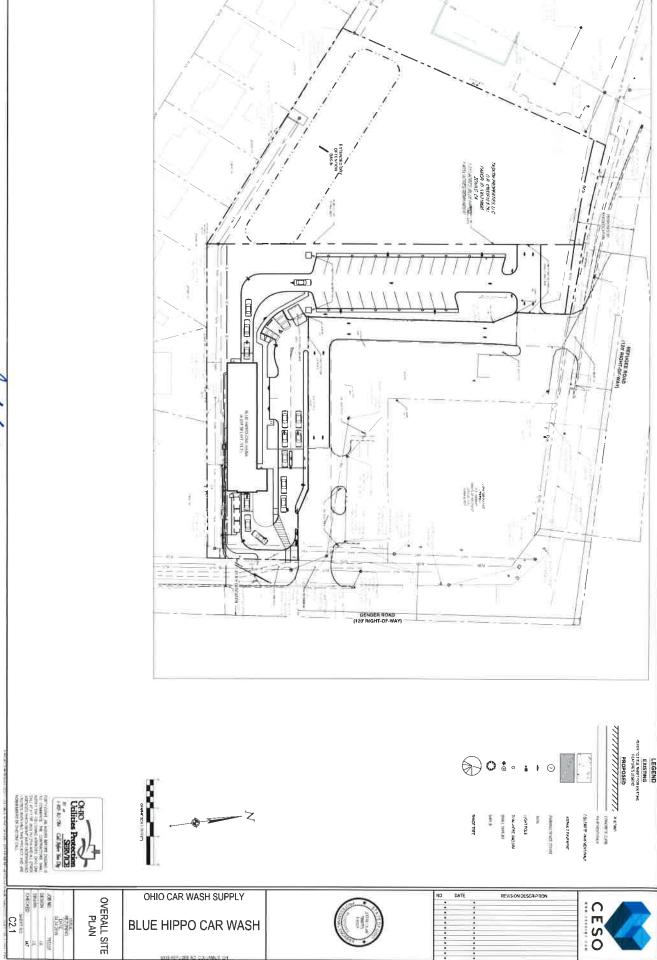
05.01.2019

Z19-015; Final Received 5/1/19

ORD # 1204-2019; Z19-015; Page 2 of 10 Applicant: Jeff Luncher 05.01.2019 BLUE HIPPO CAR WASH (4.658 SF) (HT 33.5) H REFUGEE ROAD (120' RIGHT-OF-WAY) 12 ALL LIGHT POLES TO RELOCATED 2" FROM BACK OF CUHD AS MEASURED FOUNDATIONS UNLESS OTHERWISE NOTED ON PLANS SITE PLAN GENERAL NOTES:
ALL WORK NO MITCHAEL SHALL ROWN WITHALL MORICHAEL STATE AND FEDERAL
AND SAFETY STANDARDS INCLINEARS BIT NOT (MITED TO D.S. H. S.TANDARDS THE CONTRACTOR SHALL OSTAIN FINAL APPROVALS/PERMITTING AND INSPECTION AS NECESSARY PRIOR TO CONSTRUCTION AREA ALONG SOUTHERN PROPERTY LINE TO BE SCREENED WITH LARGE SHRIJB'S TO PREVENT PARKING LOT FROM VIEW AS WELL AS TO PREVENT HEADLIGHT GLARES TO THE RESIDENTIAL LOT'S TO THE SOUTH BOLLARDS SHALL BE PLACED TO PROTECT GAS METER ELECTRICAL DUMPSTEN ENGLOSURE ALL PAVELBERT MARKHATS AND STRIPHIC SHALL COMPLY WITH THE STATE DOT AND THE STATE NUPPLEMENT TO THE MANIAN OF UNIFORM TRAFFIC CONTROL DEVICES

WITH THE TRAFFIC CONTROL DEVICES. CONTRACTOR IS RESPONSIBLE FOR PLACING AND MAINTAINING CONSTRUCTION FFNOF SIGNS, ETC TO WARN AND KEEP UNAUTHORIZED PROPLE OFF SITE FOR THE DURATION OF THE PROJECT REFER TO CONSTRUCTION DETAILS. GEOTECHNICAL REPORT FOR PAVENENT SECTION RECOMMENDATIONS. CONTRACTICIS SHALL REFER TO THE ARCOTTECTURAL DUAYS FOR EXACT DOCATIONS AND DIMENSIONS OF EXACT BUILDING UTILITY ENTRANCE LOCATIONS AND SITE LIGHTING ELECTRICAL LAYOUT CONTRACTOR IS RESPONSING FIGH PROVISING TRAFFIC CONTROL. ALL TRAFFIC CONTROL MEASURES SHALL BE IN ACCOUNTE WITH THE PROVISION TRAFFIC CONTROL. ALL TRAFFIC CONTROL DEVICES II ATTEST EDITION; TRAFFIC CONTROL DEVICES (I ATTEST EDITION) HEADLIGHTS SHALL RE SCREENED WITH A MINIMUM OF 3 TALL SHRUBS WITH A YEAR RIXIND DEACITY NO LESS THAN 75'N Z19-015; Final Received 5/1/19 EXISTING
EXISTING
FRATURES LEGENO
PROPOSED OHIO Utilities Proxection SERVICE DHALL HARRING VACIONA SHR. A TIGHT POLE NFOO STATE DANGE CON ASSHALL DAVENERS WICRETE PAVENENTAVA OHIO CAR WASH SUPPLY REVISION DESCRIPTION CESO SITE PLAN **BLUE HIPPO CAR WASH**

Applicant: Seff Lonchor
05.01.2019



ORD # 1204-2019; Z19-015; Page 3 of 10

Z19-015; Final Received 5/1/19

STAFF REPORT DEVELOPMENT COMMISSION ZONING MEETING CITY OF COLUMBUS, OHIO APRIL 11, 2019

3. **APPLICATION**: **Z19-015**

Location: 6335 REFUGEE ROAD (43232), being 1.31± 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, and CPD, Commercial Planned Development

Districts.

Request: CPD, Commercial Planned Development District (H-35).

Proposed Use: Car wash.

Applicant(s): Travis Saffell; c/o Jeffrey Lonchor; 2800 Corporate Exchange

Drive, Suite 160; Columbus, OH 43231.

Property Owner(s): TASKTW Properties, LLC; 2401 Buttonwood Road; Berwyn, OA

19312.

Planner: Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

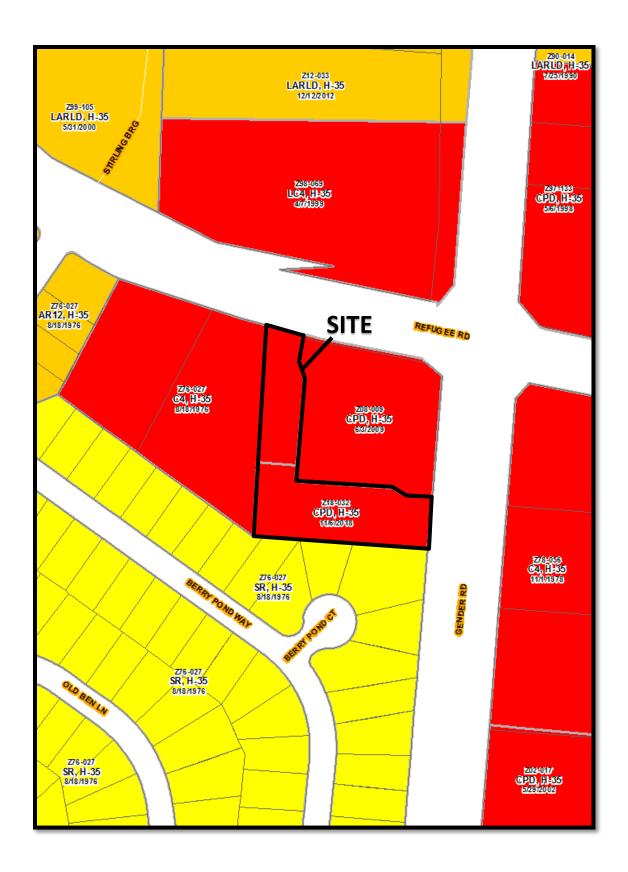
BACKGROUND:

- The site is undeveloped with an exception of a billboard in the C-4, Commercial and CPD, Commercial Planned Development districts. The CPD portion of this site was part of approved rezoning #Z18-032. That rezoning also permitted a car wash; however, the site is under new ownership and requires site plan modifications. 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 across Refugee Road is vacant land in the L-C-4, Limited Commercial District. To the northeast is a fuel sales facility in the CPD, Commercial Planned Development District. To the west 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 South East Land Use Plan (2018), which
 recommends "Mixed Use 1" land uses for this location. Additionally, the Plan includes
 complete adoption of the Columbus Citywide Planning Policies (C2P2) design
 guidelines.
- 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, lighting, and graphics provisions. A variance to drive-up stacking area is included in this request.
- The Columbus Thoroughfare Plan identifies Gender Road and Refugee Road as 4-2D arterials requiring a minimum of 60 feet of right-of-way from centerline.

<u>CITY DEPARTMENTS' RECOMMENDATION</u>: <u>Disapproval</u>. *Approval

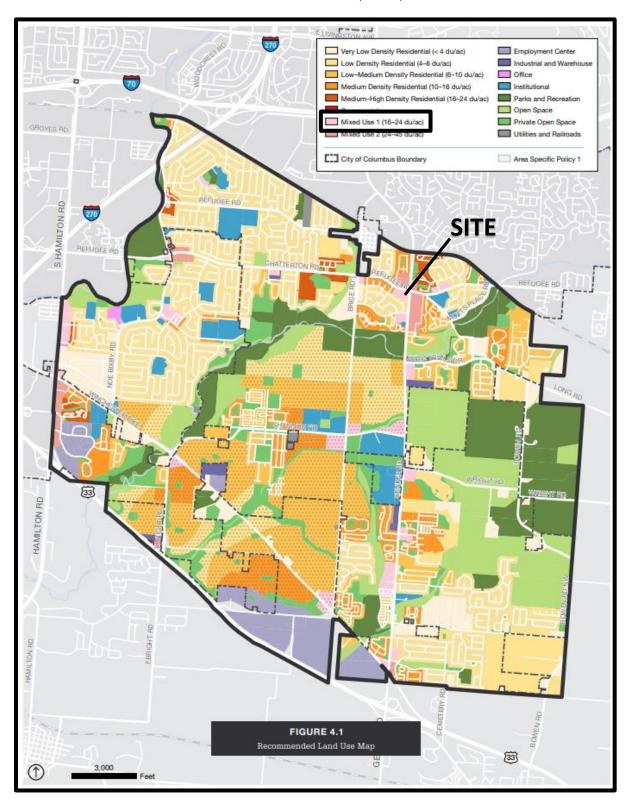
The requested CPD, Commercial Planned Development District will allow a car wash that is compatible with the development standards of adjacent commercial developments. The proposal is also consistent with the current zoning district and design guidelines of the *Columbus Citywide Planning Policies* (C2P2). While Staff is supportive of the use, 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 is submitted to City Council in the ordinance will need to provide adequate circulation. Additionally, the Division of Traffic Management is willing to support a temporary one-way exit from the vacuum area onto Refugee Road during the remainder of the billboard lease based on a commitment to provide a two-way circulation aisle once the billboard lease is terminated. Revisions to the text and site plan are required to show the revised commitment per the Division of Traffic Management's request.

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



Z19-015 6335 Refugee Road Approximately 1.31 acres C-4, CPD to CPD

South East Land Use Plan (2018)



Z19-015 6335 Refugee Road Approximately 1.13 acres C-4, CPD to CPD



Z19-015 6335 Refugee Road Approximately 1.31 acres C-4, CPD to CPD



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DEPARTMENT OF BUILDING AND ZONING SERVICES

Standardized Recommendation Form

111 North Front Street, Columbus, Ohio 43215

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

R USE BY: AREA COMMISSION	/ COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW
EASE PRINT)	719.015
Case Number:	2/1-013
Address:	6335 REFUGEERD, CW 0 43/10
Group Name:	GREATER SOUTH CAST HELA COMMISSION
Meeting Date:	Tugs, FEB 26, 2019
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: 1/4 Comm	ISSION BENIEVE MODIFICATIONS TO
ORIGINAL PL	AN PROVIDE IMPROVEMENTS TO THIS
DUVANASMENT	COMMENTS FOCUSED ON SPEED
CONTROL 4/00	
Vote: Signature of Authorized Represei	TAFFISMATIVE; / OBSTAINED; O NECATIVE entative: LRSChaelt, LISA SCHACHT
•	SIGNATURE ZONING CHAR
	RECOMMENDING GROUP TITLE
	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.

KPRIEBE @ GermBus. GOV



DEPARTMENT OF BUILDING

ORD # 1204-2019; Z19-015; Page 10 of 10

Rezoning Application

111 North Front Street, Columbus, Ohio 43215

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

PROJECT DISCLOSURE STATEMENT

I ROJECT DISCLOSURE STATEM	ETA T
All parties having a 5% or more interest in the project that is THIS PAGE MUST BE FILLED OUT COMPLETELY	the subject of this application should be listed. AND NOTARIZED. Do not indicate 'NONE' in the space provided.
	APPLICATION #: 219-015
STATE OF OHIO COUNTY OF FRANKLIN	
Being first duly cautioned and sworn (NAME) of (COMPLETE ADDRESS) 2800 Corporate Exchange Dr. Suite 150, Columbus, Of deposes and states that (he/she) is the APPLICANT, AGENT following is a list of all persons, other partnerships, corporati 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. TASKTW Properties, LLC 2401 Buttonwood Rd. Berwin, PA 19312 (740) 605-9392	2.
3.	4.
Check here if listing additional parties on a se	eparate page.
SIGNATURE OF AFFIANT	I Zarebre
Subscribed to me in my presence and before me this	day of FEBRUARY, in the year 2019
SIGNATURE OF NOTARY PUBLIC	en 121/Vario

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

Notary Seal Here

My Commission Expires: