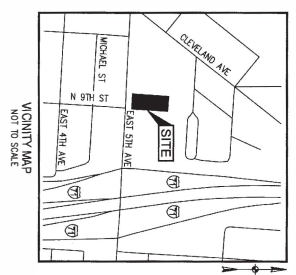


Z23-046

The development shown on this drawing may be slightly adjusted based on existing topographical or other data developed at the time final development plans are completed. Any slight adjustment to the development shall be the responsibility of the applicant. The applicant shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities regarding the proposed development.

DATE: 01/11/24
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 DESIGNED BY: [Signature]

OHIO
Utilities Protection
SERVICE
 811 or 1-800-362-3764
 Call Before You Dig



GENERAL ZONING INFORMATION	
ADDRESS:	666 EAST 5TH AVE
PARCEL NO.:	0001912 AND 0003111
EXISTING PROPERTY USE:	4300 SF
PROPOSED PROPERTY USE:	4030 SF
ZONING INFORMATION:	C-4, URBAN COMMERCIAL OVERLAY
PROPOSED ZONING:	CMI OVERLAY
RECYCLE PARKING:	4 SPACES
TOTAL PARKING REQUIRED:	3 SPACES
RETAIL PARKING PROVIDED:	3 SPACES
VOLUNTARY PARKING PROVIDED:	20 SPACES
STORAGE REQUIRED:	12 SPACES
STORAGE PROVIDED:	23 SPACES
LIGHTING HEIGHT MAX:	23 SPACES
TREES (PARKING LOT) / 10 PARKING SPACES (INCLUDING VOLUNTARY SPACES):	23 SPACES = 3 TREES REQUIRED, 4 TREES SHOWN

NOTE: IF APPROVED BY CITY FORESTER, TWO STREET TREES SHALL BE PROVIDED IN THE E 5TH RIGHT OF WAY.

DEVELOPER/OWNER
 EXPRESS WASH CONCEPTS
 13375 NATIONAL ROAD
 ETNA, OHIO 43082
 PHONE: (614) 441-4272
 EMAIL: KATH@EXPRESSWASHCONCEPTS.COM

ENGINEER
 THE MANNIK & SMITH GROUP, INC.
 1190 DUBLIN ROAD
 SUITE 100
 COLUMBUS, OH 43215
 TEL: 614-461-4522
 FAX: 614-461-4523
 PHONE: (614) 441-4272
 EMAIL: KATH@MANNIKSMITHGROUP.COM

ZONING SITE PLAN	ZONING SITE PLAN FOR MOO MOO EXPRESS CAR WASH 666 E. 5TH AVE COLUMBUS, OHIO 43201	PREPARED FOR: EXPRESS WASH CONCEPTS 13375 NATIONAL ROAD ETNA, OHIO 43082	TECHNICAL SKILL CREATIVE SPIRIT. www.MannikSmithGroup.com	1190 DUBLIN ROAD SUITE 100 COLUMBUS, OH 43215 TEL: 614-461-4522 FAX: 614-461-4523 PROJECT DATE: 01/11/2024 PROJECT NO: M3000030 DRAWN BY: MAM CHECKED BY: KAW	<table border="1"> <thead> <tr> <th>NO</th> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO	DATE	BY	DESCRIPTION				
	NO	DATE	BY	DESCRIPTION									
OHIO Utilities Protection SERVICE 811 or 1-800-362-3764 Call Before You Dig	SCALE: 1" = 20' FT	DATE: 01/11/24	PROJECT NO: M3000030	CHECKED BY: KAW									

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JANUARY 11, 2024**

- 2. APPLICATION: Z23-046**
Location: 666 E. 5TH AVE. (43201), being 0.95± acres located on the north side of East 5th Avenue, 340± feet east of Cleveland Avenue (010-015162 & 010-035117; Milo-Grogan Area Commission).
Existing Zoning: C-4, Commercial District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Car wash facility.
Applicant(s): Moo Moo Express Car Wash; c/o Dave Perry, Agent; 411 East Town Street, Floor 1; Columbus, OH 43215 and Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, Floor 2; Columbus, OH 43215.
Property Owner(s): Poppy Time, LLC; c/o Kasey Kist; 7187 Fodor Road, New Albany, OH 43054.
Planner: Eastman Johnson; 614-645-7979; roejohnson@columbus.gov

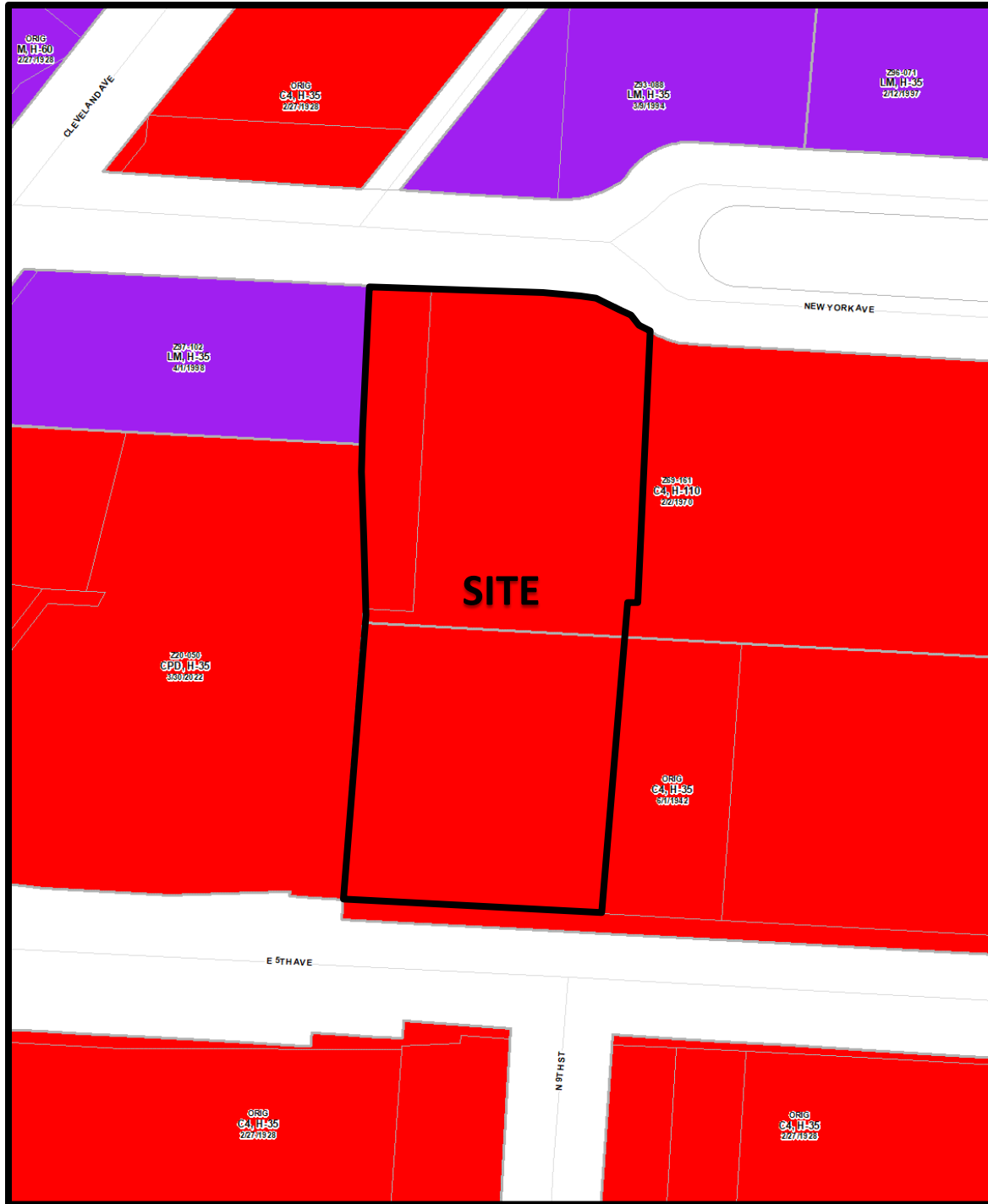
BACKGROUND:

- The site consists of two parcels developed with an eating and drinking establishment in the C-4, Commercial District. The site is subject to the Milo-Grogan Urban Commercial Overlay (UCO) and the I-670 Graphics Control overlay. The requested CPD, Commercial Planned Development District will all the site to be redeveloped with commercial uses, including a car wash facility.
- To the north of the site is an office use in the L-M, Limited Manufacturing District. To the south is a used car sales in the C-4, Commercial District. To the east is a restaurant and hardware store in the C-4, Commercial District. To the west is undeveloped land in the CPD, Commercial Planned Development District and storage unit L-M, Limited Manufacturing District.
- The site is located within the planning boundaries of the *Milo-Grogan Neighborhood Plan* (2007), which recommends “Commercial” land uses at this location.
- The site is located within the boundaries of the Milo-Grogan Area Commission, whose recommendation is for approval.
- The CPD text includes use restrictions and supplemental development standards that address setbacks, access, landscaping, building design, lighting, and graphics and signage. Additionally, the text includes code modifications to UCO development standards including building and parking setbacks, building design requirements, minimum building width requirements, and parking and circulation location. The request includes a commitment to development of the site in accordance with the submitted site plan.
- The *Columbus Multimodal Thoroughfare Plan* (2019) identifies this portion of East 5th

Avenue as an Urban Commuter Corridor requiring 100 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Develop District will permit redevelopment of the site with an eating and drinking establishment. The CPD text establishes appropriate use restrictions and supplemental development standards, and includes commitments to develop the site in accordance with the submitted site plan. The proposal is consistent with the *Milo-Grogan Neighborhood Plan's* recommendation for "Commercial" uses at this location. While the auto-centric use comes into conflict with Plan's goals of contributing to a walk-able and diverse neighborhood, the submitted site plan demonstrates additional landscaping and screening along East 5th Avenue that contributes to a site design that is consistent with UCO standards.



Z23-046
666 E. 5th Ave.
Approximately 0.95 acres
C-4 to CPD



Z23-046
666 E. 5th Ave.
Approximately 0.95 acres
C-4 to CPD



Z23-046
666 E. 5th Ave.
Approximately 0.95 acres
C-4 to CPD

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW
(PLEASE PRINT)

Case Number: Z23-046
Address: 666 East 5th Avenue
Group Name: Milo-Grogan Area Commission
Meeting Date: 12/12/23

Specify Case Type:

- BZA Variance / Special Permit
- Council Variance
- Rezoning
- Graphics Variance / Plan / Special Permit

Recommendation: Approval
(Check only one and list basis for recommendation below) Disapproval

NOTES:

We had our Area commission meeting on 12/12/23, time 6:00 pm.
We voted to Approve.

Vote: We had 8 commissioners that voted, all 8 voted yes. This was a pass.

Signature of Authorized Representative: *Chris Stemples* 12/12/23
SIGNATURE

Milo-Grogan Area Commission
RECOMMENDING GROUP TITLE

614-580-0280
DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or MAIL to: Assigned Planner, City of
MAIL to: Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 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 #: Z23-046

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. Poppy Time, LLC; 7187 Fodor Road, New Albany, OH 43054; # Cols-based emps: Zero (0) Contact: Kasey Kist, (614) 312-0647	2. Moo Moo Exp Car Wash; 13375 National Rd SW, Ste D, Etna, OH 43068; # Cols-based emps: 150 Contact: Craig Van Bremen, (614) 778-6180
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 13th day of December, in the year 2023

MaryAlice Wolf
SIGNATURE OF NOTARY PUBLIC

Notary Seal Here

My Commission Expires _____



MaryAlice Wolf
Notary Public, State of Ohio
My Commission Expires:
October 24, 2028

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