

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JULY 8, 2021**

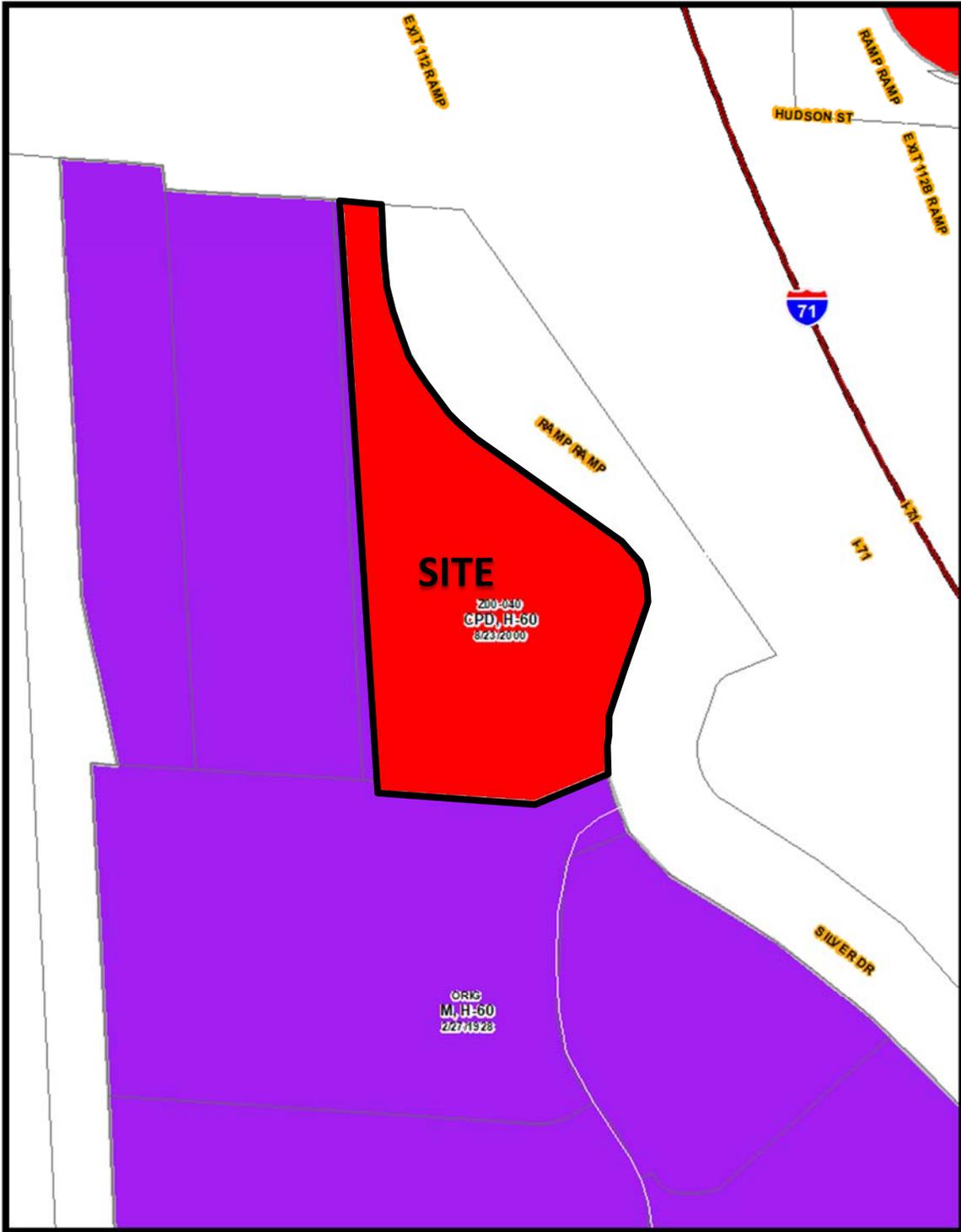
- 9. APPLICATION: Z21-043**
Location: 573 E. HUDSON ST. (43211), being 1.65± acres located at the southwest corner of East Hudson Street and Interstate 71, (010-269035; No Group).
Existing Zoning: CPD, Commercial Planned Development District.
Request: CPD, Commercial Planned Development District (H-60).
Proposed Use: Car wash facility.
Applicant(s): Moo Moo Car Wash.; c/o Dave Perry, Agent; David Perry Company; 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): Hammerhead Silver, LLC; c/o Clay Cookerly; 5745 Newbank Circle, Suite 403; Dublin, OH 43017.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

BACKGROUND:

- The site consists of one undeveloped parcel in the CPD, Commercial Planned Development District. The existing CPD district permits car wash facilities but only in conjunction with a convenience store use. The requested CPD district will permit a standalone car wash facility.
- North of the site is a warehouse/office building in the M, Manufacturing District. South of the site is an auto-repair shop and a grocery store in the M, Manufacturing District. East of the site is right-of-way for Interstate 71. West of the site is a maintenance facility owned by the State of Ohio in the M, Manufacturing District.
- There is no Council adopted land use plan at this location; however, the site is subject to the *Columbus Citywide Planning Policies (C2P2)* Design Guidelines.
- The site is not within the boundaries of an area commission or civic association.
- The CPD text establishes use restrictions and supplemental development standards that address building setbacks, parking setbacks, traffic access, lot coverage, street trees, landscaping, building materials, and includes a commitment to develop the site as demonstrated on the submitted site plan. Additionally, a variance to exclude a by-pass lane for the car wash is included in the text.
- The Columbus Multimodal Thoroughfare Plan identifies this portion of Hudson Avenue as an Urban Community Connector requiring 80 feet of right-of-way.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The proposed CPD, Commercial Planned Development District will permit a car wash facility. The CPD text includes appropriate use restrictions and supplemental development standards and includes a commitment to develop the site as demonstrated on the submitted site plan. While there is no land use recommendation for the site, *Columbus Citywide Planning Policies (C2P2)* Design Guidelines recommend that the car wash building be located parallel to Silver Drive, with sidewalks provided on the south and west frontages of the site, and with additional street trees and landscaping provided on the Silver Drive and south frontages of the site. While the applicant has committed to sidewalks, street trees and landscaping, limiting factors prevent the building from being parallel to Silver Drive. As a result, Staff supports the request, including the building placement, but continues to encourage additional landscaping in the area between the road and drive aisle for greater consistency with C2P2 guidelines.



Z21-043
573 E. Hudson St.
Approximately 1.65 acres
CPD to CPD



Z21-043
573 E. Hudson St.
Approximately 1.65 acres
CPD to CPD

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 #: Z21-043

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, Plank Law Firm

of (COMPLETE ADDRESS) 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. Moo Moo Car Wash; 13375 National Rd SW, Ste D, Etna, OH 43068; # Cols based emps: 150 Contact: Jeff Gilger, (614) 778-1557	2. Hammerhead Silver, LLC; 5745 Newbank Circle, Ste 403, Dublin, OH 43017; # Columbus based emps: Zero (0) Contact: Clay Cookerly, (614) 562-6400 Contact: Maury Levine, (614) 562-6400
3. -----	4. -----

Check here if listing additional parties on a separate page.

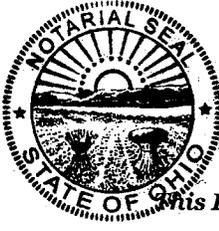
SIGNATURE OF AFFIANT Donald Plank

Sworn to before me and signed in my presence this 21st day of May, in the year 2021

MaryAlice Wolf
SIGNATURE OF NOTARY PUBLIC

My Commission Expires

Notary Seal Here



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.