



City of Columbus

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

Legislation Text

File #: 0983-2020, **Version:** 1

Rezoning Application Z19-096

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

PROPOSED USE: Car washing and oil change facility.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (4-0) on March 12, 2020.

FAR WEST SIDE AREA COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The 1.38± acre site consists of one parcel developed with a car washing and oil change facility in the CPD, Commercial Planned Development and L-C-4, Limited Commercial districts. The applicant requests a new CPD, Commercial Planned Development District to permit an expansion of the facility. The CPD text establishes use restrictions and supplemental development standards that address building height, parking setback, traffic access, street trees, building materials, and lighting controls, and includes a commitment to a site plan. Additionally, a variance to reduce the parking setback along Roberts Road is included in the text. The proposed expansion is consistent with the *Trabue/Roberts Area Plan's* (2011) land use recommendation for neighborhood commercial land uses, is limited in scale, and is compatible with the surrounding development pattern of Roberts Road.

To rezone **4980 ROBERTS RD. (43026)**, being 1.36± acres located on the north side of Roberts Road, 225± feet west of Walcutt Road, **From:** CPD, Commercial Planned Development and L-C-4, Limited Commercial districts, **To:** CPD, Commercial Planned Development District (Rezoning #Z19-096).

WHEREAS, application #Z19-096 is on file with the Department of Building and Zoning Services requesting rezoning of 1.36± acres from CPD, Commercial Planned Development and L-C-4, Limited Commercial districts, to CPD, Commercial Planned Development District; and

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

WHEREAS, the Far West Side 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 *Trabue/Roberts Area Plan's* recommendation for neighborhood commercial land uses, is limited in scale, and compatible with the surrounding development pattern of Roberts Road; 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:

4980 ROBERTS RD. (43026),), being 1.36± acres located on the north side of Roberts Road, 225± feet west of Walcutt Road, and being more particularly described as follows:

Situated in the State of Ohio, County of Franklin, City of Columbus, located in part of Lot 3 in Virginia Military Survey No. 3446, and being part of land owned by Jackie and Maria Gleason as recorded in Official Record 8081, H15 in the Franklin County Recorder's Office, and more particularly described as follows:

Beginning for reference, at Franklin County Monument No. 7746 found marking the intersection of the centerline of Roberts Road and Walcutt Road;

Thence, North 88 deg. 46 min. 00 sec. West 275.37 feet along the centerline of Roberts Road, to a point marking the original southwest corner of a 1.747 acre tract now owned by Ashland Oil Inc. as recorded in Official Record 14324, 116 in the Franklin County Recorder's Office;

Thence, North 08 deg. 34 min. 46 sec. West 60.89 feet, along the west line of said original 1.747 acre tract, to an iron pin found in the north line of Roberts Road marking the Principal Place of Beginning of the herein described tract;

Thence, North 88 deg. 45 min. 59 sec. West 210.00 feet, along the north line of Roberts Road, to an iron pin found;

Thence, North 08 deg. 35 min. 12 sec. West 273.83 feet, across and parallel with the east line of said original tract owned by Jackie and Marcia Gleason, to a iron pipe set;

Thence, North 80 deg. 58 min. 39 sec. East 206.93 feet along the south line of a 26 foot wide easement to an iron pipe set;

Thence, South 08 deg. 34 min. 46 sec. East 311.22 feet, along the west line of said 1.747 acre tract, to the Principal Place of Beginning containing 1.36 acres more or less. Subject to all easements, restrictions and rights-of-way record, if any.

Parcel: 560-158110.

Property known as: 4980 Roberts Road; Columbus, OH 43026.

To Rezone From: CPD, Commercial Planned Development and L-C-4, Limited Commercial districts.

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 site plan being titled, "**ROBERTS RD. CARWASH,**" dated February 20, 2020, and text titled, "**CPD TEXT,**" dated January 27, 2020, both signed by Jeanne Cabral, and the text reading as follows:

CPD TEXT

EXISTING DISTRICT: CPD, Commercial Planned Development, and L-C-4, Limited Commercial Districts.

PROPOSED DISTRICT: CPD, Commercial Planned Development District

PROPERTY ADDRESS: 4980 ROBERTS ROAD (43026) Parcel 560-158110

ACRES: 1.36 +/- Acres

OWNER: ROBERTS ROAD CAR WASH LLC 5131 Brand Rd. Dublin, OH 4017

APPLICANT: JEANNE CABRAL, ARCHITECT 2939 Bexley Park Rd. Columbus, OH 43209

APPLICATION NUMBER: Z19-096

DATE OF TEXT: JANUARY 27, 2020

1. INTRODUCTION: The subject property consists of 1.36+/- acres of land located west of Walcutt Road on the north side of Roberts Road, and is more particularly identified in the legal description submitted as part of this Rezoning Application ("Property"). Applicant intends to rezone this site for CPD uses, which include a tunnel, self-serve and automatic car washes and oil and lube change bays. Previous zoning is Z02-006. The appropriate zoning district for such use is the CPD zoning district. In order to exclude offensive uses that are permitted in the CPD district, it is necessary that this limitation text be applied to this Rezoning Application. Variance is requested for a reduction in the parking setback along Roberts Road per 3312.27.

2. PERMITTED USES: The permitted uses shall be those permitted under C-4, and C-5, Commercial District uses.

1. Excepting the following uses:
 - a. Automobile sales, leasing, and rental
 - b. Automobile service station
 - c. Bowling alley
 - d. Business college;
 - e. Carry-outs, drive-ins, and fast food business;
 - f. Billboards;
 - g. Cabaret;
 - h. Dance hall;
 - i. Electric substation;
 - j. Funeral parlor;
 - k. Hotel;
 - l. Motel;
 - m. Motor bus terminal;
 - n. Motion picture theater;
 - o. Motorcycle, boat, and other motor vehicle dealers
 - p. Nightclub;
 - q. Off premises graphics;
 - r. Pawn shop;
 - s. Poolroom;
 - t. Private club;
 - u. Public parking garage for pay;
 - v. Tattoo Parlor;
 - w. Testing or experimental laboratory;
 - x. Trade school.

3. DEVELOPMENT STANDARDS: Except as listed herein, the development standards shall be those contained in Chapter 3356 C-4, Commercial District of the Columbus City Code.

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

1. Height: The maximum building height of any structure shall not exceed 35 feet.
2. A variance is requested to allow a reduction in the parking setback from Roberts Road per 3312.27.

B. Access, Loading, Parking, and/or other Traffic related commitments: Access to the site from Roberts Road is existing and is by joint access point with the property located to the west, per an established easement of record O.R. 34510 H10.

C. Buffering, Landscaping, Open Space and/or Screening Commitments: Street trees shall be planted fifteen (15) feet on center along Roberts Road. Alternatively, they may be clustered to allow for visibility to signage.

D. Building design and/or Interior-Exterior treatment commitments: Exterior Treatment Commitments - Building exterior facing Roberts Road shall contain split block or brick material.

E. Dumpsters, Lighting, Outdoor Display Areas, and/or other Environmental commitments:

1. Light poles in parking lots shall not exceed 16 feet.

2. Light poles shall not exceed 14 feet within 100 feet of residentially zoned property.

3. Buildings and landscaping, however, shall be illuminated with uplighting by a concealed source directed away from the public right-of-way and any abutting residential district.

F. Graphics and/or Signage commitments:

All signage and graphics shall conform to Article 15 of the Columbus Graphics Code as it applies to a C-4 District. Any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

G. Miscellaneous Commitments:

1. 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.

2. A variance is requested per 3312.27 to reduce the parking setback along Roberts Road from 10 feet to 9 feet.

IV. CPD REQUIREMENTS:

A. Natural Environment: The subject property is a flat parcel of land, which is mostly paved and contains a self-serve and automatic carwash and an oil change business.

B. Existing Land Use: The existing land use is a commercial use consisting of a car wash and oil change business.

C. Transportation and Circulation: The subject property is located on the north side of Roberts Road, near the intersection of Roberts Road and Walcutt Road. A traffic light controls traffic at that intersection. There is one curb cut from Roberts Road and a service road from Walcutt Road that permit traffic to access the subject property.

- D. Visual Form of the Environment. This property is surrounded by commercial uses to the north, south, east and west.
- E. View and Visibility: The subject property is visible from Roberts Road.
- F. Proposed Development: One of the automatic car wash bays will be extended to the north and south to allow for a tunnel wash. New vacuum islands and pay stations will be installed.
- G. Behavior Patterns: Much of the area surrounding this parcel is zoned for commercial uses. The proposed development at this major intersection will serve these businesses with a nearby car wash and oil and lube change center.
- H. Emissions: No adverse effect from emissions shall result 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.