





**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
AUGUST 9, 2018**

- 2. APPLICATION: Z18-032**  
**Location:** **6335 REFUGEE ROAD (43232)**, being 0.87± acres located on the west side of Gender Road, 330± feet south of Refugee Road (part of 530-218695; Greater South East Area Commission).  
**Existing Zoning:** C-4, Commercial District.  
**Request:** CPD, Commercial Planned Development District.  
**Proposed Use:** Car wash.  
**Applicant(s):** Ron Sabatino; c/o Michael Shannon, Atty.; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.  
**Property Owner(s):** The Applicant.  
**Planner:** Kelsey Priebe; 614-645-1341; [krpriebe@columbus.gov](mailto:krpriebe@columbus.gov)

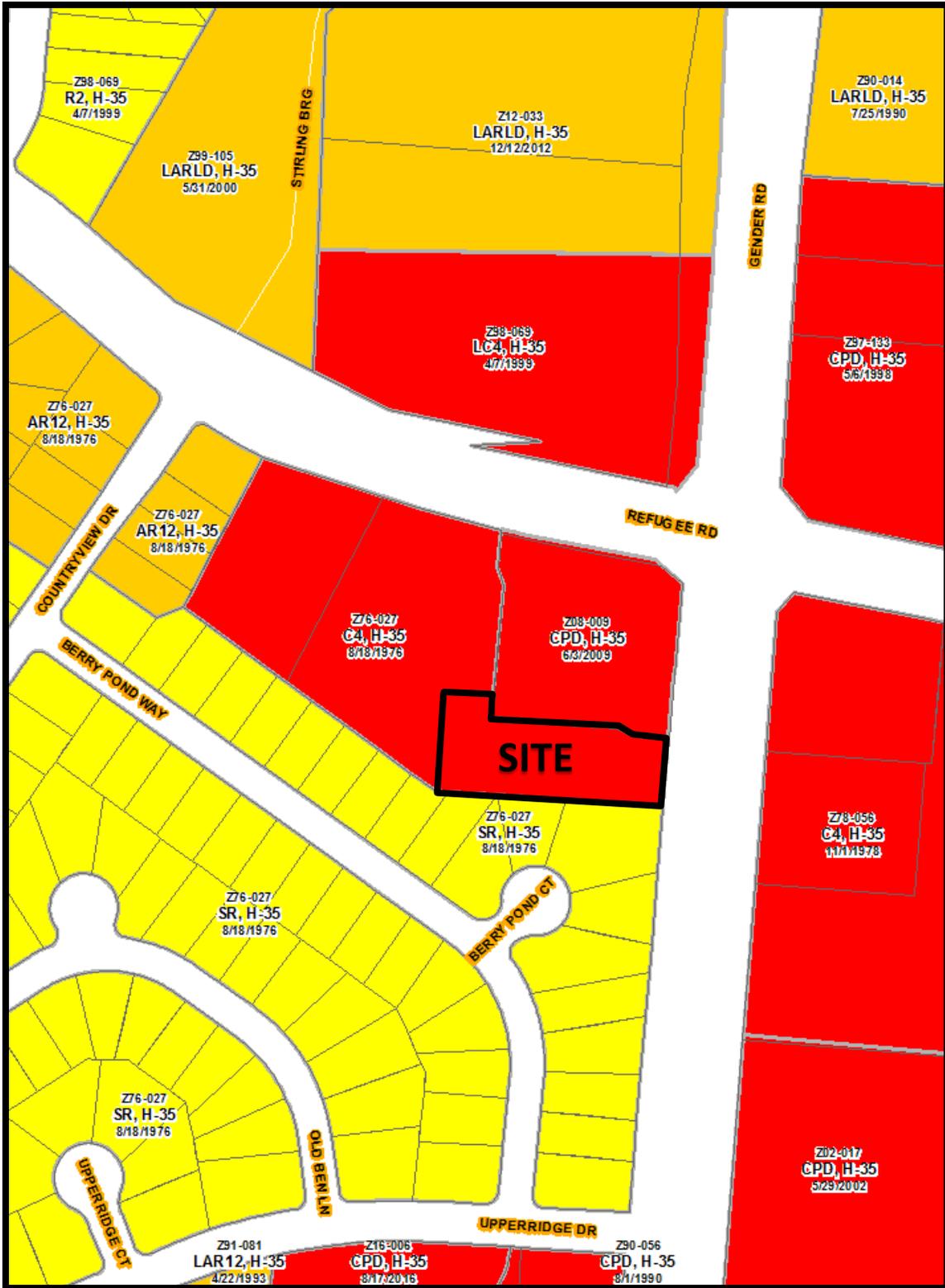
**BACKGROUND:**

- The site is undeveloped in the C-4, Commercial District. The applicant is requesting the CPD, Commercial Planned Development District for a portion of the parcel to permit an automatic car wash and C-4 uses.
- To the north of the site is a fuel sales facility in the CPD, Commercial Planned Development District. To the northwest of the site, the remainder of the parcel is undeveloped land in the C-4, Commercial District. To the south and southwest of the site are single-unit dwellings in the S-R, Suburban Residential District. To the east across Gender Road is a commercial development in the C-4, Commercial District.
- The site is located within the boundaries of the *Brice-Tussing Plan* (1990), which recommends “Residential, Single-Family” land uses at this location, with staff noting that the site is already zoned commercial. The recently adopted Columbus Citywide Planning Policies (C2P2) also applies to this site. The draft *South East Land Use Plan* recommends that Community Commercial Overlay (CCO) standards should be applied to areas recommended for mixed use. Additionally, the plan provides design guidelines relative to building placement, materials, design, and landscaping.
- The site is located within the boundaries of the Greater South East Area Commission, whose recommendation is for approval.
- The development text commits to a site plan and includes development standards addressing site access, landscaping, and graphics provisions. Variances to stacking and C-4 District setback lines are included in this request.
- The *Columbus Thoroughfare Plan* identifies Gender Road as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline.

**CITY DEPARTMENTS' RECOMMENDATION:** ~~Disapproval~~ \*Approval

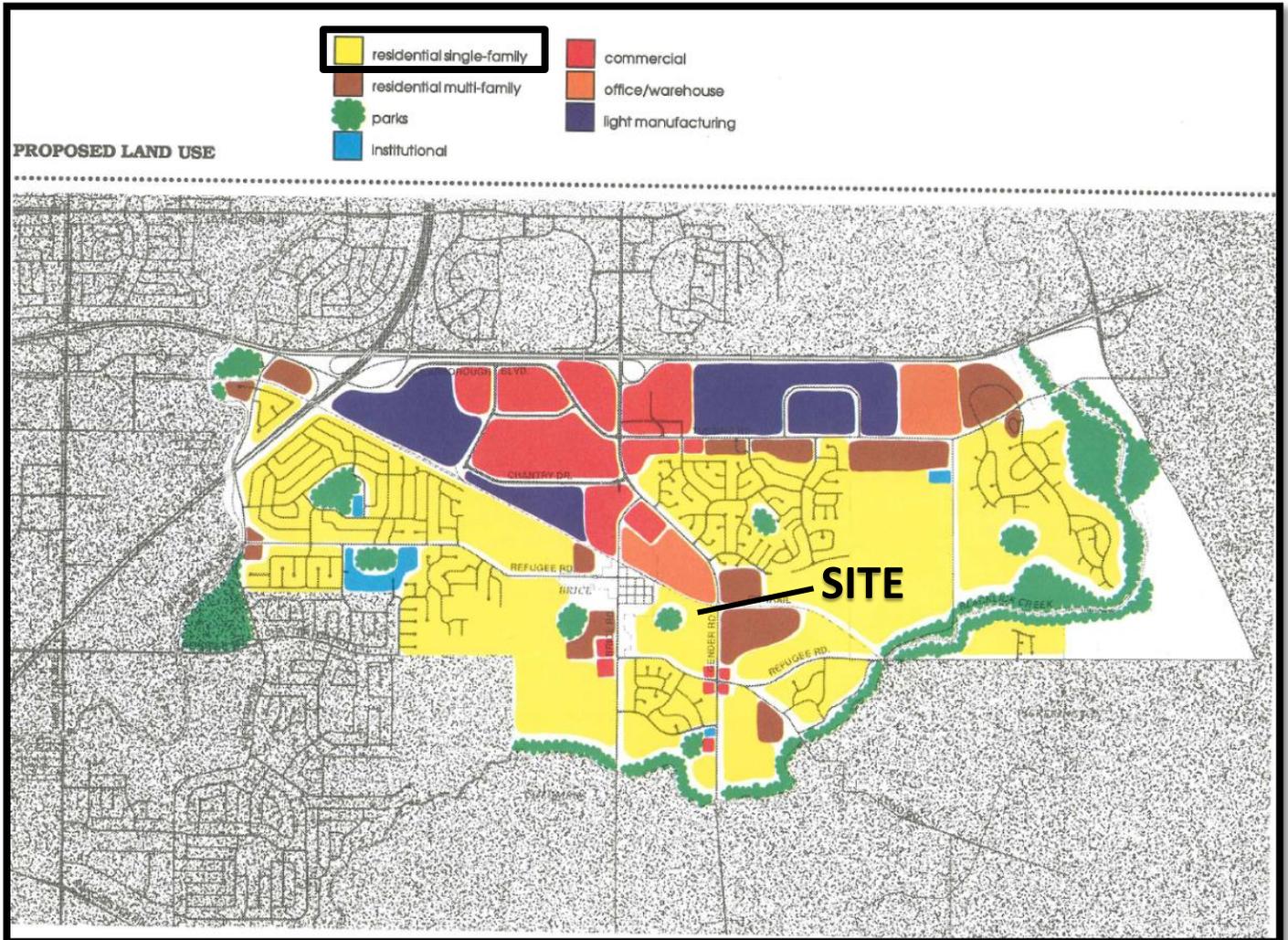
The requested CPD, Commercial Planned Development District will allow a car wash that is compatible with the development standards of adjacent commercial developments. While the proposal is inconsistent with the land use recommendations of the *Brice-Tussing Plan*, it is consistent with the current zoning district and design guidelines of the C2P2. The Planning Division supports the use, but requests a commitment to CCO graphics, as recommended by the draft *South East Land Use Plan*. In lieu of a commitment to CCO graphics, the applicant may choose to commit to the submission of a graphics plan. Additionally, the Division of Traffic Management requests a conceptual signage plan for the site circulation due to the potential for conflicts where the car wash exit meets the parking area and the nearby access point to the drives connecting to Refugee Road and Gender Road. The actual sign design can be performed as part of the site compliance review process, but the CPD site plan that goes to Council will need to provide adequate circulation.

**\*NOTE: Conditions per the Planning Division and the Division of Traffic Management have been met.**



Z18-032  
6335 Refugee Road  
Approximately 0.87 acres  
C-4 to CPD

Brice-Tussing Plan (1990)



Z18-032  
6335 Refugee Road  
Approximately 0.87 acres  
C-4 to CPD



Z18-032  
6335 Refugee Road  
Approximately 0.87 acres  
C-4 to CPD



DEPARTMENT OF BUILDING AND ZONING SERVICES

STANDARDIZED RECOMMENDATION FORM

Department of Building & Zoning Services

Scott Messer, Director
757 Carolyn Avenue, Columbus, Ohio 43224-3218
Phone: 614-645-7433 www.columbus.gov

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

Case Number: Z18-032
Address: 6335 REFUGEE RD Cols 43232
Group Name: Greater South East Area Comm.
Meeting Date: 6-26-2018

- Specify Case Type:
[ ] BZA Variance / Special Permit
[ ] Council Variance
[X] Rezoning
[ ] Graphics Variance / Plan / Special Permit

Recommendation:
(Check only one)
[X] Approval
[ ] Disapproval

NOTES: GREATEST CONCERN IS FOR ADEQUATE SCREENING TO THE SOUTH. COMMISSION IS SATISFIED WITH DETAILS OF THE SITE PLAN/TEXT. THIS WILL BE AN ASSET TO THAT PARCEL.

Vote: 6 VOTES YES ; 3 VOTES ABSTAIN
Signature of Authorized Representative: L Schacht
SIGNATURE
ZONING CHAIR, GSEAC
RECOMMENDING GROUP TITLE
6144965482
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, 757 Carolyn Avenue, Columbus, OH 43224.

**Rezoning Application**

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov • zoninginfo@columbus.gov

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

**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 #: 218-032

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Eric Zartman  
of (COMPLETE ADDRESS) 8000 Walton Parkway, Suite 260, New Albany, Ohio 43054  
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. T & R Properties<br>Ronald Sabatino<br>895 Stoneridge Lane<br>Dublin, Ohio 43017 | 2. |
| 3. 614-923-4000   | 4. |

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Eric Zartman

Subscribed to me in my presence and before me this 29th day of May, in the year 2018

SIGNATURE OF NOTARY PUBLIC Kimberly R. Grayson

My Commission Expires: 1-11-2021



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

**KIMBERLY R. GRAYSON**  
Notary Public, State of Ohio  
My Commission Expires  
January 11, 2021

**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