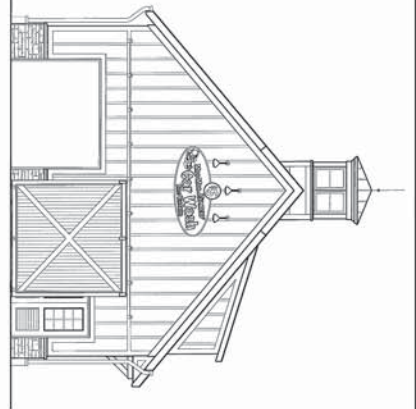
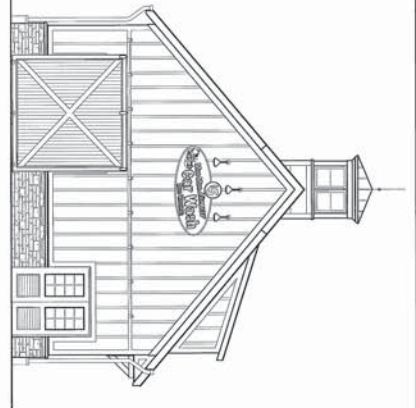


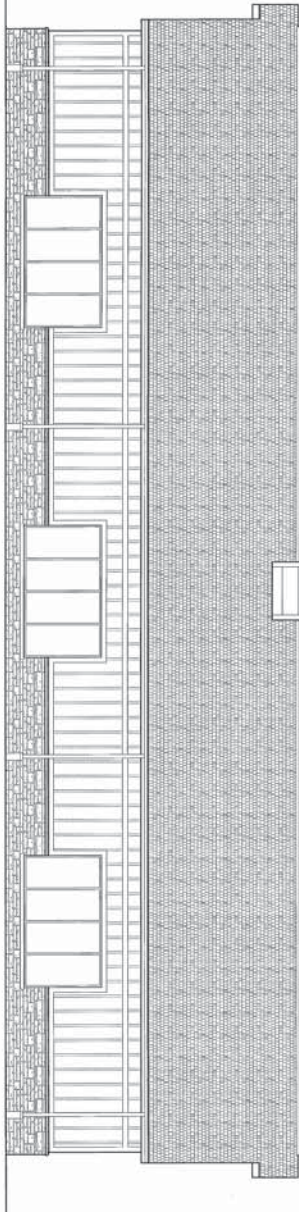
3 EAST ELEVATION



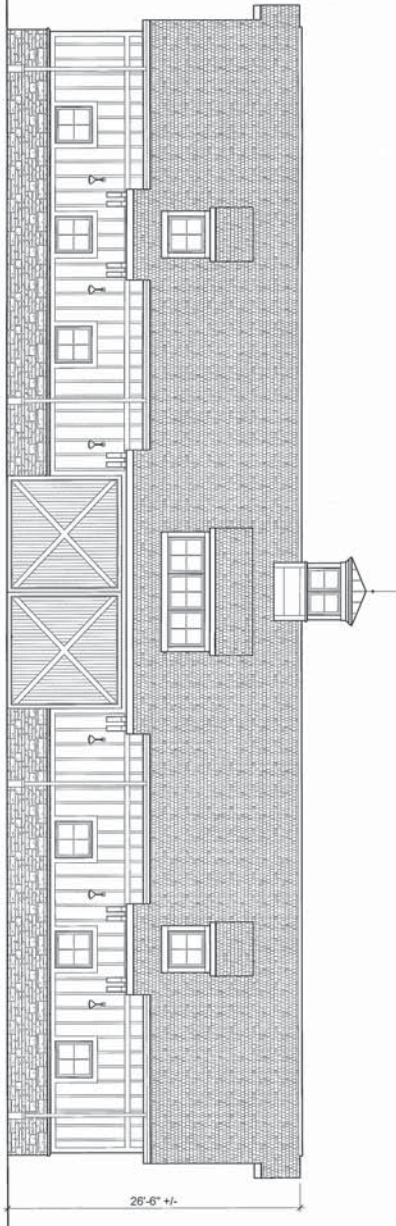
4 WEST ELEVATION (CAR WASH OPEN)



5 WEST ELEVATION (CAR WASH CLOSED)



2 NORTH ELEVATION



1 SOUTH ELEVATION

26'-6" +/-

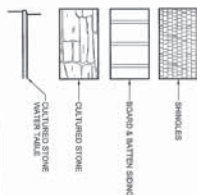
SHEET 3 OF 3, Z14-042

This plan may be slightly adjusted to reflect engineering, topographical, other site data and/or architectural data developed at the time final development, engineering, architectural and/or landscaping plans are completed and submitted for final Site Compliance Plan approval and/or building permit. Any slight adjustment to the Site Plan shall be reviewed and may be approved by the Director of the Building and Zoning Services Department or his designee upon submission of the appropriate data regarding the proposed adjustment.

Signature *David B. Perry, Agent* Date *1-5-15*
 David B. Perry, Agent for Applicant

Signature *Donald Plank* Date *1/5/15*
 Donald Plank, Attorney for Applicant

ELEVATION MATERIAL LEGEND



DATE: ISSUED WITH CHANGE DESCRIPTION

MOOMO EXPRESS CAR WASH
 5180 N. HIGH ST. COLUMBUS, OHIO 43214



SBA STUDIOS
 ARCHITECTURAL DESIGN
 614.582.7761 WWW.SBA-STUDIOS.COM

SCALE: 3/8" = 1'-0"

A2-1

SCOTT D. BAUER, LICENSED PROFESSIONAL ARCHITECT
 19804
 DATE: 01.02.2015
 SBA STUDIOS PROJECT # 2013-312

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
NOVEMBER 13, 2014**

1. **APPLICATION:** **Z14-042 (14335-00000-00630)**
Location: **5160 NORTH HIGH STREET (43214)**, being 0.67± acres located on the east side of North High Street, 250± feet north of Greencrest Drive (010-143134; Clintonville Area Commission).
Existing Zoning: C-4, Commercial District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Car wash.
Applicant(s): Moo Moo Express Car Wash; c/o Dave Perry, Agent; David Perry Company, Inc.; 145 East Rich Street, 3rd Floor; Columbus, Ohio 43215; and Donald Plank, Atty.; Plank Law Firm; 145 East Rich Street, 3rd Floor; Columbus, OH 43215.
Property Owner(s): Stanley M. and Teresa M. Bradham; 5160 North High Street; Columbus, Ohio 43214.
Planner: Tori Proehl, 645-2749, vjproehl@columbus.gov

BACKGROUND:

- The 0.67± acre site is currently occupied by a used car lot zoned in the C-4, Commercial District. The original structure was constructed as a car wash in 1968 when they were permitted in the C-4 district prior to the adoption of the C-5 district several years later. The structure was converted to a used car sales office in 1984. The applicant requests the CPD, Commercial Planned Development District to re-establish the car wash use in the original structure.
- To the north is a building occupied by a bakery and a tax office in the C-4, Commercial District. To the east is undeveloped land in the C-4, Commercial District, and beyond that is a multi-unit residential development in the AR-1, Apartment Residential District. To the south is a fast-food establishment in the C-4, Commercial District. To the west across North High Street is mixed commercial development in the C-4, Commercial District, and an assisted living facility in the L-AR-3, Limited Apartment Residential District.
- The site is located within the planning area of the *Clintonville Neighborhood Plan (2009)*, and is within the Community Commercial Overlay (CCO). The Plan recommends the following in regard to this site:
 - Retail and/or multi-family development (new developments abide by CCO standards);
 - Ravine preservation;
 - Parking lots are recommended to incorporate Low Impact Design (LID) features to minimize their impact on nearby waterways;
 - Developers are encouraged to preserve mature trees.

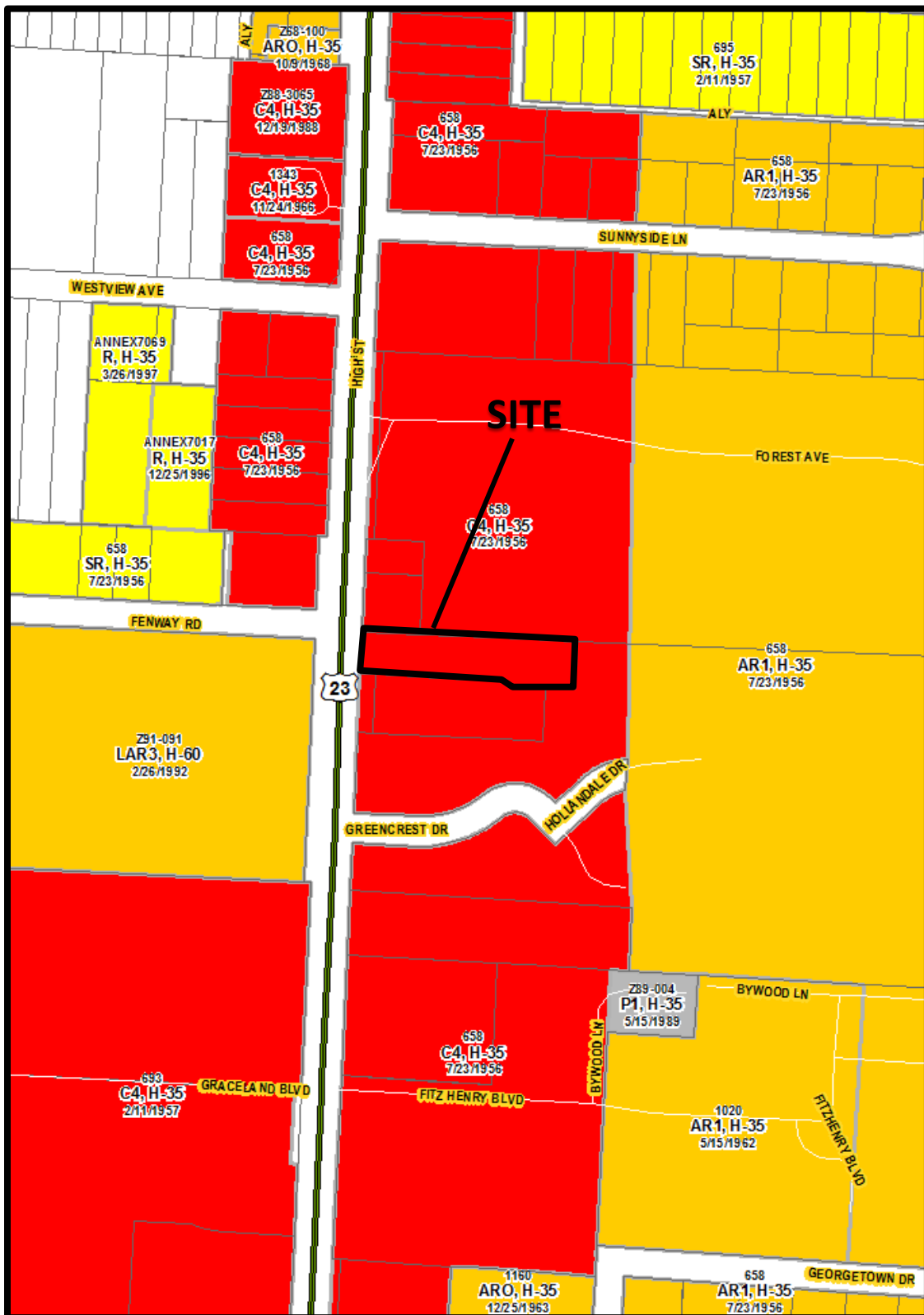
The proposal addresses these recommendations by establishing landscaping in portions of the site that are currently paved to improve storm water infiltration and preserving the

mature trees along the north side of the building. Development in proximity to the ravine is regulated by the Department of Public Utilities, but the proposal contains provisions for ravine protection. Because the applicant proposes to utilize the original building but is altering the façade, variances are requested to the CCO building design front façade requirements for primary entrance door and a minimum of 40% clear glass between the height of two feet and ten feet above grade.

- The site is located within the boundaries of the Clintonville Area Commission, whose recommendation is for disapproval.
- The proposed CPD commits to a site plan and elevation drawings, and the text provides use restrictions and development standards addressing access, ravine and tree preservation, and landscaping. The proposal also includes variances to the aforementioned CCO façade primary entrance and glass standards and to eliminate a required by-pass lane. The Public Service Department, Division of Traffic Management, has indicated that the driveway configuration as shown on the site plan may need to be adjusted as the design of the right-of-way improvements for this site moves forward.
- The *Columbus Thoroughfare Plan* requires a minimum right-of-way dedication of 60' from centerline along North High Street.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District, will allow the re-establishment of a car wash utilizing the original structure. Staff supports the proposal, noting efforts to increase landscaping, decrease pavement to improve storm water infiltration, and preserve the ravine area trees. The proposal is consistent with the land use recommendations of the *Clintonville Neighborhood Plan*. Issues related to the driveway configuration will be resolved to the satisfaction of the Traffic Management Division during site compliance review.



Z14-042
5160 N. High Street
Approximately 0.67 acres
C-4 to CPD

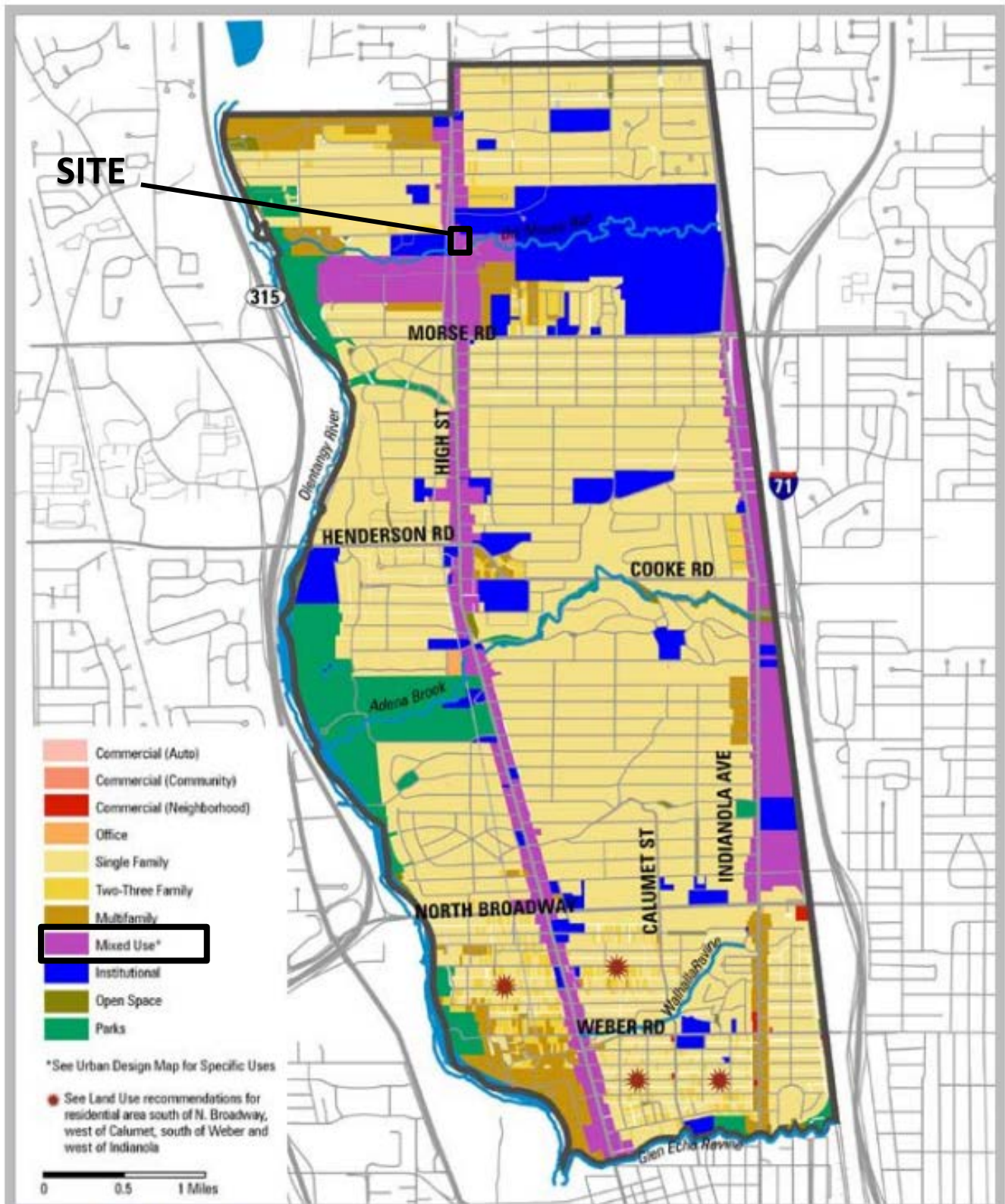


Figure 10 : Land Use Plan



Z14-042
5160 N. High Street
Approximately 0.67 acres
C-4 to CPD



Z14-042
5160 N. High Street
Approximately 0.67 acres
C-4 to CPD

Proehl, Victoria J.

From: Dana Bagwell <dbcac5@yahoo.com>
Sent: Thursday, October 30, 2014 1:06 PM
To: Proehl, Victoria J.
Cc: David Perry
Subject: Case Number Z14-042/5160 North High Street

Tori,

At the Clintonville Area Commission's October 2 meeting, we voted on the rezoning application for 5160 North High Street, case number Z14-042. Our vote ended in a tie of 3 in favor, 3 against. Two commissioners abstained. I can also provide you with the draft minutes from that meeting if necessary. Please let me know if you need any further information.

Thank you,

Dana Bagwell

Mobile: 614.937.7268

District 5 Commissioner, Clintonville Area Commission

Chair, Zoning & Variance Committee

We do not have to wait for Heaven to be surrounded by hope, love, and joyfulness. It is here on earth and has four legs!



Clintonville Area Commission Meeting Minutes **Thursday, Oct. 2, 2014, 7-9 pm** **Whetstone Library Community Meeting Room**

8:07 pm 3. 5160 North High Street (Moo Moo Car Wash) a. Application for Re-Zoning from C4 to CPD to make "Car Wash" an allowable use.

Bagwell report: There was some concern over the C5 use. There are plans to install a fourth leg to the traffic light at Fenway so that it would also control traffic leaving this lot.

Searcy voted on this as it is in her district. Z&V vote: 4-2 with 4 conditions: Have a no disturb area added to site plan regarding ravine protection; install tree lawn to match Taco Bell; they would commit to screening the vacuum area; vacuum system will be properly maintained to reduce noise; they would maintain the collection service for their reclaimed tanks for water which are checked weekly and cleaned a couple of times per year, but would clean them more often if needed.

Dave Perry and John Roush came as applicants; applicant presented property request; have a lot of requests; they don't create traffic, they use the traffic that is already there; fast car wash (3 min.); listening to community closely; took out retaining wall from plan; realigned entrance to match Fenway; will add 4th leg to traffic light; will do nothing in the ravine at all; will commit to keeping ravine clean; 3 trees need to be removed—dead ash, junk tree, and cottonwood that is in parking space; will clean up limbs or debris that overhang; \$1.5 million will be spent to construct on this site; will improve building and its looks; CPD will only allow a car wash or C-4; water is all collected; noise: 80 dB of static street noise, went up to 89 dB when dryers turned on; vacuums did not affect the decibel range; no noise complaints at any store; High Street with no wash 84 dB; traffic—timed light, changes every 2 minutes; CPD will only allow this use OR a C4—no other use will be allowed.

Public comment: 8 minute limit set by Miller with 3 min. per person.

Rich Fowler—way too intense for lot there; too many cars; single curb cut;

Mike McLaughlin—CPD can be efficient; does not comply with CCO or UCO; this is not right lot; does not fit the Columbus Neighborhood Plan checklist, more no's than yeses on the checklist;

Nancy Stewart—served on neighborhood plan committee; the neighborhood plan stressed walkability; too noisy; stick with C-4

Hamelstein— 84 Westwood Road—concerned about walkers

Ravine Protection Plan was given to Bagwell with designated areas that would not be touched.

Searcy: Is there a landscape plan or a stormwater plan? [neither plan is ready]

Wetherholt expressed dislike of barn exterior and stated that Grandview location is not very loud.

Searcy: how many lanes of outgress are there? [Applicant answered there would be 31 feet of width for entrance and exit.]

Searcy: asked for explanation of logjam sensor.

Debate: Rezone to CPD

Searcy stated point of order that not enough public comment time was allowed. Miller responded that members of public were recognized as required in by-laws, but that input and judgment by the chair is appropriate. Searcy moved that more public comment should be allowed for another 8-10 minutes. The motion was defeated: 3 yes (Vottero, Meek, Searcy); 4 no (Wetherholt, Bagwell, Ketcham, Keller); 1 abstain (Miller).

Bagwell moved that there be three conditions added to the re-zoning request: commit to adding tree lawn; screen vacuum area with landscaping and vacuum use central vacuum system technology and be properly maintained to mitigate noise. The motion was passed with 6 yes (Vottero, Wetherholt, Bagwell, Ketcham, Meek, Searcy), 0 no, and 2 abstain (Miller, Keller). Debate on variance as amended:

Keller: Why did zoning change if this was previously a car wash?

Searcy: Zoning changed in 1972 due to city-wide rezoning changes and change of use went into effect when it became a car lot in 1984.

Searcy: As I was going southbound tonight, traffic was backed up to Fenway; no landscaping plan, no storm water plan; C-4 was determined to be appropriate and was reaffirmed with the overlay system; neighborhood plan also affirmed it; there is no hardship demonstrated; there is an existing car wash for sale on Indianola; the MooMoo product is superior and that he would be successful elsewhere in a C-5 zoned lot. CAC has historically turned down C-5 uses in District 9, yet we continue to receive inquiries about C-5 uses. District 9 is “the back door” for Worthington; whatever Worthington won’t approve, they push down to Clintonville to see if they can get it passed here.

Vottero: has difficulty seeing this as a CPD; there are supposed to be compelling reasons for something to be a CPD; this is brow-beating this use into the lot; doesn’t increase walkability; doesn’t further the CNP; there are better purposes for this site;

Miller: agreed with Vottero and adopted his comments as his own.

Meek: this will create a signalized walking route that would improve walkability; this is a unique area;

Bagwell: CPD is being asked here ONLY to bring this business in; employees are paid well; none have gone out of business; if it did close another company would have to go through the variance process

Keller: apologize to people who came to talk about plastic bag issue—it will be tabled until November; this will be an improvement to what is there; stated that he would abstain due to personal friendship with owner of lot.

Searcy: rarely does a City Council vote on a re-zoning because they do not want to be “on the hook” for a re-zoning.

Vote on main question: 3 yes (Wetherholt, Bagwell, Meek); 3 no (Vottero, Ketcham, Searcy) 2 abstain (Keller, Miller).



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 # 714-042

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank
of (COMPLETE ADDRESS) Plank Law Firm, 145 E. Rich Street, FL 3, 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
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

1. Stanley M. and Teresa M. Bradham 5160 N. High Street Columbus, OH 43214-1555 # of Columbus Employees: 0 Stanley Brodham: (614) 846-7826	2. Moo Moo Express Car Wash 13375 National Road, Suite C Reynoldsburg, OH 43068 # of Columbus Employees: 6 John Roush (614) 833-4800
3.	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 29th day of AUGUST, in the year 2014

SIGNATURE OF NOTARY PUBLIC

Barbara A. Painter

My Commission Expires:

AUGUST 3, 2015

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

Notary Seal Here



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