



Legislation Text

File #: 2338-2016, **Version:** 1

Rezoning Application Z16-037

APPLICANT: Jeanne Cabral; 2939 Bexley Park Road; Columbus, OH 43209.

PROPOSED USE: Update existing car wash facility.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (4-0) on September 8, 2016.

WESTLAND AREA COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The site consists of one parcel zoned in the CPD, Commercial Planned Development District, and developed with an existing car wash. The requested CPD, Commercial Planned Development District accommodates proposed site layout changes that include facility upgrades, closing existing curb cuts, altering on-site traffic circulation, and reconfiguring the parking lot. The CPD text allows for most uses permitted in the C-4, Commercial District and a car wash, while carrying over prohibited uses from the existing CPD district. The text includes provisions for building and parking setbacks, traffic access, landscaping, and building materials. The request includes a commitment to a site plan with no additional requested variances. The site is located in the planning area of *The Westland Plan* (1994), which recommends industrial and office uses for the site. The request CPD, Commercial Planned Development District is appropriate at this site because it already exists as a car wash facility and is adjacent to similar and more intense commercial land uses.

To rezone **1654 HOLT ROAD (43228)**, being 1.15± acres located on the north side of Holt Road, 810± feet southeast of Georgesville Road, From: CPD, Commercial Planned Development District, To: CPD, Commercial Planned Development District (Rezoning # Z16-037).

WHEREAS, application No. Z16-037 is on file with the Department of Building and Zoning Services requesting rezoning of 1.15± acres from CPD, Commercial Planned Development District, to CPD, Commercial Planned Development District; and

WHEREAS, the proposed CPD, Commercial Planned Development District, which proposes a car wash and most uses permitted in the C-4, Commercial District, commits to a CPD Plan that depicts only a car wash development. The CPD Plan is binding, and the property would need to be rezoned if any other permitted use is unable to be developed in accordance with the CPD Plan; and

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

WHEREAS, the Westland Area Commission recommends approval of said zoning change; and

WHEREAS, the City Departments recommend approval of said zoning change because the requested CPD, Commercial Planned Development District is consistent with the development pattern on Holt Road and is comparable to the neighboring commercial land uses; now, therefore:

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

SECTION 1. That the Official Zoning Map of the City of Columbus, as adopted by Ordinance No. 0179 -03, passed February 24, 2003, and as subsequently amended, is hereby revised by changing the zoning of the property as follows:

1654 HOLT ROAD (43228), being 1.15± acres located on the north side of Holt Road, 810± feet southeast of Georgesville Road, and being more particularly described as follows:

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Virginia Military Survey Number 1462 and being part of Lot 12 and part of Lot 15 as shown and delineated on the record plat of GEORGESVILLE SQUARE AND DEDICATION OF HOLT ROAD, a subdivision of record in Plat Book 87, Pages 11-15, originally conveyed as a original 65.841 acre tract conveyed to Glimcher Properties Limited Partnership, by deed of record in Official Record 30876 F07, all records herein of the Recorder's Office, Franklin County, Ohio, said 1.152 acre tract bring more particularly described as follows:

BEGINNING, at a 3/4 inch iron pin found at the common corner of said Lot 12 and said Lot 15, said iron pin bring in the easterly right-of-way line of Holt Road;

Thence North 42°35'49" West, a distance of 148.99 feet, along the line common to said Lot 12 and the easterly right-of-way of said Holt Road, to a 3/4 inch iron pin found at the southwest corner of a 1.002 acre tract (Part of Lot 12) conveyed to NOM Georgesville, LTD, be deed of record in Instrument Number 200303250084633;

Thence North 47°24'11" East, a distance of 215.37 feet, along the south line of said 1.002 acre tract, to a 3/4 inch iron pin found in the line common to said Lot 12 and Lot 2 of said GEORGESVILLE SQUARE AND DEDICATION OF HOLT ROAD;

Thence the following four (4) courses and distances along the lines common to said Lot 12, said Lot 15, and said Lot 2:

1. South 42°30'00" East, a distance of 71.20 feet, to a 3/4 inch iron pin found;
2. Along a curve to the left, having a central angle of 43°56'44", a radius of 101.00 feet, an arc length of 77.47 feet, a chord which bears South 64°28'22" East, a chord distance of 75.58 feet, to a 3/4 inch iron pin found;
3. Along a curve to the right, having a central angle of 43°56'44", a radius of 99.00 feet, an arc length of 75.93 feet, a chord which bears South 64° 28'22" East, a chord distance of 74.08 feet, to a 3/4 inch iron pin found;
4. South 42°30'00" East, a distance of 4.27 feet, to an iron pin set;

Thence South 47 °30'00" West, a distance of 271.01 feet, over and across said Lot 15, to an iron pin set in the easterly right-of-way line of said Holt Road;

Thence North 42°35'49" West, a distance 64.91 feet, along the easterly right-of-way line of said Holt Road, to the POINT OF BEGINNING, containing 1.152 acres, more or less. Being subject to all easements, restrictions and rights-of-way or record.

All iron pins set are 3/4" iron pipes, 30 inches in length, with a yellow cap bearing the name "R.D. ZANDE".

The bearings in the above description were based on the bearing of North 42° 35'49" West for the northerly right-of-way line of Holt Road as shown and delineated on the record plat in Plat Book 87, Pages 11-15, at the Recorder's Office, Franklin County, Ohio

To Rezone From: CPD, Commercial Planned Development District.

To: CPD, Commercial Planned Development District.

SECTION 2. That a Height District of thirty-five (35) feet is hereby established on the CPD, Commercial Planned Development District on this property.

SECTION 3. That the Director of the Department of Building and Zoning Services be, and is hereby authorized and directed to make the said change on the said original zoning map and shall register a copy of the approved CPD, Commercial Planned Development District and Application among the records of the Department of Building and Zoning Services as required by Section 3311.12 of the Columbus City Codes; said plan being titled, “**AQUA SPA LASER CARWASH**”, and text titled, “**CPD TEXT**,” all dated August 2, 2016, and signed by Jeanne Cabral, Agent for the Applicant, and the text reading as follows:

CPD TEXT

CPD, COMMERCIAL PLANNED DISTRICT

1.152 ACRES +/-

EXISTING DISTRICT: CPD, Commercial Planned District

PROPOSED DISTRICT: CPD, Commercial Planned District

PROPERTY ADDRESS: 1654 Holt Road, Columbus, Ohio, 43228, consisting of Parcel 010-240809

OWNER: BB&S Laser Systems Inc. 1654 Holt Road Columbus, OH 43228

APPLICANT: Jeanne Cabral, Architect 2939 Bexley Park Road Columbus, OH 43209

DATE OF TEXT: August 2, 2016

APPLICATION NUMBER: Z16-037

INTRODUCTION:

The subject property consists of one parcels totaling 1.152 +/- acres on the east side of Holt Road and south of Georgesville Road ("Site"). Existing zoning is CPD, Commercial Planned District, pursuant to Application Z07-026. Applicant proposes to amend the site layout for the purpose of an addition to one bay of the car wash and a reconfiguration of the site for a larger vacuum area, a tunnel wash addition to the existing building and to restrict cut-through traffic through the site by closing two curb cuts.

1. PERMITTED USES:

A. Chapter 3356 (C-4), Regional Scale Commercial District.

1. Unless otherwise indicated herein, the permitted uses in, on or upon the subject property shall be those allowed in Chapter 3356 (C-4) with the following exclusions:

- a. arcade (unless the arcade is part of a permitted use)
- b. billboards
- c. bus or truck terminal
- d. cabaret
- e. laundry (except that a laundry and dry-cleaning establishment shall be permitted so long as it is opened only during normal business hours for a shopping center and shall not be in conjunction with a bar, nightclub, dance hall or carryout)
- f. pool hall
- g. used car sales (unless the used car operation is part of a new car dealership)

B. Chapter 3357 (C-5), Highway Oriented Commercial Development.

1. Unless otherwise indicated herein, the subject property may be used for purposes of a car wash pursuant to Chapter 3357 and for no other use pursuant to that Chapter.

2. DEVELOPMENT STANDARDS: The applicable development standards shall be as specified in Chapter 3356 except as specifically set forth herein.

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

1. Building Setbacks: The minimum building setback from Holt Road shall be fifty (50) feet from the right-of-way as established by plat for Holt Road.

2. Parking Setbacks: The minimum parking, loading and maneuvering setback shall be twenty-five (25) feet from the right-of-way as established by plat for Holt Road.

B. Access, Loading, Parking and/or Other Traffic Related Commitments.

1. Any and all traffic-related commitments shall be designated and located to the specifications of the City of Columbus Division of Traffic Management.

2. Curb cuts shall be approved by the City of Columbus Division of Traffic Management. Access to and from the Site is proposed to be provided from one access point on Holt Road and to close the two access points at the north of the property.

C. Buffering, Landscaping, Open Space and/or Screening Commitments.

1. Landscaping shall be installed in the Holt Road parking setbacks as follows: Landscaping shall be required in a minimum of 45% of the frontage and shall consist of a minimum of one (1) evergreen tree, one (1) ornamental tree, one (1) shade tree and five (5) shrubs per 100 lineal feet of frontage. Mounding may also be used in the parking setback.

D. Building Design and/or Interior-Exterior Treatment Commitments.

1. Building materials shall be reasonably uniform on all sides and shall be traditional and natural in appearance, using materials such as wood; brick; natural or synthetic stone; natural or synthetic stucco; split concrete block; steel; textured or colored metal; marble; smooth, textured concrete; EIFS and/or glass, or a combination thereof.

E. Dumpsters, Lighting, Outdoor Display Areas and/or Other Environmental Commitments.

1. Any new or relocated utility lines shall be installed underground unless the applicable utility company directs or requires otherwise.

2. All parking lot lighting shall be restricted to a height of no greater than twenty (20) feet.

F. Graphics and Signage Commitments.

1. All graphics shall conform to Article 15 of the Columbus City Code, as it applies to the C-4, Commercial District. Any variance to the applicable requirements of the C-4 district shall be submitted to the Columbus Graphics Commission.

G. CPD Requirements

1. Natural Environment

The Site is located on Holt Road adjacent to existing commercial uses.

2. Existing Land Use

Surrounding properties are zoned commercial.

The property is currently zoned CPD. The rezoning permits commercial use of the property pursuant to the existing CPD standards.

3. Transportation and Circulation

There is direct vehicular access to the Site from one access point along Holt Road.

4. Visual Form of the Environment

As described in this text, landscaping will be provided to complement previous development in this area. Additionally, the engineering of the site has been considered to allow for efficient and effective internal traffic flow.

5. View and Visibility

The Site is clearly visible from Holt Road.

Consideration has been given to visibility and safety issues. This text and the attached site plan are a direct result of the same. Well-defined access will be provided to the site.

6. Proposed Development

The proposed development is compatible and complimentary to existing surrounding commercial uses. Significant commercial development has already occurred adjacent to the subject property and the proposed development is complimentary to such development.

7. Behavior Patterns

As indicated and set forth on the site plan, access to the site will be facilitated by one access point. The proposed re-development is not expected to significantly alter existing traffic behavior patterns or to significantly increase traffic flow along Holt Road. Existing curb cuts on the northern edge, which are proposed to be closed, are currently used as a short-cut from Holt Road to the shopping center to the north, not by customers of the carwash. Semi-trucks, delivery trucks and cars have created damage to the property as well as a safety hazard to the car wash and its customers. Vehicles trespassing onto the property only to gain access to the rear of the shopping center will have to use the access roads specifically designed for them to the east and west of this property.

8. Emissions

Due to the intensity of the commercial uses surrounding the site, there will be no relevant increase of or addition to emissions.

9. Variances

No variances are needed for this rezoning request.

H. Miscellaneous.

The Site shall be developed in accordance with the site plan attached hereto. The site plan may be slightly adjusted to reflect engineering, topographical or other site data developed at the time development and engineering plans are completed. Any slight adjustment to the plan is subject to review and approval by the Director of the Department of Building and Zoning Services or his designee upon submission of the appropriate data regarding the proposed adjustment.

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