

LANDSCAPE REQUIREMENTS

SCREENING REQUIREMENTS:

REQUIRED: SEC. 337.207 A - A MIN. 3-FT HIGH CONTINUOUS ROW OF PLANTED SHRUBS SHALL BE PLANTED TO SCREEN SURFACE PARKING LOTS FROM A PUBLIC STREET (PROVIDED IN DUBLIN GRANVILLE RD FRONTAGE) TO AN OVERALL OPGCITY OF 75 PERCENT WHEN IN LEAF.

PROVIDED: A ROW OF BOXWOODS ARE SHOWN ON THE ABOVE PLAN TO THE LIMITS OF THE W DUBLIN GRANVILLE PARKING LOT FRONTAGE.

INTERIOR LANDSCAPE REQUIREMENTS:

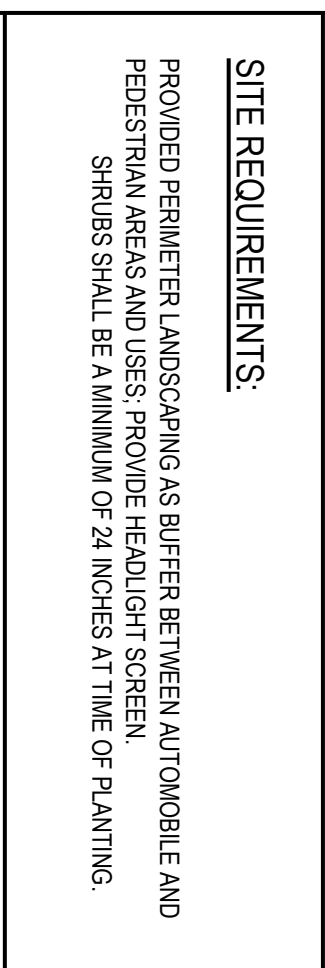
REQUIRED: SEC. 337.212 A - THE INTERIOR OF ANY PARKING LOT CONTAINING TEN PARKING SPACES OR MORE SHALL BE LANDSCAPED. INTERIOR LANDSCAPING SHALL BE PROVIDED AT A MINIMUM RATIO OF ONE SHADE TREE FOR EVERY TEN PARKING SPACES OR FRACTION THEREOF.

TOTAL PARKING SPACES = 19 (WHEN INCLUDING VAULT AND PREP AREAS)

TOTAL SHADE TREES REQUIRED = 2

PROVIDED: 2 SHADE TREES PROVIDED ADJACENT TO PARKING AREAS. 1 ADDITIONAL SHADE TREE PROVIDED BY DUMFRIES AREA.

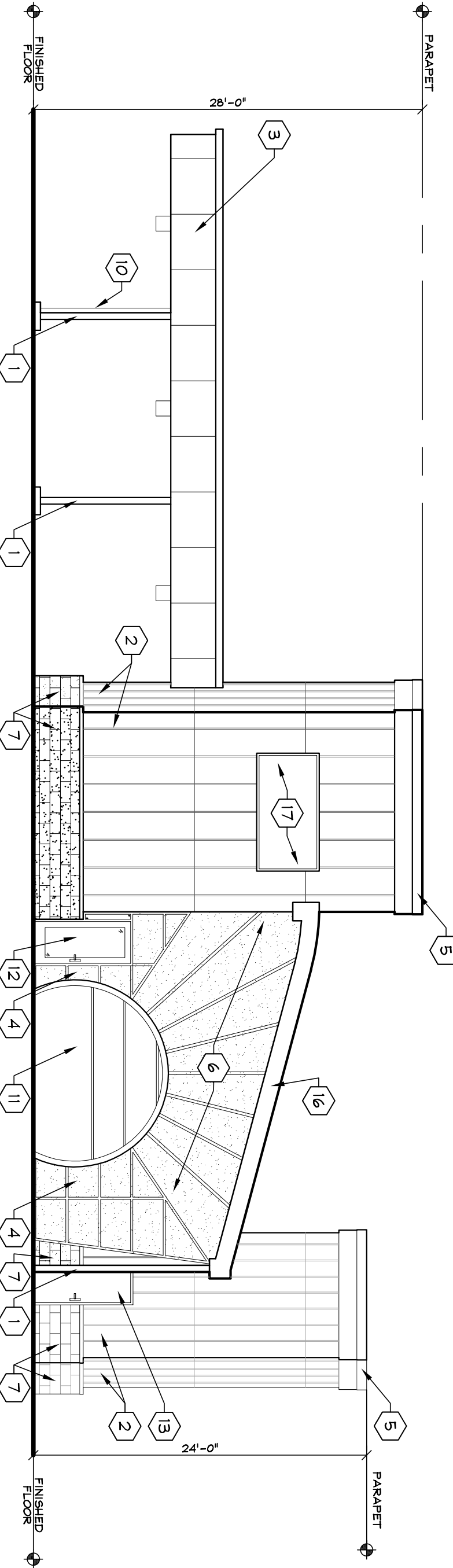
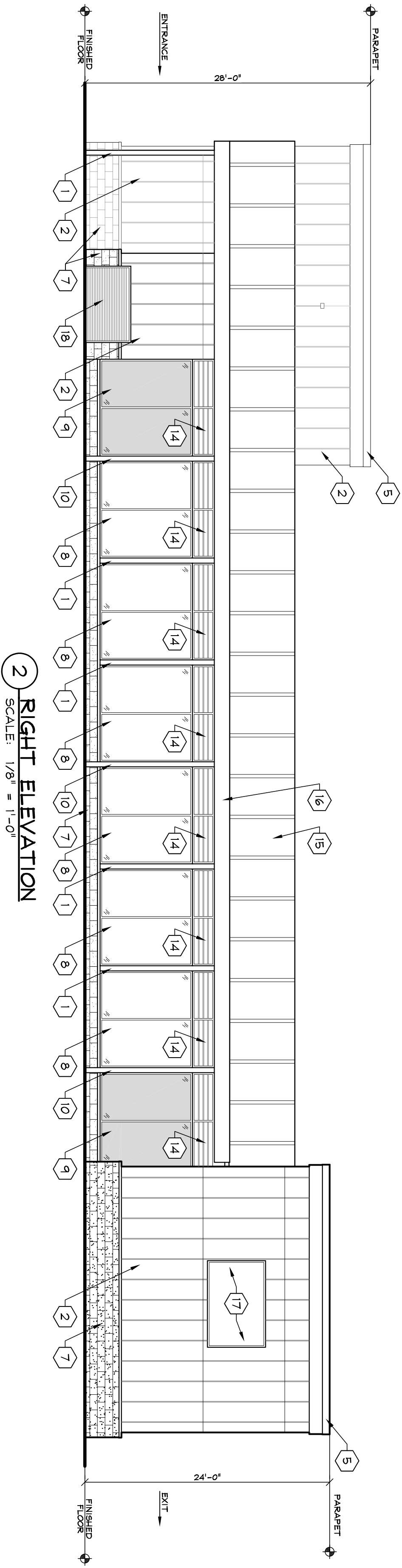
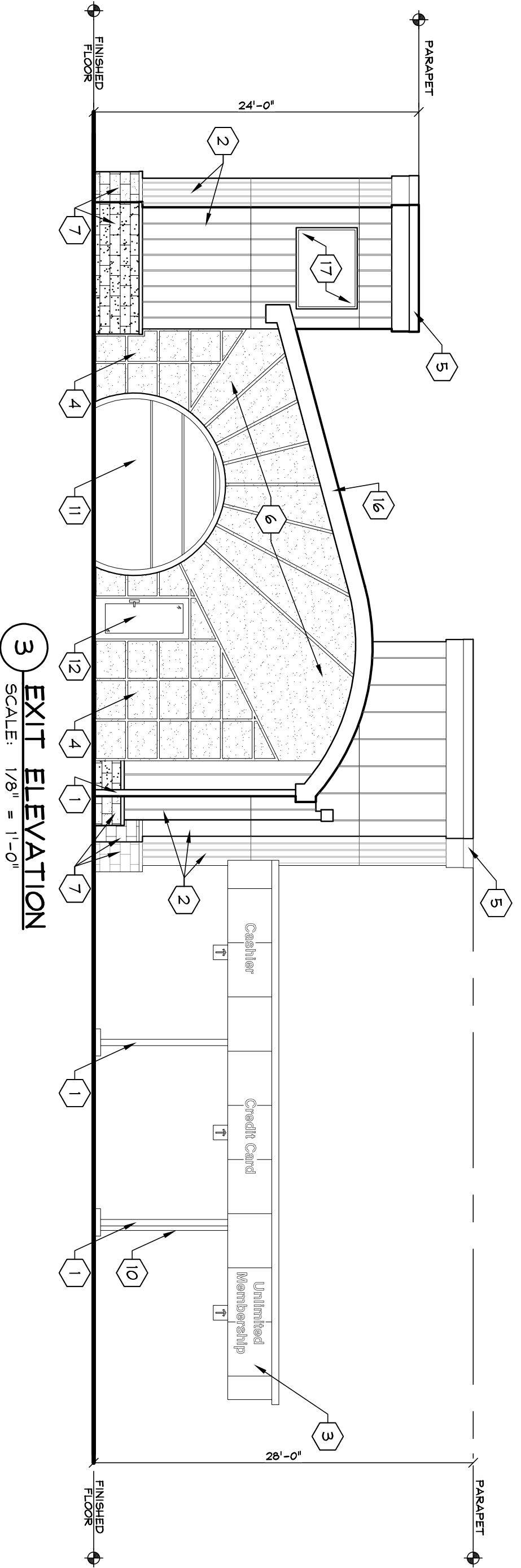
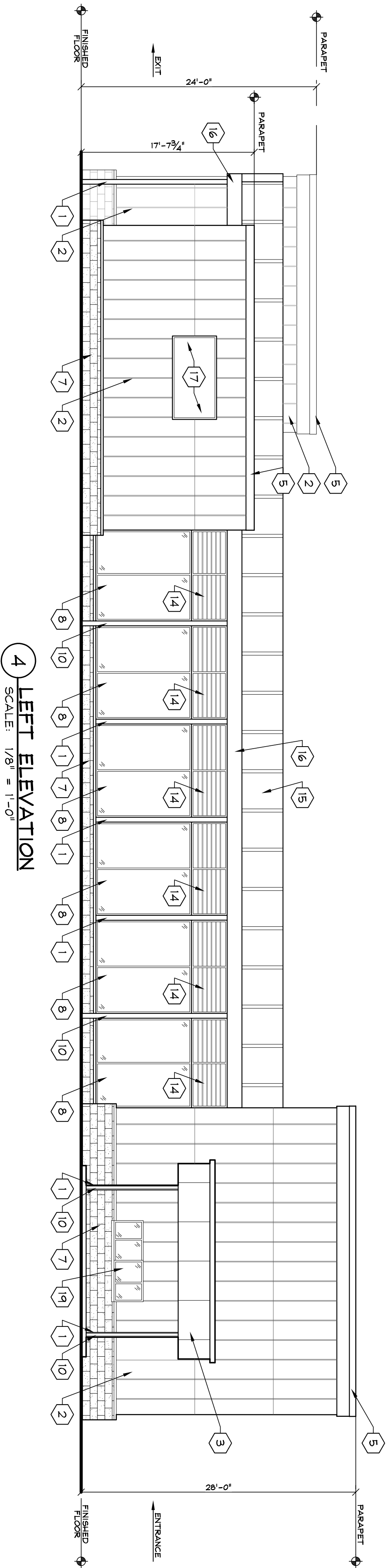
Final Landscaping Plan Received 1/15/2021 Z20-079



STATE OF OHIO
 PROFESSIONAL ENGINEER
 JEFFREY M. BABIN
 0143065-21



BLUE SKY CAR WASH
WEST COLUMBUS
3655 W DUBLIN-GRANVILLE RD, COLUMBUS, OH 43235



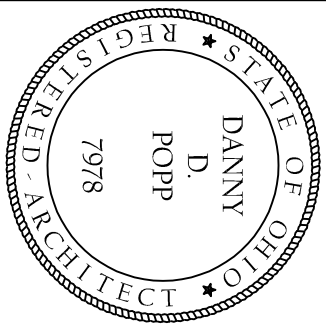
THE EXTERIOR ELEVATIONS PLAN MAY BE SLIGHTLY ADJUSTED TO REFLECT ENGINEERING, TOPOGRAPHICAL, OR OTHER SITE DATA DEVELOPED AT THE TIME FINAL DEVELOPMENT AND ENGINEERING PLANS ARE COMPLETED. ANY SLIGHT ADJUSTMENT TO THE EXTERIOR ELEVATIONS PLAN SHALL BE REVIEWED AND MAY BE APPROVED BY THE DIRECTOR OF THE BUILDING AND ZONING SERVICES DEPARTMENT OR HIS DESIGNEE UPON SUBMISSION OF THE APPROPRIATE DATA REGARDING THE PROPOSED ADJUSTMENT.

AGENT FOR APPLICANT *Donnelly* DATE: 01.15.2021

Final Elevations Received 1/15/2021 Z20-079

CODED NOTES:

- 1 STRUCTURAL STEEL. COLOR = GRAY.
- 2 HARDIE PLANK FIBER CEMENT BOARD VERTICAL SIDING. COLOR = SW7064 PASSIVE.
- 3 ACM PANEL. COLOR = BLACK.
- 4 E.I.F.S. COLOR = BLACK.
- 5 PRE-FINISHED ALUMINUM PARAPET CORNICE. COLOR = BRIGHT SILVER METALLIC.
- 6 E.I.F.S. COLOR = SW7067 CITYSCAPE.
- 7 SPLIT FACED BLOCK WITH PRE-CAST CAP. BLOCK COLOR = GRAY/CHARCOAL, CAP COLOR = NATURAL GRAY.
- 8 LOW-E INSULATED GLAZING IN CLEAR ANODIZED ALUMINUM CURTAIN WALL FRAMING.
- 9 BLACK SPANDREL INSULATED GLAZING IN CLEAR ANODIZED ALUMINUM CURTAIN WALL FRAMING.
- 10 CLEAR ANODIZED ALUMINUM DOWNSPOUT COVER.
- 11 GARAGE DOOR.
- 12 ALUMINUM DOOR AND FRAME. CLEAR ANODIZED. LOW-E INSULATED GLAZING.
- 13 METAL DOOR AND FRAME. PAINT TO MATCH SIDING.
- 14 OPERABLE LOUVERS.
- 15 ACRYLIC ROOF.
- 16 FASCIA.
- 17 SIGNAGE.
- 18 ROLL UP SECURITY DOOR FOR MAT WASHERS.
- 19 OPERABLE CASHIER WINDOW. LOW-E INSULATED GLAZING. CLEAR ANODIZED ALUMINUM FRAME.



PERMIT: 12/9/2020
DDP and ASSOCIATES
architects/planners
835 EAST COOKE ROAD,
COLUMBUS, OH 43224
PHONE: (614) 262-7263
FAX: (614) 262-7263

BLUE SKY CAR WASH
3655 WEST DUBLIN GRANVILLE ROAD
COLUMBUS, OHIO 43235

ISSUED:	09/04/2020
REVISED:	
<input type="checkbox"/> SCHEMATIC DESIGN <input type="checkbox"/> DESIGN DEVELOPMENT <input type="checkbox"/> PRELIMINARY SET <input type="checkbox"/> PERMIT SET <input type="checkbox"/> BID SET <input type="checkbox"/> REVISED SET SEE REVISION DATE ABOVE	
CHECKED:	DDP
DRAWN:	IDA
SHEET TITLE:	EXTERIOR ELEVATIONS
PROJECT:	A5.1
	20-1375

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
DECEMBER 10, 2020**

- 4. APPLICATION: Z20-079**
- Location:** **3655 W. DUBLIN-GRANVILLE RD. (43235)**, being 1.0± acre located at the southeast corner of West Dublin-Granville Road and Martin Road (590-215163; Northwest Civic Association).
- Existing Zoning:** C-3, Commercial District.
- Request:** CPD, Commercial Planned Development District (H-35).
- Proposed Use:** Car wash facility.
- Applicant(s):** Blue Sky Car Wash; c/o Barry Nutter; 441 Keisel Court; Powell, OH 43065; and Cesco, Inc.; c/o Jarrod Mahaffey, Agent.; 2800 Corporate Exchange Drive, Suite 400; Columbus, OH 43231.
- Property Owner(s):** MJL WDG LLC; c/o Mark Luttner; 3900 Park East Drive, Suite 200; Beachwood, OH 44122.
- Planner:** Hayley Feightner; 614-645-3526; hefeightner@columbus.gov

BACKGROUND:

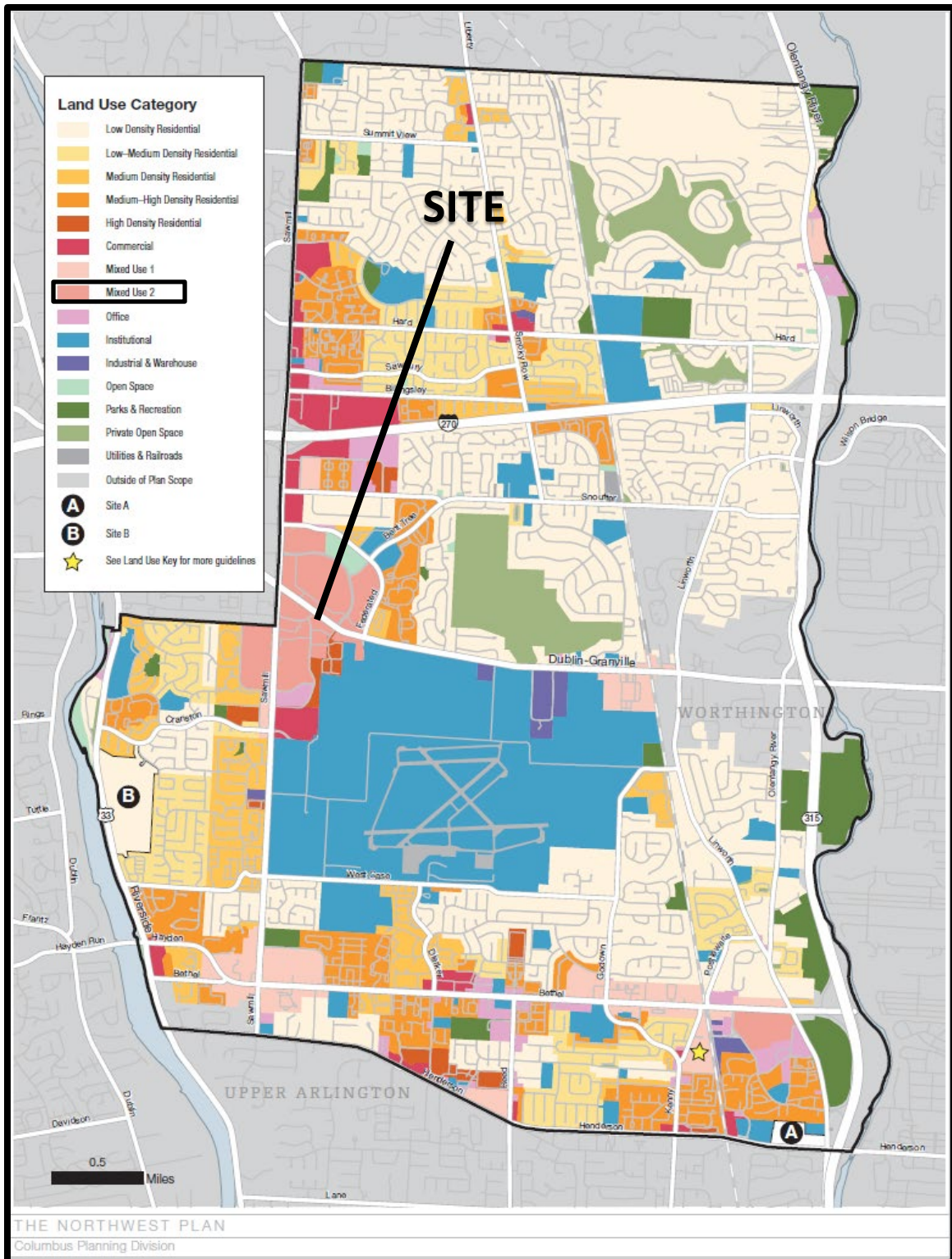
- The site consists of one parcel developed with an eating and drinking establishment in the C-3, Commercial District. The applicant is requesting the CPD, Commercial Planned Development District to permit an automatic car wash and C-4 uses.
- To the north of the site across West Dublin-Granville Road and to the east are eating and drinking establishments in the CPD, Commercial Planned Development District. To the south across Reflections Drive and to the west across Martin Road are commercial developments in the C-3, Commercial District.
- The site is subject to the SR 161 (Dublin-Granville Road) Regional Commercial Overlay and is located within the boundaries of *The Northwest Plan* (2016), which recommends “Mixed Use 2” land uses at this location.
- The site is located within the boundaries of the Northwest Civic Association, whose recommendation is for approval, but strongly supports the removal of the billboard located on the property at the earliest feasible time.
- The development text commits to a site plan, landscaping plan, and elevations, and includes development standards addressing site access, setbacks, and landscaping and screening. Variances to parking setback lines, dumpster area location, and to eliminate the by-pass lane requirement are included in this request.
- The *Columbus Thoroughfare Plan* identifies this portion of Dublin-Granville Road as a Suburban Commuter Corridor requiring a minimum of 120 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District will allow a car wash that is compatible with adjacent commercial developments. The proposal is also consistent with the land use and site design recommendations of *The Northwest Plan*. Planning Division staff continues to request additional street trees along the West Dublin-Granville Road frontage in coordination with the City Forester, but does not condition support upon this addition.



Z20-079
3655 W. Dublin-Granville Rd.
Approximately 1.0 acres
C-3 to CPD



Z20-079
3655 W. Dublin-Granville Rd.
Approximately 1.0 acres
C-3 to CPD



Z20-079
3655 W. Dublin-Granville Rd.
Approximately 1.0 acres
C-3 to CPD

Standardized Recommendation Form

ORD#0187-2021; Z20-079; Page 9 of 10
111 N. Front Street, Columbus, Ohio 43215

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

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; qt O CKN"q<Cuuki pgf 'Rrppgt.'Ek{ "qh
MAIL to: Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.

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 #: Z20-079

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) CESO, INC - JARROD MAHAFFEY

of (COMPLETE ADDRESS) 2800 CORPORATE EXCHANGE DR, SUITE 400 COLUMBUS, OH 43231

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. BLUE SKY CAR WASH BARRY NUTTER - 614-580-1014 441 KEISEL CT POWELL, OH 43065 COLUMBUS BASED EMPLOYEES: 0	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

11 day of

September, in the year

2020

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

July 13, 2025

Mario Arnold
State of Ohio

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

Notary Seal Here

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