



Donald Plank, Attorney for Applicant

Donald Plank

Date: 05/12/2022

Z21-107

DEVELOPER
EXPRESS WASH CONCEPTS
13375 NATIONAL RD SW SUITE D
ETNA, OHIO 43062
CONTACT: JEFF GILGER
PHONE: 614-778-1557
EMAIL: JEFF@EXPRESSWASHCONCEPTS.COM

ADDRESS:

ADDRESS:	1360 W. MOUND STREET, COLUMBUS, OH 43223
PID:	010-046761, 010-016991, 010-044951, 010-056255
AREA (ACRISTINO):	1,203 AC (+/-), 52,402 SF (+/-)
ROW:	0126 AC (+/-), 5,476 SF (+/-)
NET AREA:	1,077, 0.983 AC (+/-), 46,926 SF (+/-)
ZONING:	M, MANUFACTURING AND C-4 COMMERCIAL
PROPOSED ZONING:	22-1-07, OP COMMERCIAL PLANNED DEVELOPMENT
HEIGHT DISTR:	4-35, 4-35 WASH BUILDING HEIGHT, +/- 22 AT MIDPOINT
PROPOSED USE:	CAR WASH (SINGLE TUNNEL WASH) AND OFF-SITE VACUUM SPACES

DEVELOPMENT PARCELS:

A: CAR WASH, 0.586 AC., NET OF ROW.
B: VACUUM SPACES, 0.289 AC., NET OF ROW
C: VACUUM SPACES AND DUMPSITER, 0.203 AC. NET OF ROW
(PARCEL C VACUUM ISLANDS MAY BE PHASED AND BE BUILT AT A LATER DATE)

PARKING: AUTOMOBILE: 2 SPACES REQUIRED/5 PROVIDED (PARCEL A)
BICYCLE: 2 SPACES REQUIRED/2 PROVIDED
SETBACKS: AS NOTED
PARKING LOT TREES: 1 REQUIRED, 1 PROVIDED.

AUTOMOBILE:
BICYCLE:

AUTOMOBILE:
BICYCLE:

PARKING LOT TREE

PARKING LOT TREE

1160 DUBLIN ROAD
SUITE 100
COLUMBUS, OH 43215
TEL: 614.441.4222
FAX: 888.488.7340

PROJECT DATE:
PROJECT NO: M3900006
DRAWN BY: MDL
CHECKED BY: SCH

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EXPRESS WASH CONCEPTS

13375 NATIONAL ROAD, STE C
ETNA, OHIO 43062



MOO MOO EXPRESS CAR WASH

1380 WEST MOUND STREET
COLUMBUS, OHIO 43223

ZONING SITE PLAN

0 10 20 40

1 2 3 4 5 6 7 8 9 10 11

SCALE: 1 IN. = 20 FT

1/1

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MARCH 10, 2022**

- 6. APPLICATION: Z21-107**
- Location:** **1380 W. MOUND ST. (43223)**, being 1.2± acres located at the northwest corner of West Mound Street and Brehl Avenue (010-045676, 010-056255, 010-044951, & 010-016991; Franklinton Area Commission).
- Existing Zoning:** C-4, Commercial District and M, Manufacturing District.
- Request:** CPD, Commercial Planned Development (H-35).
- Proposed Use:** Car wash facility.
- Applicant(s):** Moo Moo Express Car Wash; c/o Dave Perry, Agent; David Perry Co., Inc.; 411 East Town Street, 1st Floor; Columbus, OH 43215, and Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, 2nd Floor; Columbus, OH 43215.
- Property Owner(s):** Evans Carpet Junkyard, Inc.; c/o Craig Evans; 665 N. Hague Avenue; Columbus, Ohio 43204.
- Planner:** Joseph Rose; 614-645-3526; jmrose@columbus.gov

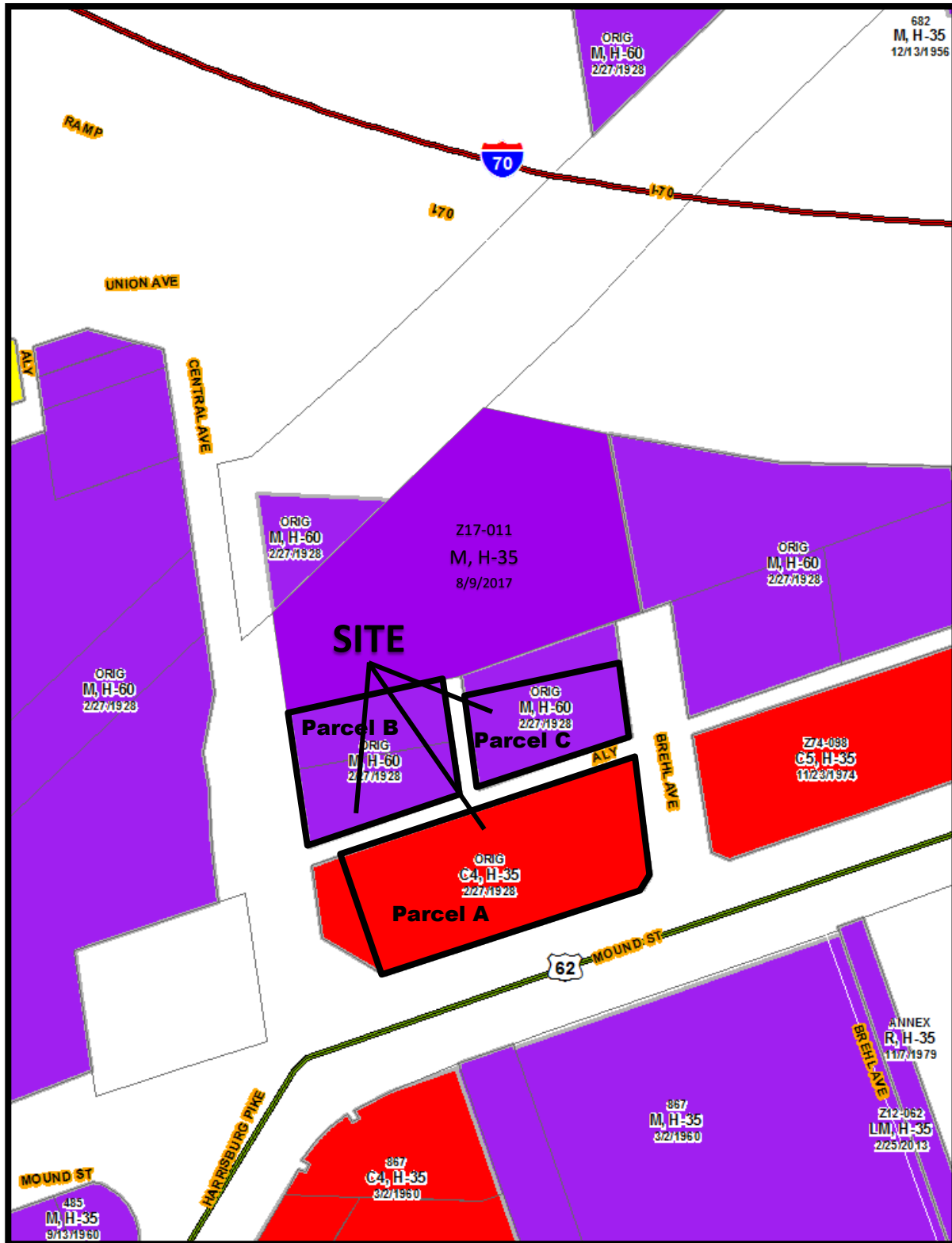
BACKGROUND:

- The site is a 1.2± acre area consisting of four undeveloped parcels. Three of the parcels are zoned M, Manufacturing District and the fourth parcel (1380 W. Mound St.) zoned C-4, Commercial District. There are two existing 16 foot alleyways on site which will remain and provide access to the proposed development. The rezoning request to CPD, Commercial Planned Development District will permit the development of an automatic car wash.
- To the north of the site is a commercial garage/warehouse in the M, Manufacturing District. South of the site are a commercial grocery in M, Manufacturing District, and automotive commercial/garage uses in the C-4, Commercial District. East of the site are a commercial warehouse in the M, Manufacturing District as well as a drive-thru restaurant in the C-4, Commercial District. West of the site across South Central Avenue are an undeveloped and unzoned parcel owned by the City of Columbus, and a commercial shopping center in the M, Manufacturing District.
- The site is within the planning boundaries of the *West Franklinton Plan* (2014), which recommends “Community Commercial” land uses at this location.
- The site is located within the boundaries of the Franklinton Area Commission, whose recommendation had not been received at the time this report was finalized.
- The CPD text proposes a single unit tunnel car wash with off-site vacuum areas, or C-4 district uses if the car wash is not developed. The text incorporates development standards addressing setbacks, access, right-of-way dedication, lot coverage, street trees, landscaping, exterior building materials, and a commitment to a site plan. Modifications to code standards include elimination of a by-pass lane, and reduced parking and building setbacks.

- The Columbus Multimodal Thoroughfare Plan identifies the portion of South Central Avenue as an Urban Community Connector requiring 80 feet of right-of-way. It also identifies the portion of West Mound Street as an Urban Commuter Corridor requiring 100 feet of right-of-way.

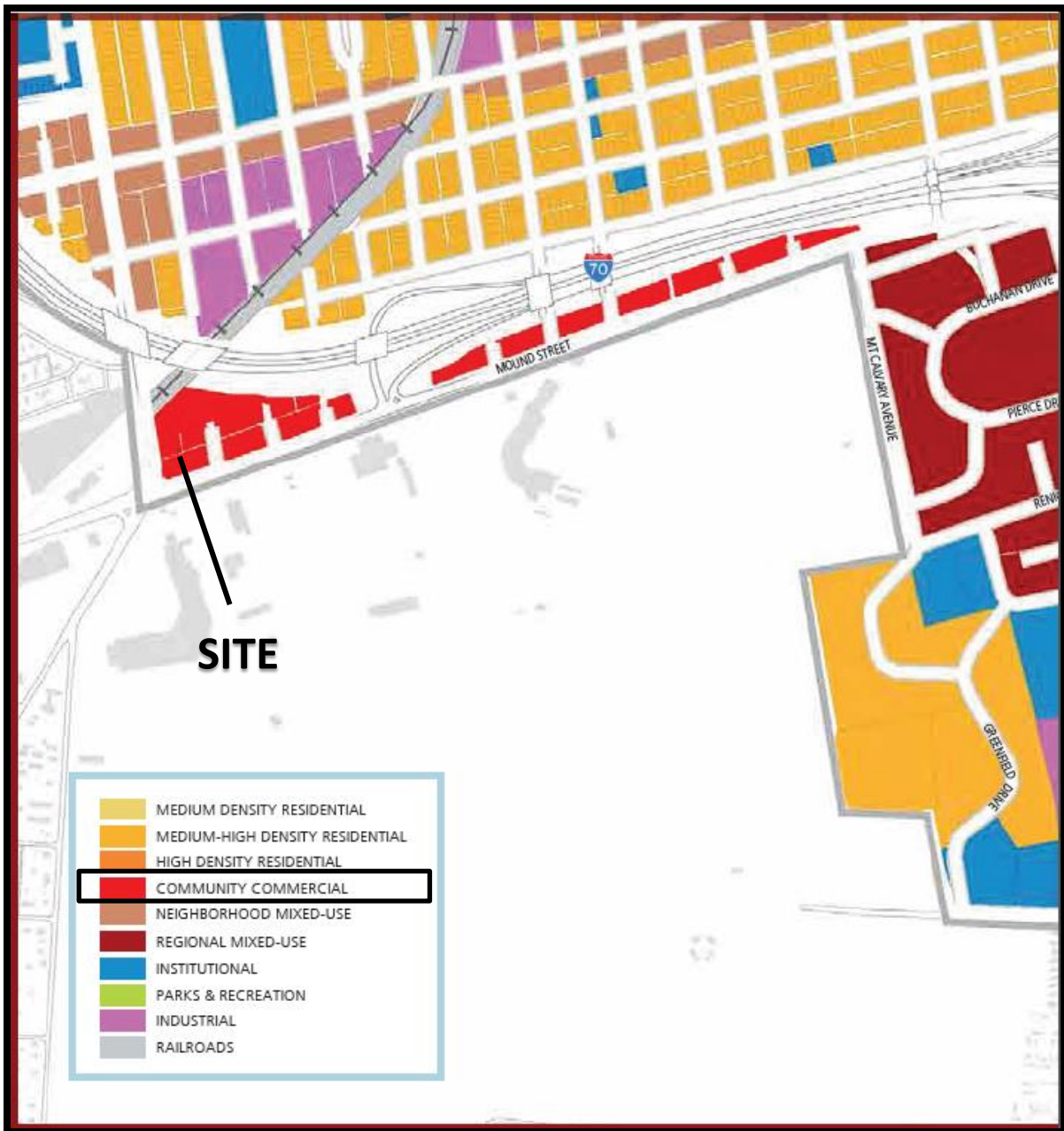
CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District will permit the development of a car wash facility that is compatible with adjacent developments. The proposal is consistent with the *West Franklinton Plan (2014)* and its recommendation of "Community Commercial" uses at this location. The request does not represent an introduction of an incompatible use to the surrounding area.

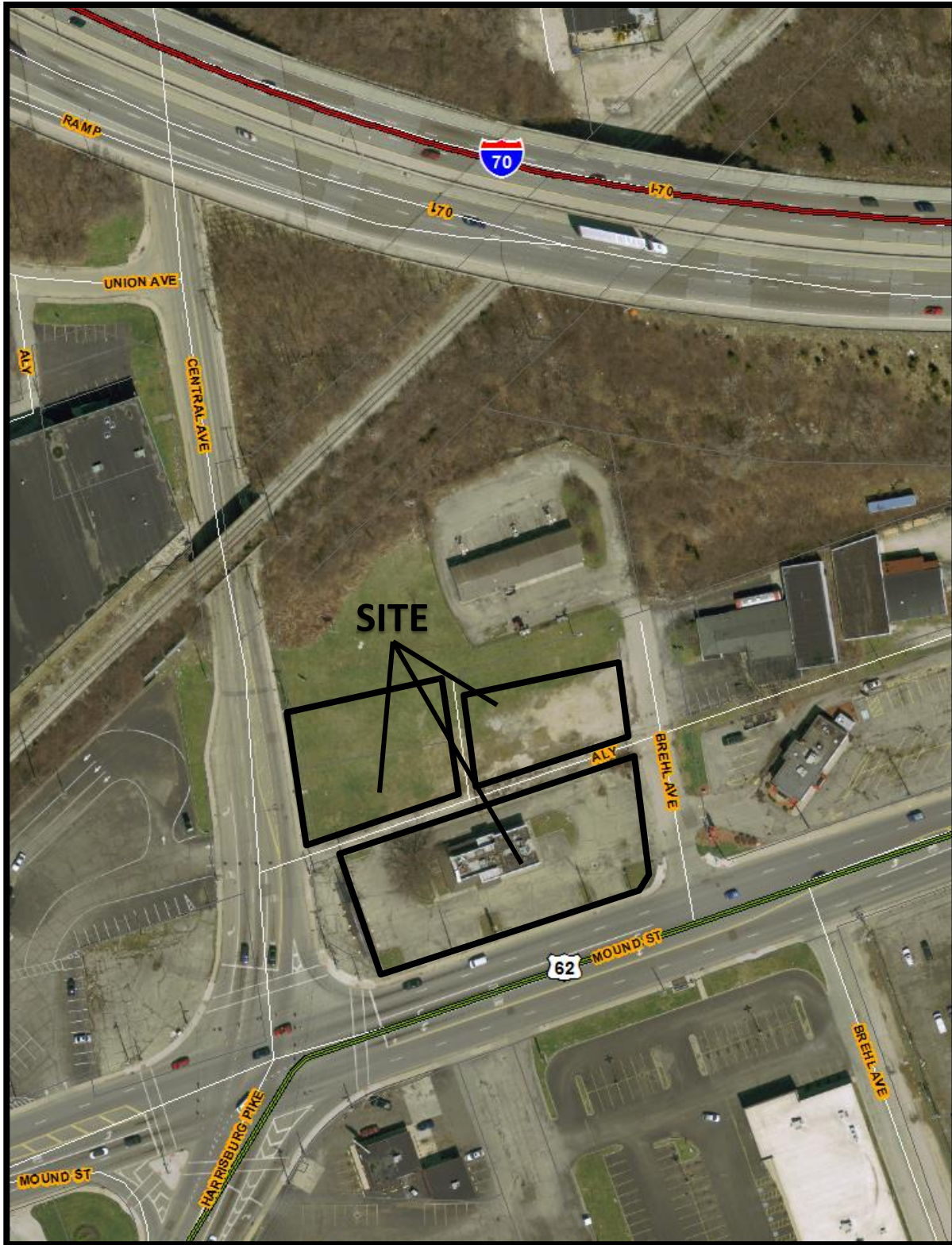


Z21-107
1380 W. Mound St.
Approximately 1.2 acres
C-4 & M to CPD

West Franklinton Plan (2014)



Z21-107
1380 W. Mound St.
Approximately 1.2 acres
C-4 & M to CPD



Z21-107
1380 W. Mound St.
Approximately 1.2 acres
C-4 & M to CPD

Standardized Recommendation Form

DEPARTMENT OF BUILDING
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP
(PLEASE PRINT)

Case Number Z21-107

Address 1380 W Mound Street

Group Name Franklinton Area Commission

Meeting Date March 8, 2022

Specify Case Type

☐ BZA Variance / Special Permit

☐ Council Variance

☒ Rezoning

☐ Graphics Variance / Plan / Special Permit

Recommendation

(Check only one)

☒ Approval

☐ Disapproval

LIST BASIS FOR RECOMMENDATION:

The Commission approved with the caveat that, if the City will allow it, developer agrees to incorporate street painting of pedestrian sidewalk lines across the pedestrian thoroughfare at the swoop driveway right of way on Central Ave.

Note: The pedestrian delineation noted above shall be reflected on the final site compliance plan.

Vote

Unanimous

Signature of Authorized Representative



Recommending Group Title

Franklinton Area Commission

Daytime Phone Number

614-406-4371

Please **e-mail** this form to **the assigned planner within 48 hours of meeting day**; OR **FAX** to Zoning at (614) 645-2463; OR **MAIL** to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.

Rezoning Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z21-107

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank
of (COMPLETE ADDRESS) Plank Law Firm, 411 East Town Street, Floor 2, Columbus, OH 43215
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 (including 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. Evans Carpet Junkyard, Inc.; 665 North Hague Ave., Columbus, OH 43204; # Cols-based emps: 10 Contact: Craig Evans, (614) 272-5630	2. Moo Moo Express Car Wash, 13375 National Road SW, Etna, OH 43068; # Cols-based emps: 150 Contact: Jeff Gilger, (614) 778-1557
3. -----	4. -----

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Donald Plank

Sworn to before me and signed in my presence this 6th day of June, in the year 2022

SIGNATURE OF NOTARY PUBLIC

Notary Seal Here

My Commission Expires



MaryAlice Wolf
Notary Public, State of Ohio
My Commission Expires October 24, 2023

This Project Disclosure Statement expires six (6) months after date of notarization.