



## Legislation Text

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**File #: 2882-2021, Version: 1**

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**Rezoning Application: Z21-062**

**APPLICANT:** 2510 Bethel Road LLC; c/o David Hondros; 170 North Sunbury Road; Westerville, OH 43081.

**PROPOSED USE:** Car wash.

**DEVELOPMENT COMMISSION RECOMMENDATION:** Approval (3-2) on October 14, 2021.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval. The site is an outparcel of a shopping center developed with a former bank in the CPD, Commercial Planned Development District. The applicant requests the CPD, Commercial Planned Development District to permit an automatic car wash. The development text commits to a site plan and landscape plan and includes development standards addressing setbacks, access, building design, and graphics provisions. Modifications to code standards to not provide an exclusive by-pass lane and to have the dumpster located in the north east corner of the property rather than behind the principal building are included in this request. The site is subject to the Bethel Road Regional Commercial Overlay and is located within the boundaries of *The Northwest Plan* (2016), which recommends "Mixed Use 1" uses at this location, including commercial uses. The Plan also recommends that parking lots should be provided to the rear of buildings and that all parking lots visible from roadways should have adequate screening. The requested CPD, Commercial Planned Development District will allow an automatic car wash development that is compatible with adjacent commercial development, and includes additional landscaping, screening, and street trees consistent with the parking and screening recommendations of *The Northwest Plan*.

To rezone **2510 BETHEL RD. (43220)**, being 1.06± acres located on the north side of Bethel Road, 1,600± feet east of Sawmill Road, From: CPD, Commercial Planned Development District, To: CPD, Commercial Planned Development District (Rezoning #Z21-062).

**WHEREAS**, application #Z21-062 is on file with the Department of Building and Zoning Services requesting rezoning of 1.06± acres from CPD, Commercial Planned Development 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 CPD, Commercial Planned Development District will allow an automatic car wash development that is compatible with adjacent commercial development and includes additional landscaping, screening, and street trees, consistent with the parking and screening recommendations of *The Northwest Plan*; 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 #0179 -03, passed February 24, 2003, and as subsequently amended, is hereby revised by changing the zoning of the property as follows:

**2510 BETHEL RD. (43220)**, being 1.06± acres located on the north side of Bethel Road, 1,600± feet east of Sawmill

Road, and being more particularly described as follows:

Situated In The State Of Ohio, County Of Franklin, City Of Columbus, Being Located In Quarter Township 4, Township 2, Range 19, United States Military Lands, And Being Part Of The 39.447 Acre Tract Of Land Conveyed To Carriage Place, An Ohio General Partnership, By Deeds Of Record In Official Record 14865 D03 And Official Record 14859 I19, All References being To Records In The Records Office, Franklin County, And Bounded And Described As Follows:

Beginning At A Point In The Northerly Right-of-way Line Of Bethel Road (As Dedicated By Plat Of Record In Plat Book 58, Pages 20 And 21), That Is Located North 2° 51' 08" East, 60.00 Feet And North 87° 08' 52" West, 50.00 Feet from The Intersection Of The Centerline Of Bethel Road With The Centerline Of Picforde Drive (As Dedicated By Plat Of Record In Plat Book 70, Page 70);

Thence North 87° 08' 52" West, Along Said Right-of-way Line Of Bethel Road (Being 60 Feet Northerly, As Measured At Right Angles And Parallel With The Centerline Of Bethel Road), A Distance Of 174.00 Feet To A Point;

Thence North 2° 51' 08" East, A Distance Of 240.00 Feet To A Point;

Thence South 87° 08' 52" East, a Distance of 166.00 Feet to a Point Of Curvature of a Curve to the Right;

Thence Along The Arc Of Said Curve (Sub-delta = 68° 57' 38", Radius = 30.00 Feet), Achord Bearing And Distance Of South 52° 40' 03" East, 33.97 Feet To A Point In The Westerly Right-of-way Line Of Pickforde Drive (60 Feet In Width);

Thence South 2° 51' 08" West, Along Said Right-of-way Line Of Pickforde Drive, A Distance Of 200.77 Feet To A Point Of Curvature Of A Curve To The Right;

Thence Along The Arc Of Said Curve (Delta = 90° 00' 00", Radius = 20.00 Feet), Achord Bearing And Distance Of South 47° 51' 08" West, 28.28 Feet To The Place Of Beginning, Containing 1.063 Acre, More Or Less.

Bearings Contained Herein Are Based On The Same Meridian As Bearings On Plat Of Recording Plat Book 70, Page 70.

**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 plans being titled, "**CPD SITE PLAN,**" and "**CPD LANDSCAPE PLAN,**" elevations being titled, "**EXTERIOR ELEVATIONS,**" and text titled, "**DEVELOPMENT TEXT,**" all dated January 20, 2023, and signed by David Hondros, Applicant, and the text reading as follows:

**DEVELOPMENT TEXT**

**CURRENT OWNER: 2510 Bethel Rd LLC**

**APPLICANT: 2510 Bethel Road LLC**

**EXISTING ZONING: CPD, Commercial Planned Development**

**PROPOSED ZONING: CPD, Commercial Planned Development**

**DATE OF TEXT: 1/20/23**

**APPLICATION NUMBER: Z21-062**

**1. INTRODUCTION:** This 1.06 acre site is located on the northwest corner of Bethel Road and Pickforde Drive intersection (the “Site”). The Site consists of one parcel, PN 590-218843-00. The Site is currently zoned CPD, Commercial Planned Development (Z12-018) and is part of the Bethel Road Regional Commercial Overlay. The applicant will demolish the existing structure and redevelop the property with an automatic carwash and self-service vacuum spaces. Additional site improvements include landscaping along both street frontages, a dumpster enclosure, and an underground detention system. The applicant proposes to rezone the Site to a Commercial Planned Development (CPD) to accommodate the new use.

**2. PERMITTED USES:**

- A. 3356.03, C-4 permitted uses with the following exclusions: Dance Hall; Electric substation; Funeral parlor; Motor bus terminal; Night club/cabaret; Pool room; Trade School; Building materials and supplies dealer; Halfway house; Warehouse clubs and super centers
- B. 3357.01, C-5 permitted uses with the following exclusions: Monopole telecommunication antennas

**3. DEVELOPMENT STANDARDS:** Unless otherwise indicated in this Text or on the submitted development plan (“CPD Site Plan”), the applicable development standards are contained in Chapter 3356 C-4 Commercial District and Chapter 3372 Regional Commercial Overlay (RCO) of the Columbus City Code.

**A. Height, Lot and/or Setback Requirements:**

- 1. Minimum setbacks for parking along Bethel Road shall be 0’, per the submitted CPD Site Plan. A variance to Section 3372.804(B) is being requested to allow this reduced setback. Minimum setbacks for buildings along Bethel Road shall be 20’, per the submitted CPD Site Plan.
- 2. Minimum setbacks for parking and building along Pickforde Drive shall be 50’ from the centerline of Pickforde Drive, per the submitted CPD Site Plan and in compliance with the building and parking line, established in Plat Book 70, Page 70.

**B. Access, Loading, Parking and/or other Traffic related commitments:** Access to the site shall be provided by modifying the two existing curb cuts, located along the northern property line, as shown on the submitted CPD Site Plan. Access to the Site is by an established Cross-Easement and Maintenance Agreement of record in O.R.16169, Page G06.

**C. Buffering, Landscaping, Open Space and/or Screening commitments:** Buffering, landscaping, screening and open space shall be in accordance with the RCO standards in Section 3372.807 of the Columbus City Code, and is depicted on the attached landscape plan. A portion of the required headlight screening shall be installed in the right-of-way along Bethel Road as shown on the plan, subject to the approval of the Department of Public Service and subject to potential future removal at the sole discretion of the Department of Public Service.

**D. Building Design and/or Interior -Exterior treatment commitments:** All four exterior building elevations will have a consistent level of detailing and finish, and shall primarily be comprised of stone veneer and metal panel siding, or other aesthetically comparable building materials. The pay station canopy columns and dumpster enclosure materials shall match those used on the building. See attached exterior elevations.

**E. Dumpsters, Lighting, Outdoor Display areas and/or other environmental commitments:**

- 1. Lighting on the Site shall be in accordance with the General Site Development Standards in Section 3321.03(A) of the Columbus City Code, unless variances are granted from the Board of Zoning Adjustment.
- 2. Dumpster on Site shall be in accordance with the General Site Development Standards in Chapter 3321 of the Columbus City Code. A variance to Section 3372.807(E) is being requested for the location of the dumpster. Per the CPD Site Plan, the dumpster shall be located in the north east corner of the property and

shall have screening and landscaping to obscure it from view.

**F. Graphics and Signage commitments:** Graphics on the Site shall comply with the Graphics Code, Article 15, Title 33 of the Columbus City Code as it applies to the C-4 Commercial District for C-4 uses, C-5, Commercial District for C-5 uses, and the Regional Commercial Overlay. Variances to the sign requirements, if any, shall be submitted to the Columbus Graphics Commission for consideration.

**G. Additional CPD Requirements:**

1. Natural Environment: The natural environment of the Site is flat, as is surrounding property in the Bethel Road corridor, which is developed for commercial use.
2. Existing Land Use: The Site is occupied by one vacant structure, formerly a bank.
3. Circulation: Circulation on the Site shall be in accordance with the CPD Site Plan.
4. Visual Form of the Environment: The surrounding properties are developed with commercial and residential uses.
5. Visibility: The Site can be viewed from Bethel Road and Pickforde Drive.
6. Proposed Development: Automatic car wash with self-service vacuum spaces.
7. Behavior Patterns: Commercial use, as developed on the surrounding properties. Existing development in the area has established behavior patterns for the motorists.
8. Emissions: No adverse effect from emissions shall result from the proposed development.

**H. Modification of Code Standards:**

1. A modification to Section 3312.11 is requested, to not provide an exclusive by-pass lane for the automatic car wash.
2. A modification to Section 3372.804(B) is requested, to allow a zero (0) foot parking setback, along a primary street (Bethel Road).
3. A modification to Section 3372.807(E) is requested, for the location of the dumpster. Per the CPD Site Plan, the dumpster shall be located in the north east corner of the property and shall have screening and landscaping to obscure it from view.

**I. Miscellaneous:**

1. Development of the Site shall be in accordance with the submitted Site Plan and Landscape Plan. If the car wash is not developed, only the building and parking setbacks depicted on the Site Plan shall apply to the property. The Plans may be adjusted to reflect engineering, topographical, or other site data established at the time development and engineering plans are completed. Any such adjustment may be reviewed and approved by the Director of the Department of Building and Zoning Services or his/her designee upon submission of the appropriate information regarding the adjustment.
2. The building shall be developed in accordance with the submitted Elevations. The building elevations may be adjusted to reflect architectural, engineering, topographical, or other site data established at the time development and engineering plans are completed. Any such adjustment may be reviewed and approved by the Director of the Department of Building and Zoning Services or his/her designee upon submission of the appropriate information regarding the adjustment.

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