



# City of Columbus

Office of City Clerk  
90 West Broad Street  
Columbus OH 43215-9015  
columbuscitycouncil.org

## Legislation Text

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**File #: 0957-2003, Version: 1**

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### Rezoning Application Z01-003

**APPLICANT:** Ron's Express Car Wash and Lube, C/o Jeffrey S. Brown Atty.; 37 West Broad Street, Suite 725; Columbus, OH 43215.

**PROPOSED USE:** Car wash and oil change facility.

**DEVELOPMENT COMMISSION RECOMMENDATION:** Approval (5-0-1) on April 12, 2001.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval. The applicant requests the CPD, Commercial Planned Development District to develop a combination carwash and oil change facility. The site is located within the planning area of the *Far North Plan (1993)* and is in a sub-area for which the plan recommends auto-oriented land uses as appropriate. The CPD text includes commitments to landscaping, lighting controls, and building materials.

To rezone **2035 POLARIS PARKWAY (43240)**, being 1.15± acres located on the east side of Polaris Parkway, 940± feet north of Orion Place, **From:** L-C-4, Limited Commercial District, **To:** CPD, Commercial Planned Development District. (Rezoning # Z01-003)

**WHEREAS**, application #Z01-003 is on file with the Building and Development Services Section of The Department of Trade and Development requesting rezoning of 1.15± acres from L-C-4, Limited Commercial District to CPD, Commercial Planned Development District; and

**WHEREAS**, the Development Commission recommends Approval of said zoning change; and

**WHEREAS**, the City Departments recommend Approval of said zoning change because The applicant requests the CPD, Commercial Planned Development District to develop a combination carwash and oil change facility. The site is located within the planning area of the *Far North Plan (1993)* and is in a sub-area for which the plan recommends auto-oriented land uses as appropriate. The CPD text includes commitments to landscaping, lighting controls, and building materials, now, therefore:

### **BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:**

**Section 1.** That the Zoning Map attached to Ordinance No. 1620-77, passed September 19, 1977, and as subsequently amended be, and the same is hereby revised by changing the zoning of the property as follows:

**2035 POLARIS PARKWAY (43240)**, being 1.15± acres located on the east side of Polaris Parkway, 940± feet north of Orion Place, and being more particularly described as follows:

Situated in the State of Ohio, County of Delaware, City of Columbus, Farm Lot 18, Section 4, Township 3, Range 18, United States Military Lands and being 1.154 acres out of an original 113.05 acre tract as conveyed to NP Limited Partnership of record in Deed Book 521, page 328 (all deed references refer to the records of the Recorder's Office Delaware County, Ohio) and described as follows;

Beginning for reference at a railroad spike found at the centerline intersection of Polaris Parkway as shown of record in Plat Book 24,

page 137 and with Orion Place (formerly Worthington Road) as shown of record in Plat Cabinet 1, page 368;

Thence with the centerline of said Polaris Parkway the following two courses:

- 1) With a curve to the left having a central angle of 18°03'40" a radius of 1762.95 feet whose chord bears North 55°11'32" East, a chord distance of 553.43 feet to a point of tangency;
- 2) North 46°09'42" East, a distance of 395.33 feet to a point;

Thence South 43°50'18" East, a distance of 50.00 feet to a set 1" iron pipe with an EDG cap on the northerly right of way line of said Polaris Parkway and the true point of beginning;

Thence North 46°09'42" East, with said northerly right of way line, a distance of 107.58 feet to a set 1" iron pipe with an EDG cap and being a point of curvature;

Thence with a curve to the right having a central angle of 02°45'01" a radius of 1382.39 feet whose chord bears North 47°32'13" East, a chord distance of 66.35 feet to a set 1" iron pipe with an EDG cap and being the northwesterly corner of a 1.236 acre tract as conveyed to N.P. Limited Partnership of record in Volume 0029, Page 1603;

Thence crossing said 113.05 acre tract with the following three courses;

- 2) South 43°50'18" East with the westerly line of said 1.236 acre tract, a distance of 287.54 feet to a set 1" iron pipe with an EDG cap and being a point on the northerly line of a 3.229 acre tract as conveyed to N.P. Limited of record in Volume 0020 Page 2683;
- 3) South 46°09'42" West with said northerly line, a distance of 173.91 feet to a set 1" iron pipe with an EDG cap;
- 4) North 43°50'18" West, a distance of 289.13 feet to the true point of beginning and containing 1.154 acres of land more or less.

This description was prepared by Environmental Design Group Inc., Columbus, Ohio. The basis of bearing is North 46°09'42" East for the centerline of Polaris Parkway and all other bearings calculated from this meridian. A drawing of this description is attached hereto and made a part thereof.

**To Rezone From:** L-C-4, Limited Commercial District,

**To:** CPD, Commercial Planned Development District.

**Section 2.** That a Height District of Sixty (60) feet is hereby established on the CPD , Commercial Planned Development District on this property.

Section 3. That the Director of the Department of Trade and Development be, and he is hereby authorized and directed to make the said changes on the said original zoning map in the office of the Building and Development Services Section and shall register a copy of the approved CPD, Commercial Planned Development District and Application among the records of the Building and Development Services Section as required by Section 3311.12 of the Columbus City Codes; said plan being titled, "**SITE PLAN (SP -1)**" and "**ELEVATIONS (A-2)**" and text titled, "**COMMERCIAL PLANNED DEVELOPMENT TEXT**", signed by Jeffrey L. Brown, Attorney for the Applicant, dated April 17, 2001, and reading as follows:

**COMMERCIAL PLANNED DEVELOPMENT TEXT**

PROPOSED DISTRICT: CPD  
PROPERTY ADDRESS: 2035 Polaris Parkway  
OWNER: NP Limited Partnership  
APPLICANT: Ron's Express Carwash and Lube, Inc.  
DATE OF TEXT: 4/17/01

APPLICATION NUMBER: Z01-003

1. **INTRODUCTION:** The site is located on the south side of Polaris Parkway east of Orion Place. The rezoning application adds an automatic car wash to the list of permitted uses contained in Z91-018B.

2. **PERMITTED USES:** An automatic car wash and those uses permitted in the C-1, C-2, C-3 and C-4 Commercial Districts in the Columbus Zoning Code, except for the following prohibited uses:

Adult book store, adult motion picture theater, or adults only entertainment establishment; Billboards; Off premise graphics except for (i) graphics which identify an overall development on the subject property (such as a large office park or shopping center) and the management of the development and (ii) graphics identifying uses within the Subarea in which the graphics are located or (iii) as approved by the Columbus Graphics Commission as part of a Graphics Plan; Used car lots, except used car lots used in conjunction with the sale of new cars; Outside storage of items with the exception of items offered for sale and accessory to a permitted use, such as hardware, lumber, or landscaping sales uses, etc.

3. **DEVELOPMENT STANDARDS:** Except as otherwise modified herein, the development standards established by the C-4 Commercial District shall apply.

A. Density, Height, Lot and/or Setback commitments.

1. The height district shall be H-60, allowing for a 60-foot height limitation in accordance with Section 3309.14 and 3309.142 of the Columbus Zoning Code.
2. The required building setback and parking setback from Polaris Parkway shall be fifty (50) feet and thirty (30) feet respectively.
3. Lot coverage for building and paved areas shall not exceed eight-five (85) percent.

B. Access, Loading, Parking and/or other Traffic related commitments.  
N/A

C. Buffering, Landscaping, Open space and/or Screening commitments.

1. Street trees shall be planted within the parking setback along Polaris Parkway at a ratio of one tree per thirty-feet of frontage.
2. Within the parking setback area along Polaris Parkway a three-foot average height continuous (except at access points) planting hedge, fence, wall, earth mound or combination hereof shall be installed.
3. All trees and landscaping shall be well maintained. Dead items shall be replaced within six months.
4. All trees meet the following minimum size at the time of planting:  
Shade trees 2 1/2" caliper; Ornamental trees 1 1/2" caliper; Evergreen trees 5 feet in height

D. Building design and/or Interior-Exterior treatment commitments.  
The building shall be constructed of a combination of brick and siding.

E. Dumpsters, Lighting, Outdoor display areas and/or other environmental commitments.

1. All external outdoor lighting shall be cut-off fixtures (down lighting) and shall be designed and placed to prevent spillage of light off the site and to prevent glare visible from the property lines.
2. Except for decorative lighting, all other light poles shall be metal and such light poles shall be of the same color. Light poles in the parking lots shall not exceed 28 feet in height.

F. Graphics and Signage commitments.

All signage and graphics shall conform to Article 15 of the Columbus Graphics Code any variance to those requirements shall be submitted to the Columbus Graphics Commission for consideration.

G. Miscellaneous commitments

The developer shall install a sidewalk along the Polaris Parkway frontage.

CPD Criteria:

1. Natural Environment: Undeveloped property
2. Existing land use: The properties to the east and west are zoned L-M and currently developed with a testing facility and a hotel which is under construction; there is additional undeveloped ground near the site.
3. Transportation and circulation: Access to the site will be via a private drive system that connects to Polaris Parkway and ultimately Old Worthington Road.
4. Visual form or the environment: The building materials and architecture will be determined at the time of the actual development.
5. View and visibility: In the development of the subject property and in the location of the buildings and access points consideration has been given to the visibility and safety of the motorist and pedestrian.
6. Proposed development: Commercial uses.
7. Behavior Patterns: Existing development has established behavior and traffic patterns in this area.
8. Emissions: There should be no adverse effect from emissions from the proposed development.

**Section 4.** That this ordinance shall take effect and be in force from and after the earliest period allowed by law.