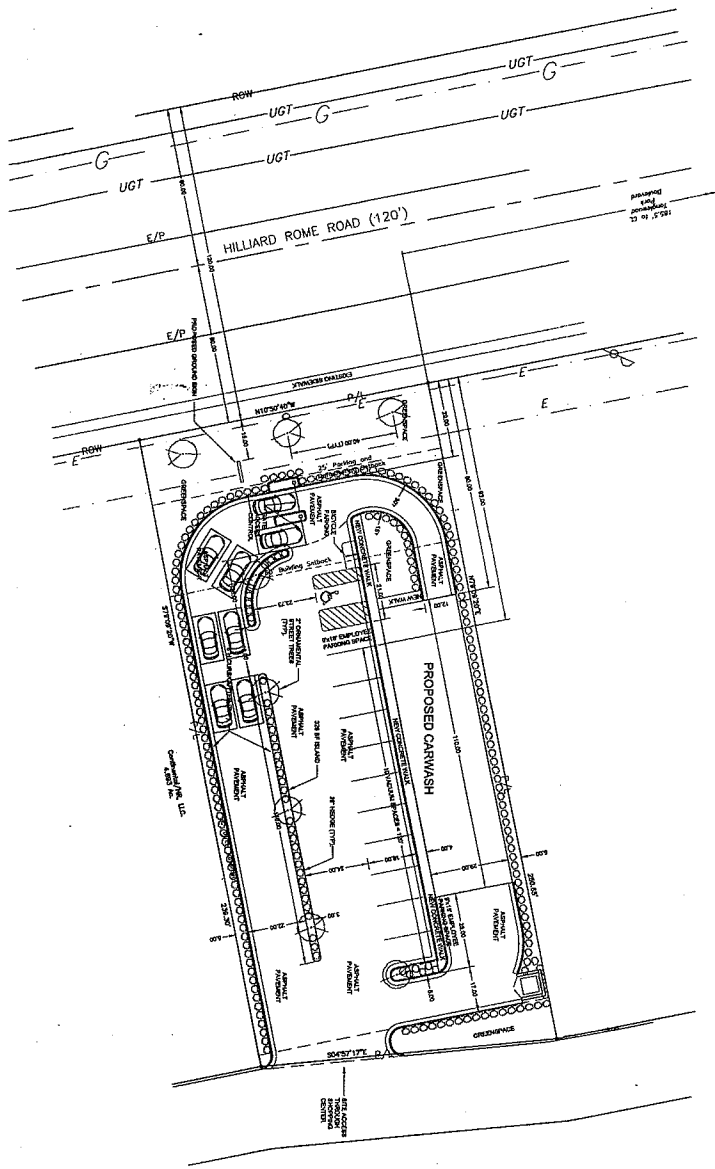


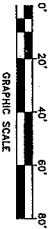
2 WORKING DAYS
BEFORE YOU DIG
CALL TOLL FREE 800-362-2764
OHIO UTILITIES REGISTRATION SERVICE

PROPOSED SITE PLAN 1" = 20'



David B. Perry 4-23-13
Date
David B. Perry, Agent for Applicant
David Paul 4-23-13
Date
David Paul, Attorney for Applicant

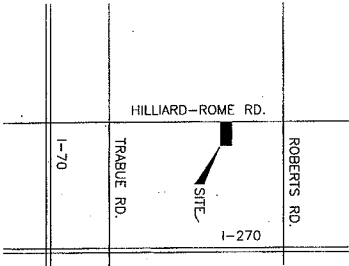
Z13-027, 1944 Hilliard Rome Road



SITE DATA
ADDRESS: 1944 HILLIARD-ROME ROAD, COLUMBUS, OH.
PID: 990-26468
ABDC: 0218 ADRES
EXISTING ZONING: CPD, COMMERCIAL PLANNED DEVELOPMENT (203-089)
EXISTING USE: CAR WASH
PROPOSED ZONING: CPD, COMMERCIAL PLANNED DEVELOPMENT (215-229)
PROPOSED USE: CAR WASH



VICINITY MAP



PROPOSED
SITE PLAN
1

DATE	04/23/13
REVISION	
BY	
CHECKED	
DATE	

MOO MOO CARWASH
1944 HILLIARD-ROME ROAD
COLUMBUS, OHIO



Kramer Engineers
Mechanical/Electrical/Civil Engineering
394 Oak Street Tel (614) 233-6911
Columbus, Ohio 43215 Fax (614) 233-6914
www.kramerengineers.com



**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
APRIL 11, 2013**

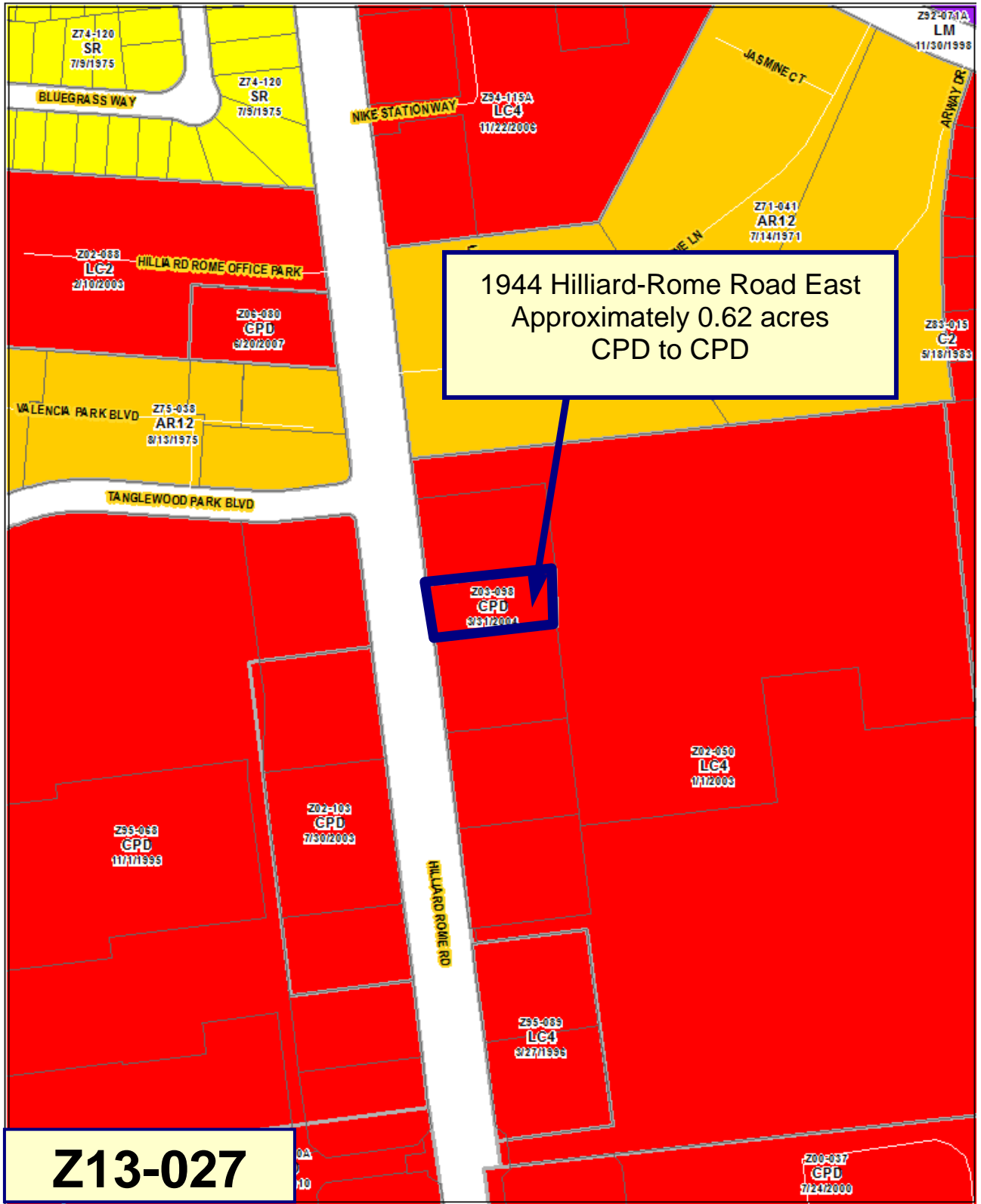
- 2. APPLICATION: Z13-027 (ACCELA # 13335-00000-00145)**
Location: 1944 HILLIARD-ROME ROAD (43081), being 0.62± acres located at the east side of Hilliard-Rome Road, 185± feet south of Tanglewood Park Boulevard. (560-266460).
Existing Zoning: CPD, Commercial Planned Development District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Car wash development.
Applicant(s): Moo Moo Express Car Wash LLC; c/o Dave Perry, The David Perry Co.; 145 East Rich Street, 3rd Floor; Columbus, OH 43215 and Donald Plank, Atty.; Plank Law Firm; 145 East Rich St., 3rd Floor; Columbus, OH 43215.
Property Owner(s): Blue Wave Laser Wash LLC; c/o Kevin Kroos, Managing Partner; 2625 Sherwood Road; Bexley, OH 43209.
Planner: Dana Hitt; 645-2395; dahitt@columbus.gov

BACKGROUND:

- The 0.62± acre site is developed with a car wash in the CPD, Commercial Planned Development District with a plan committing to a specific site layout. The applicant requests to rezone the CPD, Commercial Planned Development District, to a new car wash with a different site layout.
- To the north, east and south is restaurant, retail and development in the L-C-4, Limited Commercial District. To the west, across Hilliard-Rome Road, is commercial development in the CPD, Commercial Planned Development District.
- The proposed CPD Text provides for use limitations, street trees and buffering to the north, east and west. The applicant requests variances to not have an exclusive bypass lane and to reduce the setbacks for canopies, menu boards, vacuums, order stations or similar.
- The site falls within the boundaries of the *Trabue / Roberts Area Plan*, (2011) which calls for commercial uses to be built on the site.
- The *Columbus Thoroughfare Plan* identifies Hilliard-Rome Road as a 4-2D arterial requiring a minimum of 60 feet right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval

The proposed car wash development is no more intense than the current car wash and is consistent with the *Trabue / Roberts Area Plan*, (2011), and with the zoning and development patterns of the area. Staff finds the proposed variances to be negligible.



Trabue/Roberts Area Plan Future Land Use Plan

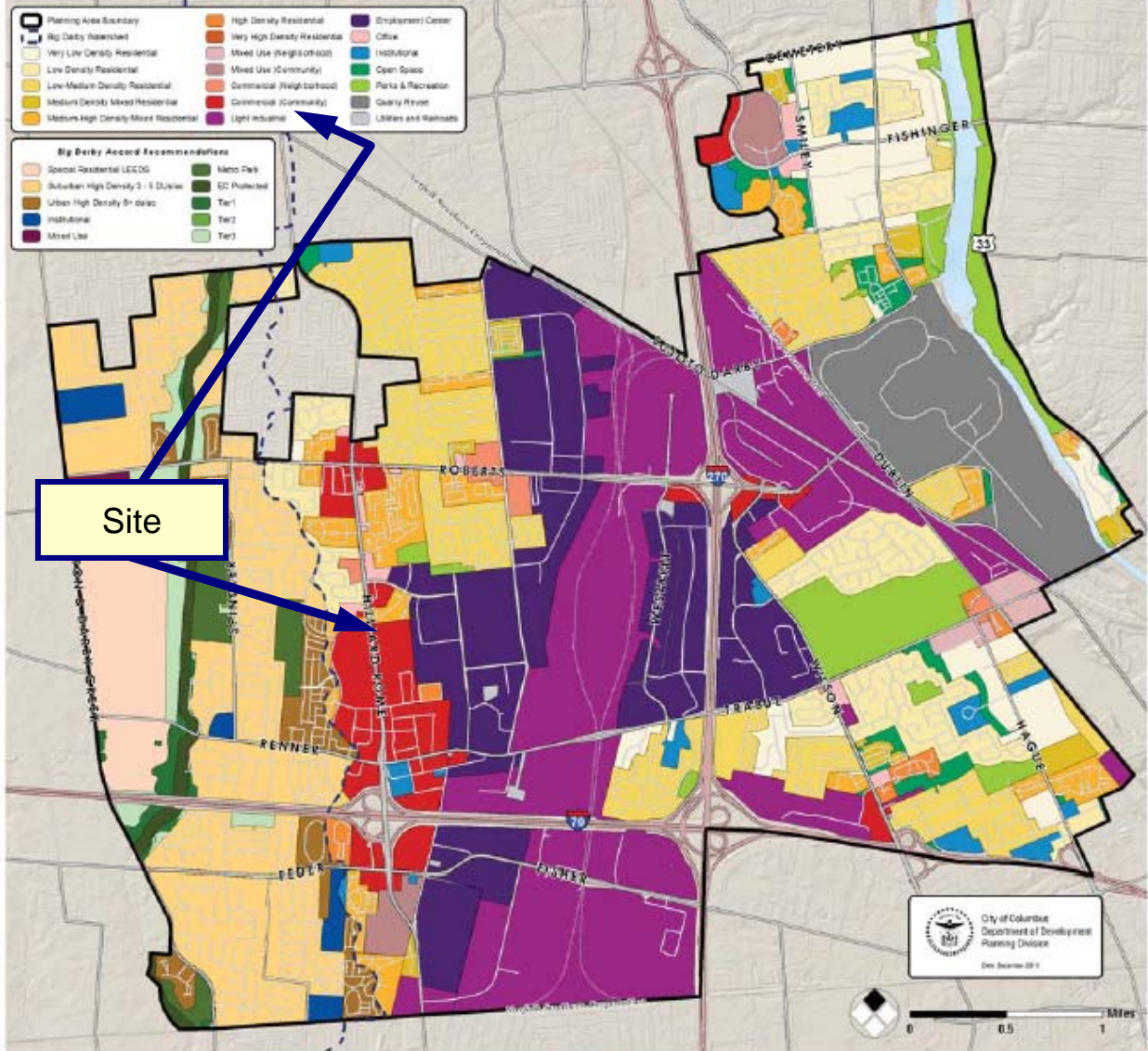


Figure 16





REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

PROJECT DISCLOSURE STATEMENT

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.

APPLICATION # 213-027

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) DONALD PLANK
of (COMPLETE ADDRESS) Plank Law Firm, 145 East Rich Street, FL 3, Columbus, OH
deposes and states that (he/she) is the APPLICANT, AGENT or DULY AUTHORIZED ATTORNEY FOR SAME and the 43215
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
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

1. Moo Moo Express Car Wash LLC 13375 National Road, Suite C Reynoldsburg, OH 43068 # of Columbus Based Employees: 20 Contact: John Roush	2. ^{wave} Blue Laser Wash LLC 2625 Sherwood Road Bexley, OH 43209 # of Columbus Based Employees: 0 Contact: Kevin Kroos, 614-296-3068
3. 614-751-9274, ext. 202	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Donald Plank

Subscribed to me in my presence and before me this 4th day of MARCH, in the year 2013

SIGNATURE OF NOTARY PUBLIC

Barbara A. Painter

My Commission Expires:

AUGUST 3, 2015

Notary Seal Here



Project Disclosure Statement expires six months after date of notarization.

BARBARA A. PAINTER
Notary Public, State of Ohio
My Commission Expires AUGUST 3, 2015

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make all checks payable to the Columbus City Treasurer