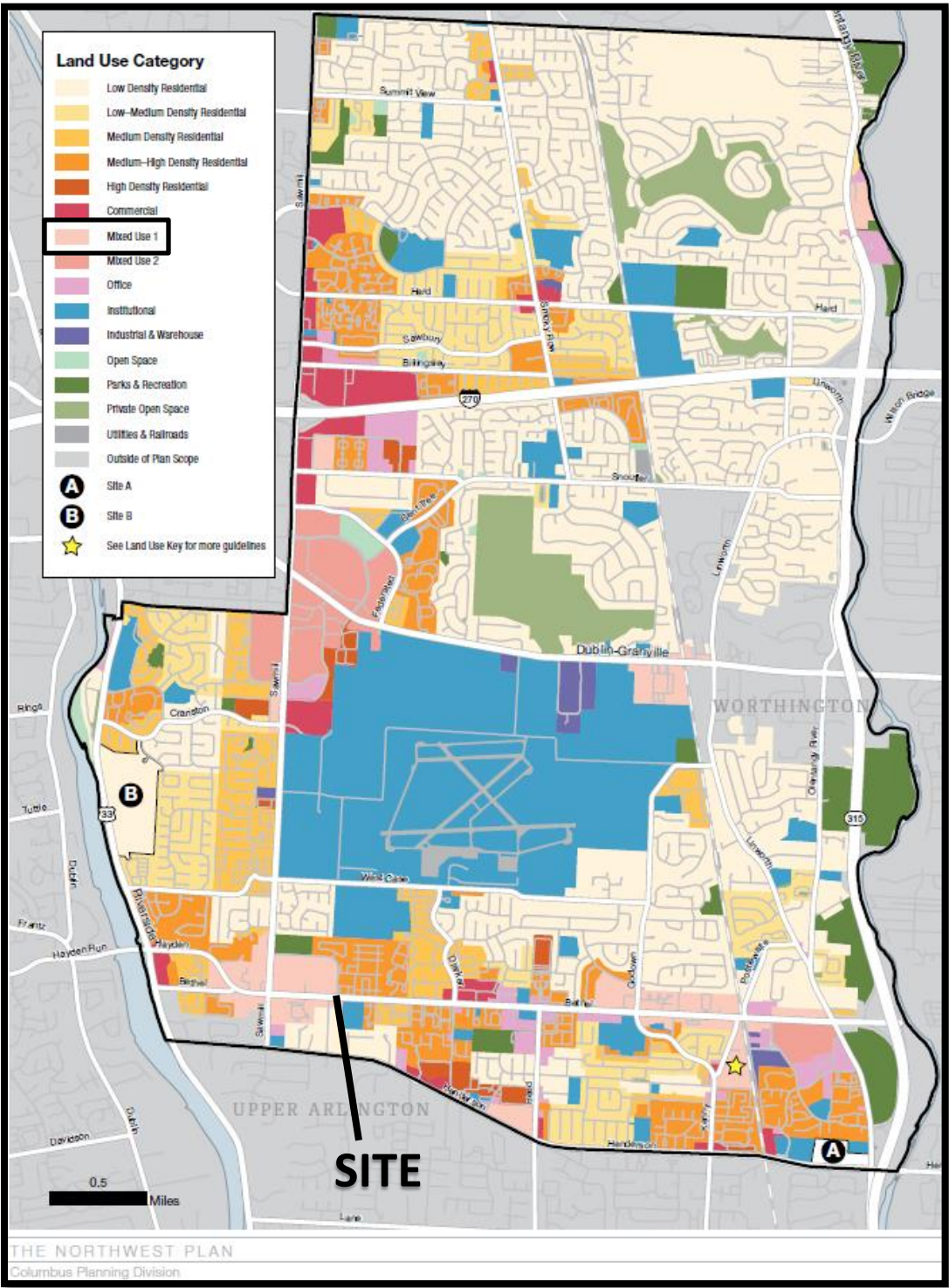
**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

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:	<input type="checkbox"/> BZA Variance / Special Permit <input type="checkbox"/> Council Variance <input checked="" type="checkbox"/> Rezoning <input type="checkbox"/> Graphics Variance / Plan / Special Permit
Recommendation: (Check only one and list basis for recommendation below)	<input type="checkbox"/> Approval <input checked="" type="checkbox"/> 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 <small>SIGNATURE</small> Trustee <small>RECOMMENDING GROUP TITLE</small> 614-204-3981 <small>DAYTIME PHONE NUMBER</small>

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

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.

**COLUMBUS DEVELOPMENT COMMISSION**  
Basis for Recommendation

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

Meeting Date: 10/14/2021

Application #: Z21-062	Request: CPD	Address: 2510 BETHEL RD. (43220)					
# Hearings: _____	Length of Testimony: <u>5:02 → 7:37</u> (29)	Staff _____	X Approval	_____ Disapproval			
		Position: _____	_____ Conditional Approval				
# Speakers <u>3</u>	Development Commission Vote: <u>3</u> Yes <u>2</u> No _____ Abstain	Area Comm/ _____	X Approval	_____ Disapproval			
Support: _____ Opposition: _____		Civic Assoc: _____	_____ Conditional Approval				
Position Y=Yes N=No (type out ABSENT or ABSTAIN)	Fitzpatrick Y	Ingwersen Y	Anderson <del>ABSENT</del>	Golden NO	Conroy NO	Onwukwe Y	
+ = Positive or Proper - = Negative or Improper							
Land Use	-			-	-	+	
Use Controls							
Density or Number of Units <u>INTENSITY</u>	-			-	-	+	
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 ISSUES, 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 ~~into~~ 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

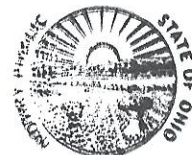
Linda Hondros

Sworn to before me and signed in my presence this 17<sup>th</sup> 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.***