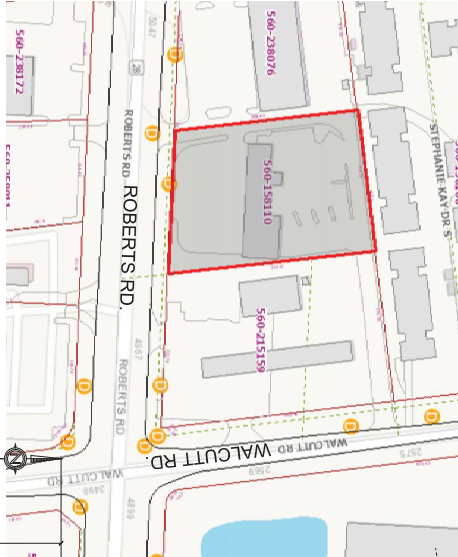


PARKING			
USE GROUP/BUSINESS TYPE	PKG. RATIO	REQUIRED PARKING	
B - AUTO REPAIR	2 PER BAY	6	
B - CAR WASH	2	9	
TOTAL REQUIRED PARKING		15	
TOTAL PROVIDED PARKING		15	
HANDICAPPED PKG.	20 SPACES	3	

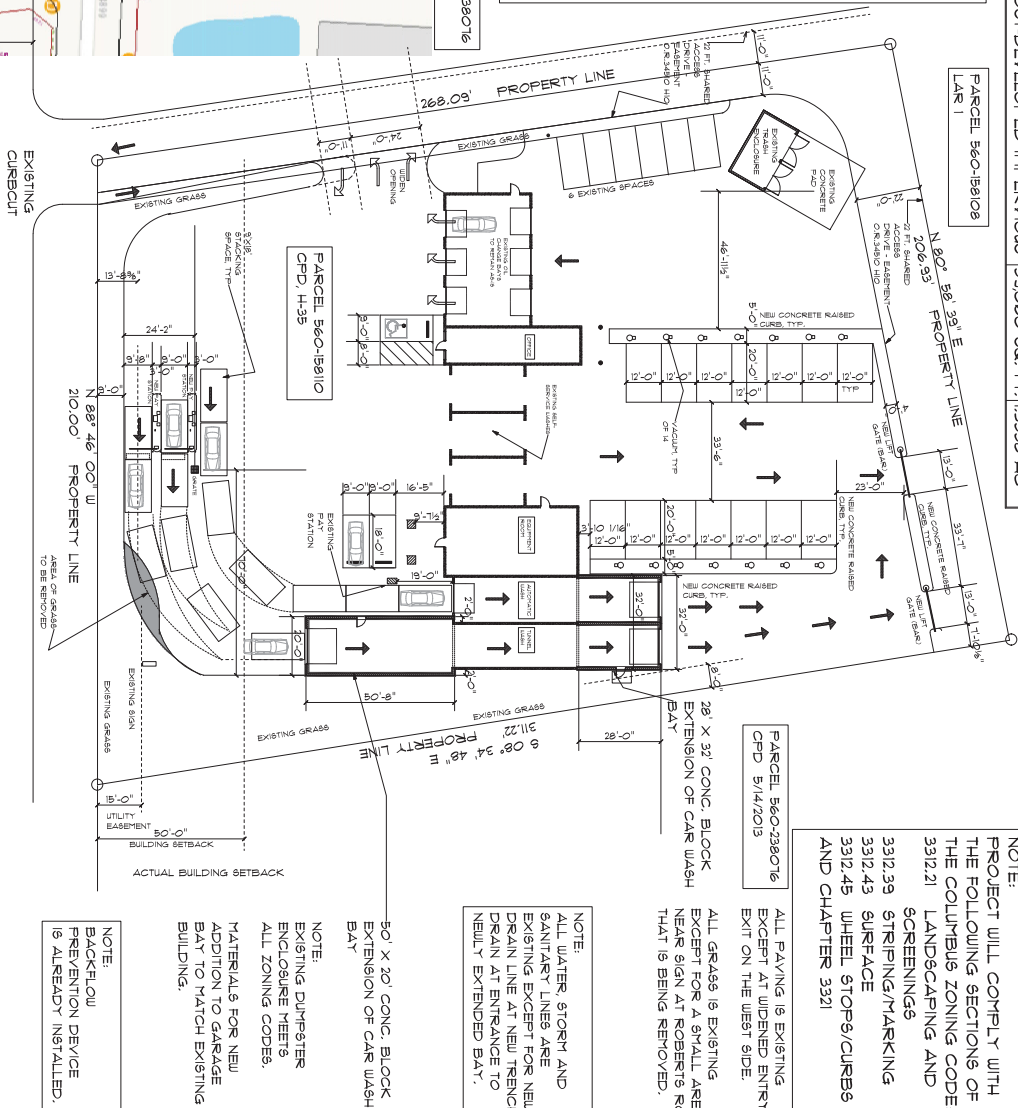
ZONING AND CODE INFORMATION			
PARCEL NUMBER	560-158108	CPD	
ZONING CLASS	CPD		
SIZE OF SITE	1.351 ACRES		
LEGAL DESCRIPTION	ROBERTS ROAD		
USE GROUP	B - CAR WASH AND OIL CHANGE		
	B - CAR WASH AND OIL CHANGE		
	(NO CHANGE OF USE)		
BUILDING CODE USED	IBC 2011, IRC 2011, IFBC 2011, NEC 2011		
CONST. CLASSIFICATION	3-B		
SPRINKLER	NONE REQUIRED		
BUILDING HEIGHT	32 FT.		
NUMBER OF FLOORS	ONE		
AREA OF BUILDING	5,756 SQ. FT.		
SIZE OF ADDITION	1,284 SQ. FT.		
TOTAL SQUARE FOOTAGE	10,440 SQ. FT.		
TAX DISTRICT	560 - COLUMBUS-HILLIARD CSD		
SCHOOL DISTRICT	2510 - HILLIARD CSD		
CITY/TOWNSHIP	COLUMBUS		
LAND USE	453 - CAR WASH SELF SERVICE		
NEIGHBORHOOD	XO302		
AREA COMMISSION	FAR WEST AREA COMMISSION		

SITE DATA TABLE			
TOTAL SITE AREA	59,116 SQ. FT.	1,351 AC	
TOTAL NEWLY DISTURBED AREA	3,834 SQ. FT.	0.0880 AC	
NEW IMPERVIOUS AREA	200 SQ. FT.	0.0046 AC	
PRE-DEVELOPED IMPERVIOUS	57,186 SQ. FT.	1,3383 AC	
POST-DEVELOPED IMPERVIOUS	59,060 SQ. FT.	1,3558 AC	



VICINITY MAP

NO SCALE



Final Site Plan Received 2.20.20 Z19-096

ROBERTS ROAD

PROPOSED SITE PLAN

1" = 20'-0" WHEN PRINTED ON 18X24 PAPER

NOTE:
PROJECT WILL COMPLY WITH THE FOLLOWING SECTIONS OF THE COLUMBUS ZONING CODE:
3312.21 LANDSCAPING AND GREENING
3312.39 STRIPING/MARKING
3312.45 SURFACE
3312.45 WHEEL STOPS/CURBS AND CHAPTER 3321

ALL PAVING IS EXISTING EXCEPT AT WIDENED ENTRY/EXIT ON THE WEST SIDE.

ALL GRASS IS EXISTING EXCEPT FOR A SMALL AREA NEAR SIGN AT ROBERTS ROAD THAT IS BEING REMOVED.

NOTE:
ALL WATER, STORM AND SANITARY LINES ARE EXISTING EXCEPT FOR NEW DRAIN LINE AT NEW TRENCH DRAIN AT ENTRANCE TO NEWLY EXTENDED BAY.

50' X 20' CONC. BLOCK EXTENSION OF CAR WASH BAY
NOTE:
EXISTING DUMPSTER ENCLOSURE MEETS ALL ZONING CODES.
MATERIALS FOR NEW ADDITION TO GARAGE BAY TO MATCH EXISTING BUILDING.

NOTE:
BACKFLOW PREVENTION DEVICE IS ALREADY INSTALLED.

ROBERTS RD. CARWASH

PARCEL 560-158110
4980 ROBERTS ROAD
COLUMBUS, OH 43026

JEANNE CABRAL ARCHITECTS

2939 Bexley Park Road
Columbus, OH 43209-2236
Office (614) 239-9484
Fax (614) 239-9484
Cell (614) 537-2654
e-mail: jeannecabral@aol.com

JOHN NUMBER: CM 5619

SITE PLAN
ZONING INFO
PARKING CHART
SITE DATA
VICINITY MAP

SP-1

DATE: 2-20-20

JEANNE M. CABRAL, LICENSE 88073
EXPIRATION DATE: 12-31-2021

City of Columbus
Use of Public Streets is limited to the design and construction of the project shown on this plan. No other use of the streets is permitted without the written consent of the City of Columbus.

**STAFF REPORT
DEVELOPMENT COMMISSION
SPECIAL ZONING MEETING
CITY OF COLUMBUS, OHIO
MARCH 12, 2020**

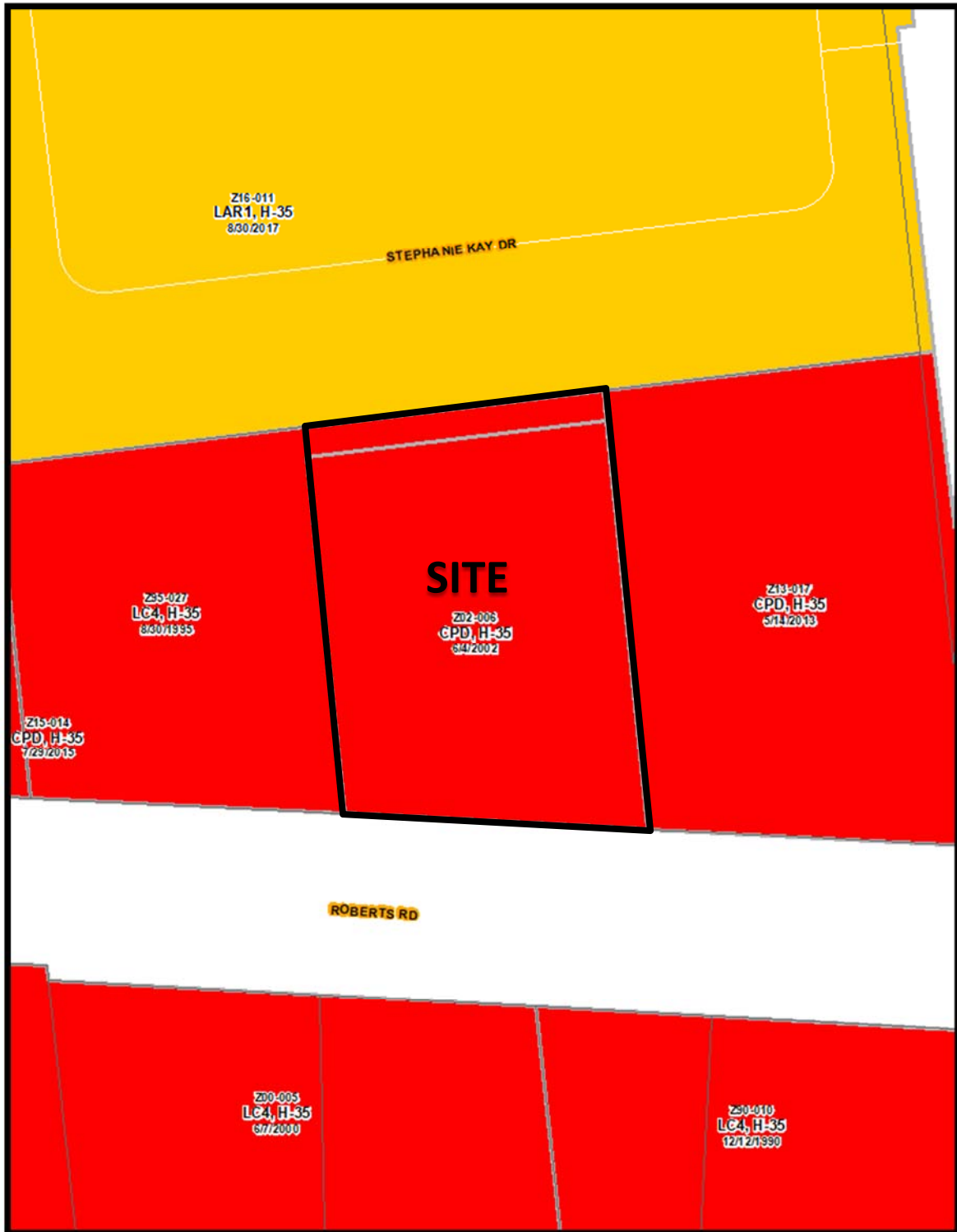
- 3. APPLICATION: Z19-096**
Location: **4980 ROBERTS RD. (43026)**, being 1.36± acres located on the north side of Roberts Road, 225± feet west of Walcutt Road (560-158110, Far West Side Area Commission).
Existing Zoning: CPD, Commercial Planned Development District and L-C-4, Limited Commercial District.
Request: CPD, Commercial Planned Development District (H-35).
Proposed Use: Car washing and oil change facility.
Applicant(s): Jeanne M. Cabral; 2939 Bexley Park Road; Columbus, OH 43209.
Property Owner(s): Roberts Road Car Wash, LLC; 5131 Brand Road; Dublin, OH 43017.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

BACKGROUND:

- The 1.36± acre site consists of one parcel developed with a car washing and oil change facility in the CPD, Commercial Planned Development District and the L-C-4, Limited Commercial District. The applicant is requesting a new CPD district to expand the existing facility in accordance with the submitted CPD text and site plan.
- North of the site is a multi-unit residential development in the L-AR-1, Limited Apartment Residential District. South of the site are automotive repair and eating and drinking establishment uses in the L-C-4, Limited Commercial District. East of the site is a gasoline sales facility in the CPD, Commercial Planned Development District. West of the site is a daycare center in the L-C-4, Limited Commercial District.
- The site is within the planning boundaries of the *Trabue/Roberts Area Plan* (2011), which recommends neighborhood commercial land uses at this location.
- The site is located within the boundaries of the Far West Side Area Commission, whose recommendation is for approval.
- The CPD text establishes use restrictions and supplemental development standards that address building height, parking setback, traffic access, street trees, building materials, lighting controls, and commits to developing the site in accordance with the submitted site plan. Additionally, a variance to reduce the parking setback along Roberts Road is included in the text.
- The *Columbus Multimodal Thoroughfare Plan* identifies this portion of Roberts Road as a Suburban Commuter Corridor requiring 120 feet of right-of-way.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The proposed CPD, Commercial Planned Development District will permit an expansion of the existing car washing and oil change facility at this location. The CPD text establishes appropriate use restrictions, addresses supplemental development standards, and includes a commitment to develop the site in accordance with a submitted site plan. Additionally, the CPD text contains a variance to reduce the parking setback along Roberts Road. The proposed expansion is consistent with the *Trabue/Roberts Area Plan* which recommends neighborhood commercial land uses, is limited in scope, and is compatible with the surrounding development pattern of Roberts Road.



Z19-096
4980 Roberts Rd.
Approximately 1.36 acres
CPD to CPD

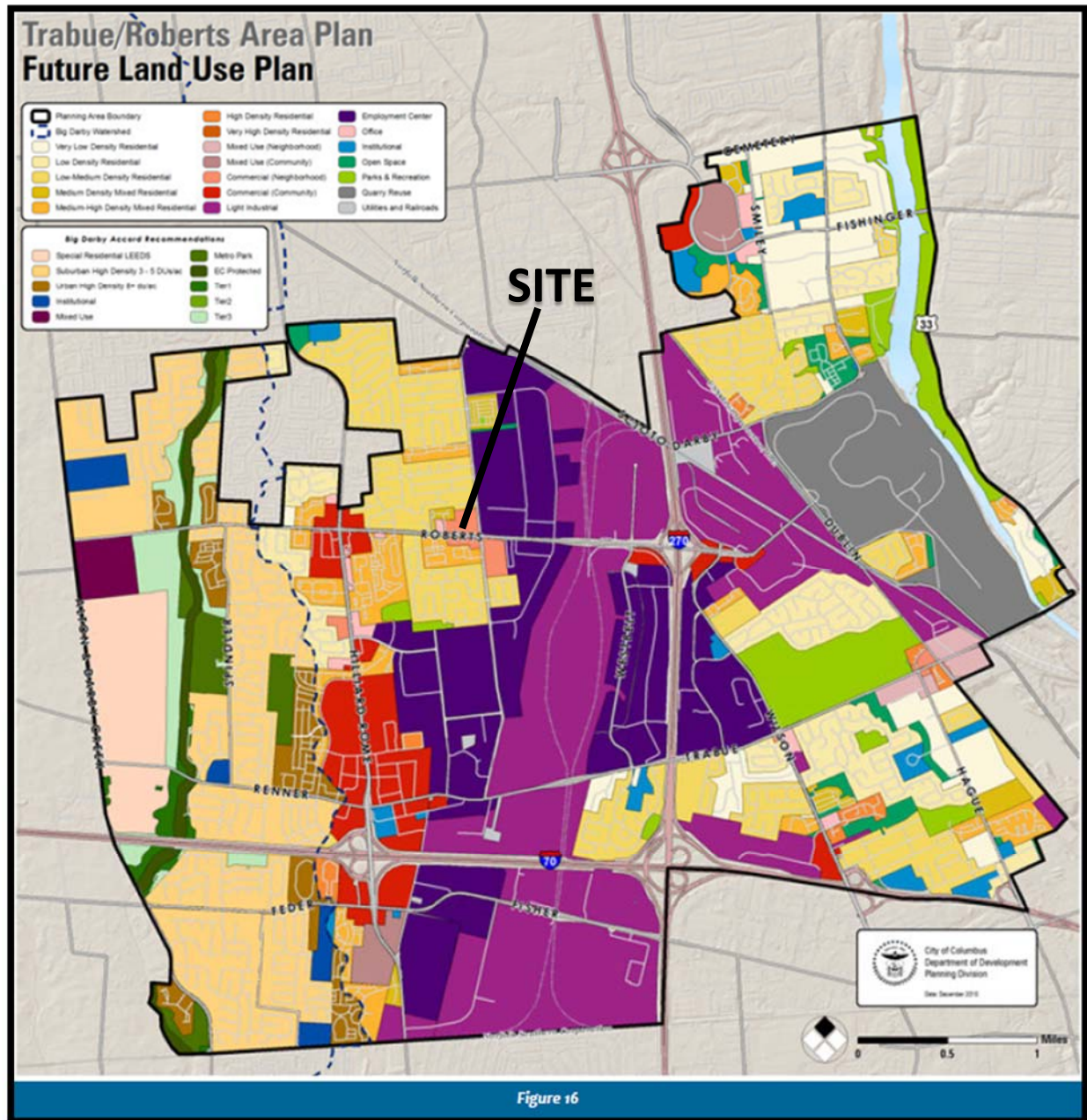


Figure 16

Z19-096
4980 Roberts Rd.
Approximately 1.36 acres
CPD to CPD



Z19-096
4980 Roberts Rd.
Approximately 1.36 acres
CPD to CPD

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW
(PLEASE PRINT)

Case Number:

Address:

Group Name:

Meeting Date:

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:

Vote:

Signature of Authorized Representative:

SIGNATURE

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.



DEPARTMENT OF BUILDING
AND ZONING SERVICES

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 #: 219-096

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) JEANNE M. CABRAL, ARCHITECT
of (COMPLETE ADDRESS) 2939 BEXLEY PARK ROAD COLUMBUS, OH 43209
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 (include 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. ROBERTS ROAD CAR WASH LLC 5131 BRAND RD. DUBLIN, OH 43017 2 EMPLOYEES	2.
3.	4.

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Jeanne Cabral

Subscribed to me in my presence and before me this 17 day of December, in the year 19

SIGNATURE OF NOTARY PUBLIC

[Signature]



JOEL ANTONIO
NUNEZ RODRIGUEZ
NOTARY PUBLIC
FOR THE
STATE OF OHIO
My Commission Expires
October 23, 2023

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

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