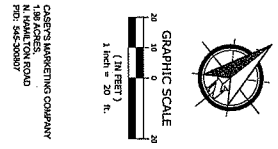


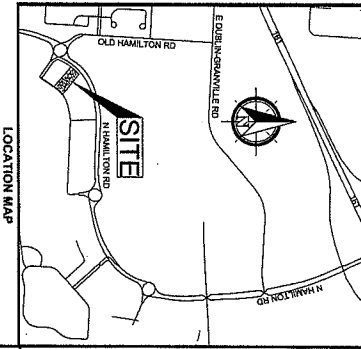
The developer certifies that the building and site plan are in accordance with the zoning ordinance and that the building and site plan are in accordance with the zoning ordinance and that the building and site plan are in accordance with the zoning ordinance.

DATE: 1-6-2022  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]



ACCESS ROAD  
 INSTRUMENT #202005010057056

FIVE 14 CHURCH  
 10.84 ACRES; 215-013(SUB 1), MULTIFAMILY, LARG, 8/22/2012, H-60  
 574 N. HAMILTON ROAD  
 PID: 545-296323



**DEVELOPER**  
 JOHN ROBERT  
 15378 NATIONAL ROAD, SUITE G  
 PLYMOUTH, OHIO 43088  
 PHONE: 614-222-0254  
 FAX: 614-222-0254  
 EMAIL: JOHN@MOOCARWASH.COM

**CURRENT ZONING:** 215-04 COMMERCIAL, CPO, 5/30/07, H-35  
**PROPOSED ZONING:** CPO  
**PROPOSED USE:** CAR WASH  
**ZONING ADDRESS:** 5756 NORTH HAMILTON ROAD  
**LOT AREA:** 9,877 SQUARE FEET  
**LOT COVERAGE:** 8.5% (BUILDING ONLY)

**SITE REQUIREMENTS**  
**PARKING REQUIREMENT:** 2 SPACES  
**REQUIREMENTS:** 4 SPACES (PLUS 32 VACUUM STATIONS)  
**HC PARKING PROVIDED:** 1 SPACES  
**REQUIRED BICYCLE SPACES:** 200 + 1 BIKE RACK  
**ACTUAL: 1 BIKE RACK**  
**SHADE TREES REQUIRED:** CALLER MUST PLANT 10 ISLAND TREES TO SERVICE 210 + 1 TRIPPER  
**ACTUAL: 1 TREES**

- REZONING NOTES:**
- 1) THERE IS NO RIGHT-OF-WAY DEDICATION REQUIRED AS PART OF THE REZONING OF THIS PROPERTY.
  - 2) DOWN-PIER SCREENING SHALL BE 6' HIGH AND 12' WIDE.
  - 3) BIKE RACK FIELDS WILL BE 2' X 6', AS REQUIRED BY 3312.48



Ohio Utilities Position SERVICE  
 1-800-592-2764  
 2005 W. STATE STREET, SUITE 200  
 COLUMBUS, OHIO 43261

**Z21-050**

Z21-050 Final Received 1/6/2022

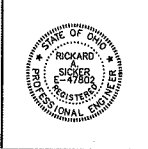
JOB NO.:	21-04
DATE:	JANUARY 6, 2022
SCALE:	1" = 20'
SHEET NO.:	1 / 1

COLUMBUS, OHIO  
**MOO MOO EXPRESS CARWASH**  
 5756 NORTH HAMILTON ROAD  
**ZONING SITE PLAN**

**RAS CIVIL ENGINEERING, LLC**  
 CIVIL ENGINEERING & SURVEYING SERVICES  
 P.O. BOX 114 • ARLIN • OHIO • 43002  
 614-581-8904 • RICK\_STICKER@ATT.NET

*[Signature]* 47802 01/06/22  
 REGISTERED ENGINEER

NOTE: SIGNATURE ABOVE CERTIFIES THAT THE BUILDING AND SITE PLANS MEET ALL CPO TEXT REQUIREMENTS SHOWN HEREOF.



REVISIONS	
REV#	DESCRIPTION

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
JANUARY 13, 2022**

- 3. APPLICATION: Z21-050**
- Location:** **5756 N. HAMILTON RD. (43230)**, being 0.87± acres located on the south side of North Hamilton Road, 165± feet east of the roundabout at Old Hamilton Road (545-300807; Northland Community Council).
- Existing Zoning:** CPD, Commercial Planned Development District.
- Request:** CPD, Commercial Planned Development District (H-35).
- Proposed Use.** Car wash.
- Applicant(s):** Moo Moo Car Wash.; c/o Dave Perry, Agent; Dave Perry Company, Inc.; 411 East Town Street, 1<sup>st</sup> Floor; Columbus, OH 43215; and Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, 2<sup>nd</sup> Floor, Columbus, OH 43215.
- Property Owner(s):** Casey’s Marketing Company; One Southeast Convenience Boulevard; Ankeny, IA, 50021.
- Planner:** Sierra Saumenig; 614-645-7973; [slsaumenig@columbus.gov](mailto:slsaumenig@columbus.gov)

**BACKGROUND:**

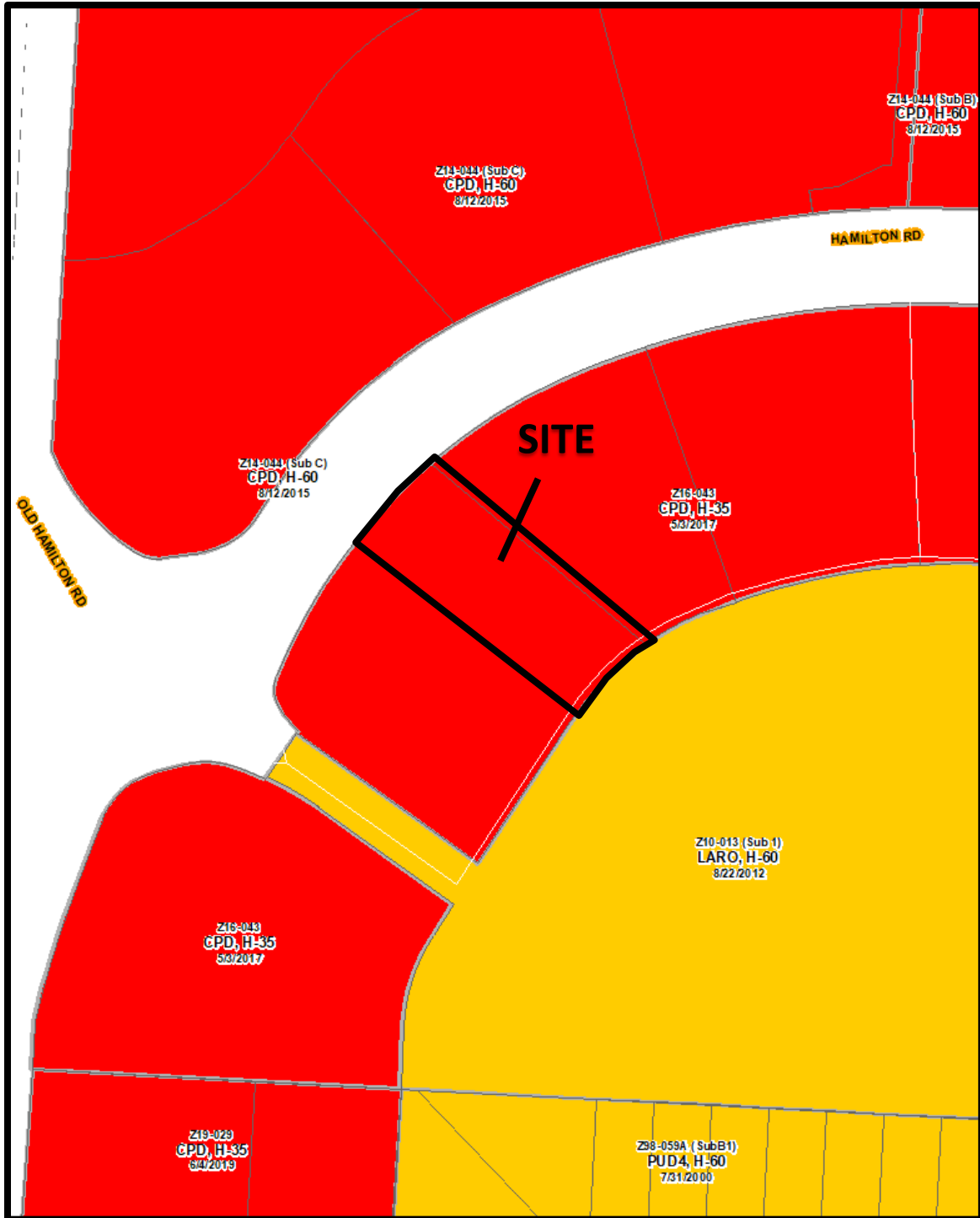
- The site consists of a portion of one undeveloped parcel zoned in the CPD, Commercial Planned Development District (Z16-043), which permitted many commercial uses and established development standards for the 13.86 acres of property located south of the recently constructed North Hamilton Road “S curve.” The requested CPD will permit the development of a car wash.
- To the north of the site across North Hamilton Road is a beauty salon under construction in the CPD, Commercial Planned Development District. Northeast and southwest of the site is undeveloped land in the CPD, Commercial Planned Development District. Southeast of the site is a church and undeveloped land in the L-AR-O, Limited Apartment Office District.
- The site is within the planning area of the *Northland Plan Volume II* (2002), which recommends “Preserve District” for this location. The Plan also recommends that landscaping, headlight screening, and trees be provided as part of development plans.
- The site is located within the boundaries of the Northland Community Council whose recommendation is for approval. In June 2021, the Council added a condition to execute a shared parking agreement with an owner of property within 750 feet of the subject parcel to provide a minimum of 2 off-site parking spaces for employees to replace the spaces otherwise required for the proposed use. At the time of writing this report the applicant has revised the site plan to include two on-site parking spaces and thus, the condition has been satisfied.
- The development text establishes use restrictions and supplemental development

standards that address site access, landscaping and screening, building design, lighting, and signage, and includes a commitment to develop the site in accordance with the submitted site plan. Modifications to code standards are to eliminate the required parking lot screening and the four-foot wide required landscaped pavement setback to the south.

- The *Columbus Multimodal Thoroughfare Plan* identifies this portion of North Hamilton Road as a Suburban Commuter Corridor requiring 120 feet of right-of-way.

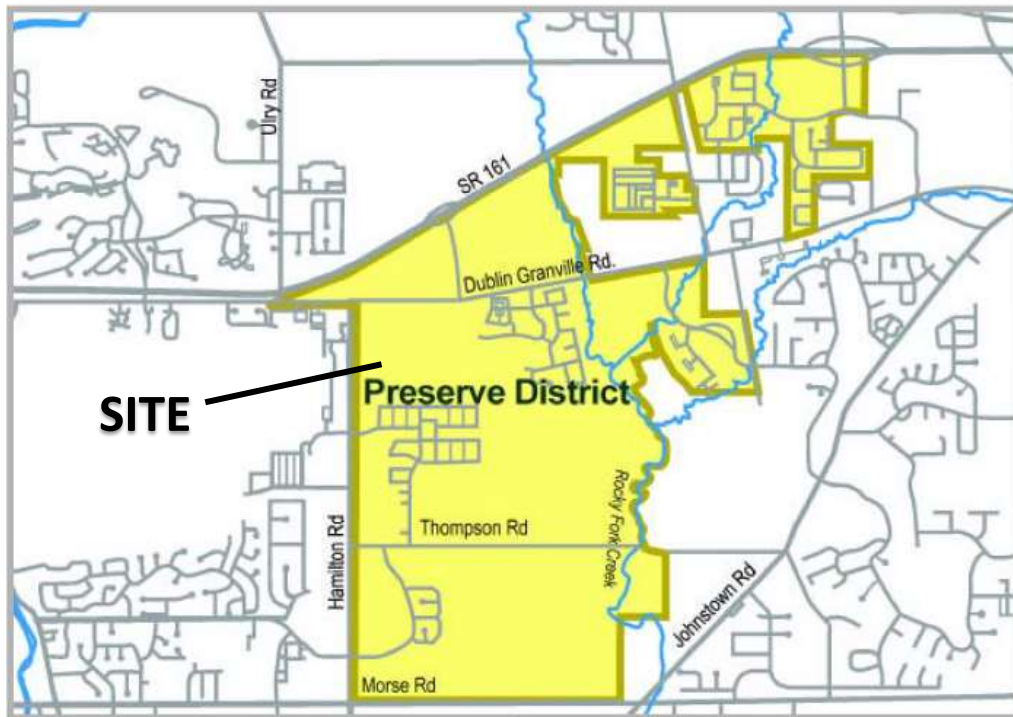
**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The requested CPD, Commercial Planned Development District will allow the development of a car wash that is compatible with adjacent commercial developments. The proposal is consistent with the land use and site design recommendations of the *Northland Plan Volume II (2002)*. The request does not represent an introduction of an incompatible use to the surrounding area.



Z21-050  
5756 Hamilton Road  
Approximately 0.87 acres  
CPD to CPD

Northland Plan Volume II (2002) – “Preserve District”



Preserve District



**It is the recommendation of Northland Plan – Volume II that:**

- The current residential pattern of development east of Hamilton Road, south of Old Dublin-Granville Road be continued, with single-family residential encouraged.
- Future redevelopment or rezoning of larger parcels between SR-161 and Dublin Granville Road, currently zoned in Columbus, adhere to the Northland Development Standards. State Route 161 bisects a property of approximately 140 acres zoned LM2 in Columbus. The southernmost LM2 parcel falls within the Northland Plan-Volume II area. Mixed-use development, consisting of retail and multi-family uses on this parcel, with an office-use component either on this parcel or the parcel immediately to the north, is recommended as the future land-use for this area. Any future redevelopment of these parcels should take into consideration views from the highway and surrounding land-uses.
- To ensure that appropriate standards pertaining to freeway exposure and surrounding land-uses are met, major commercial development of five or more acres be zoned in planned or limited districts.
- Land-use recommendations and standards of the Rocky Fork-Blacklick Accord (RFBA), adopted by Columbus City Council in 1997 as a planning guide for development in northeast Franklin County, be considered when reviewing re-zoning applications contiguous to the RFBA, to ensure compatibility of planning efforts.

Z21-050  
 5756 Hamilton Road  
 Approximately 0.87 acres  
 CPD to CPD





Z21-050  
5756 Hamilton Road  
Approximately 0.87 acres  
CPD to CPD



Northland Community Council  
Development Committee

Report

June 30, 2021 6:30 PM  
via Zoom teleconference

**Meeting Called to Order: 6:35 pm** by chair **Dave Paul**

Members represented:

*Voting: (13):* Albany Park (APHA), Blendon Chase (BCCA), Elevate Northland (EN), Karmel-Woodward Park (KWPC), Lee Ulry (LUCA), Maize Morse (MMTACA), Minerva Park (MPCA), Northland Alliance (NA), Northland Area Business Association (NABA), Preston Commons (PCHA), Rolling Ridge (RRSHA), Salem (SCA), Westerwood (WRA).

---

**Case #1** Application #Z21-050 (Rezone 0.81 AC± from CPD to CPD to permit construction and operation of a new tunnel car wash)

Dave Perry/David Perry Company, Inc. *representing*  
Moo Car Express Car Wash LLC *d/b/a* Moo Moo Car Wash  
5700 N Hamilton Rd, 43230 (PID 545-300807 *split*)

- *The Committee approved (13-0) a motion (by KWPCA, second by LUCA) to*  
**RECOMMEND APPROVAL WITH 1 CONDITION:**
  - *, The applicant will execute a shared parking agreement with an owner of property within 750 feet of the subject parcel (per C.C. §3312.03) to provide a minimum of 2 off-site parking spaces for employees to replace the spaces otherwise required to be on-site for the proposed use per C.C. §3312.49.*

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\*The text and site plan dated December 27, 2021 (replaced by plan dated January 6, 2022), provide two on-site parking spaces and the applicant has deleted the request for variance from 3312.49. Consequently, the single condition of the NCC Committee's support is effectively satisfied and the application is supported.

Dave Paul

Chair, NCC Development Committee

THE CITY OF  
**COLUMBUS**  
ANDREW J. GINTHER, MAYOR

# 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 #: Z21-050

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)

<p>1. Casey's Marketing Company; One S.E. Convenience Blvd. Ankeney, IA 50021 # Columbus-based employees: Zero (0) Contact: Kendra Meyer, (515) 965-8600</p>	<p>2. Moo Moo Car Wash 13375 National Road SW, Suite D, Etna, OH 43068 # Columbus-based employees: 150 Contact: Jeff Gilger</p>
<p>3. Commercial Site Acquisitions, Inc. 250 Civic Center Drive, #500, Columbus, OH 43215 # Columbus-based employees: Zero (0) Contact: Eric Leibowitz, (614) 744-2027</p>	<p>4.</p>

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 24<sup>th</sup> day of January, in the year 2022

SIGNATURE OF NOTARY PUBLIC

*MaryAlice Wolf*

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.**