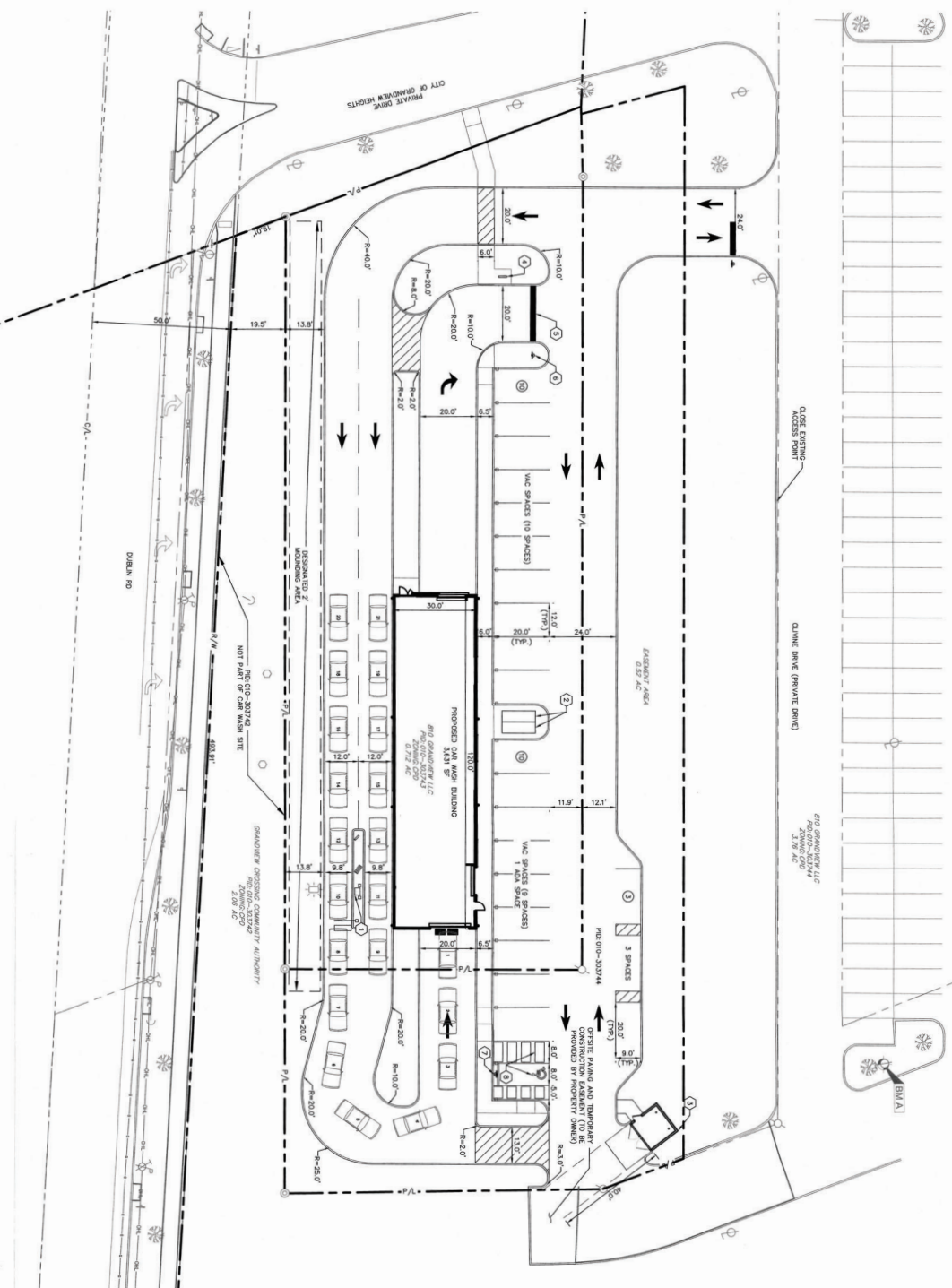


Drawing name: K:\JOB_DEVELOPMENT\30262626_FNC_Grandview Heights_Columbus_OH\2 Design\CAD\Exhibit\2026-026 Zoning Site Plan.dwg User: JLG Date: Apr 20, 2026 1:13pm By: Chris Ober

This document, together with the concepts and designs presented herein, is an instrument of service, is intended solely for the specific purpose and client for which it was prepared. Review of and reliance upon this document without proper authorization and supervision by Kimley-Horn and Associates, Inc. shall constitute a violation of the professional seal and signature of Kimley-Horn and Associates, Inc.

Final Site Plan received 4.20.26 Sheet 1 of 1



The development depicted on this drawing may be slightly adjusted to reflect engineering, topographical or other data received and may be approved by the Director of the Building and Zoning Services Department of this discipline upon submission of the appropriate data regarding the proposed adjustment.

David B. Ferry, Agent
 Date: 04/20/2026

David J. Perry, Agent
 Date: 04/20/2026

David B. Ferry, Agent
 Date: 04/20/2026

CV26-027

EXPRESS CAR WASH
 COLUMBUS, OH 43215

988 DUBLIN ROAD ZONING SITE PLAN

Kimley-Horn
 © 2025 KIMLEY-HORN AND ASSOCIATES, INC.
 8885 CHILES ROAD, SUITE 200,
 COLUMBUS, OH 43235
 WWW.KIMLEY-HORN.COM

LEGEND

- EXISTING PROPERTY BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING DRIVE
- PROPOSED PROPERTY BOUNDARY
- PROPOSED DRIVE
- PROPOSED FLUSH CURB
- PROPOSED PARKING COUNT
- EXISTING PARKING COUNT

PARCEL DATA

010-30314 HAS PART OF 010-30314	0.27 AC (P) 010-30314
010-30314 HAS PART OF 010-30314	0.27 AC (P) 010-30314
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No.	REVISIONS	DATE	BY

SCALE: AS NOTED
 DESIGNED BY: LRG
 DRAWN BY: LRG
 CHECKED BY: AJS

This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Review of and/or reliance on this document by any other party, for any purpose other than that intended by the engineer, is strictly prohibited. The engineer shall not be responsible for any errors or omissions in this document, or for any consequences arising therefrom, whether or not such errors or omissions are caused in whole or in part by the negligence of the engineer.

The development depicted on this drawing may be subject to change without notice. The engineer shall not be responsible for any errors or omissions in this document, or for any consequences arising therefrom, whether or not such errors or omissions are caused in whole or in part by the negligence of the engineer.

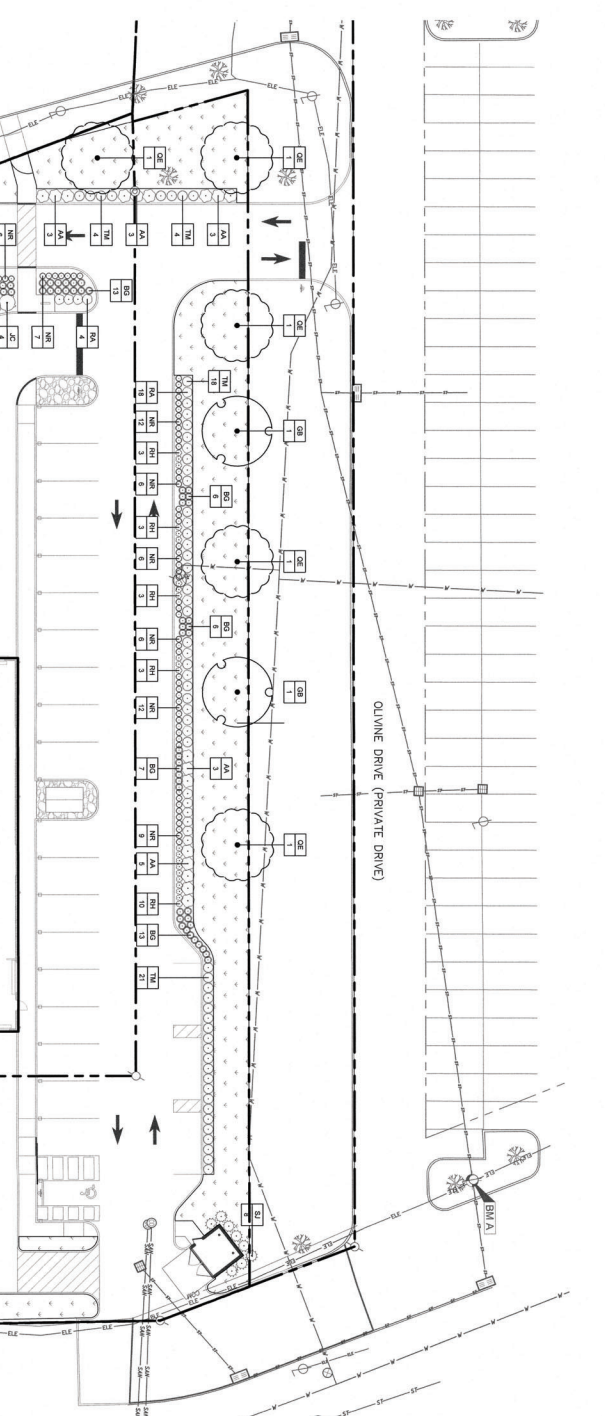
DATE: 04/20/2026

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DATE: 04/20/2026

DATE: 04/20/2026



SYMBOL	KEY	QTY.	DESCRIPTION	COMMON NAME	SIZE	PLANTING CONDITION
OE	1	5	DECIDUOUS TREES	QUERCUS ELIPYPTICUS	2.5" CAL.	INDICATED
OE	2	2	DECIDUOUS TREES	FRAXINUS AMERICANA	2.5" CAL.	INDICATED
RA	1	44	ORNAMENTAL GRASSES, PERENNIALS, AND TIER MIXES	RHUS AROMATICA 'SMO-L'OW	30" HT.	AS NOTED
RA	2	17	ORNAMENTAL GRASSES, PERENNIALS, AND TIER MIXES	ARNOXIA ARBOREALIS	30" HT.	AS NOTED
TH	1	47	EVERGREEN SHRUBS	TAUSUS MEDIA 'SMANTON'	30" HT.	AS NOTED
IC	1	88	EVERGREEN SHRUBS	LEUCODENDRON 'DORIS OF GOLD'	30" HT.	AS NOTED
SI	1	8	EVERGREEN SHRUBS	JUNIPERUS CHINENSIS 'SPARTAN'	30" HT.	AS NOTED
IC	2	4	EVERGREEN SHRUBS	JUNIPERUS CHINENSIS 'PASCOPUR'	30" HT.	AS NOTED
NA	1	144	ORNAMENTAL GRASSES, PERENNIALS, AND TIER MIXES	NERITA RACEMOSA 'WALKERS LOW'	#1 GAL.	AS NOTED
RI	1	30	ORNAMENTAL GRASSES, PERENNIALS, AND TIER MIXES	RUBROCKA HIRTA	#1 GAL.	AS NOTED
BO	1	202	ORNAMENTAL GRASSES, PERENNIALS, AND TIER MIXES	BOOTTICHA GARDNERI	#1 GAL.	AS NOTED
NA	1	14,120 SF	ORNAMENTAL GRASSES, PERENNIALS, AND TIER MIXES	LAMNARIS SPENSIS	SEED	AS NOTED
NA	1	843 SF	ORNAMENTAL GRASSES, PERENNIALS, AND TIER MIXES	REVER ROCK STONE MATCH	1.5" X 7.5" DIMENSION	AS NOTED

REV.	DESCRIPTION	DATE	BY

1 PLANTING BUFFER - 1' ELEVATION

Final Landscape Plan received 4.20.26 Sheet 1 of 1

CV26-027

EXPRESS CAR WASH COLUMBUS, OH 43215

ZONING LANDSCAPE PLAN

Kimley-Horn

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**CITY COUNCIL – ZONING COMMITTEE
STAFF REPORT
COUNCIL VARIANCE**

APPLICATION: CV26-027
Location: 988 DUBLIN RD. (43215) being 1.23± acres located on the north side of Dublin Road, 1,920± feet east of Grandview Avenue (010-303743 and part of 010-303744; No Group).
Existing Zoning: CPD, Commercial Planned Development District.
Proposed Use: Automatic car wash.
Applicant(s): Moo Moo Express Car Wash; c/o Dave Perry, Agent; David Perry Company; 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): 810 Grandview, LLC; c/o Joel Lilly and Eric Wagenbrenner; 842 North 4th Street, Suite 200; Columbus, OH 43215.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

BACKGROUND:

- The site consists of one undeveloped parcel, and a small portion of another parcel developed with a parking lot, both in the CPD, Commercial Planned Development District. The applicant proposes to develop the site with an automatic car wash as shown on the submitted site plans. A Council variance is required because this CPD district allows limited C-4 district uses, while the proposed car wash is a C-5 district use.
- A variance to reduce the drive aisle width is included in the request, and is technical in nature due to property line configuration.
- North of the site is a mixed-use development in the CPD, Commercial Planned Development District. South of the site is the Scioto River. East of the site is the Franklin County Engineers office in the M, Manufacturing District. West of the site is a dog boarding facility in the C-2, Neighborhood Commercial District within Grandview Heights.
- The site is located within the boundaries of the *Columbus Growth Strategy (2026)*, which recommends “Mixed Use 3” land uses at this location.
- Staff concur with the applicant’s analysis of the seven practical difficulties in achieving this proposed development, and support the variance to drive aisle width.

CITY DEPARTMENTS’ RECOMMENDATION: Approval

The requested Council variance will allow development of an automatic car wash in the CPD, Commercial Planned Development District. The proposed use is commercial in nature, consistent with both the Columbus Growth Strategy’s future land use recommendation and the adjacent uses along this portion of Dublin Road. The submitted site plan and landscaping plan demonstrate sufficient screening from public right-of-way and the additional of several trees.

Council Variance Application - Online

DEPARTMENT OF BUILDING
 AND ZONING SERVICES

111 N. Front St., Columbus, Ohio 43215
 Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

STATEMENT OF HARDSHIP

Columbus City Code Section 3307.10 - Variances by City Council.

City council may grant the following zoning variances:

- A. Permit a variation in the yard, height or parking requirements of any district only in conjunction with a change in zoning or a use variance and only where there are unusual and practical difficulties in the carrying out of the zoning district provisions due to an irregular shape of lot, topography, or other conditions, providing such variance will not seriously affect any adjoining property or the general welfare.
- B. Permit a use of the property not permitted by the zoning district established on the property if such use will not adversely affect the surrounding property or surrounding neighborhood and if council is satisfied that the granting of such variance will alleviate some hardship or difficulty which warrants a variance from the comprehensive plan.

Before authorizing any variance from the Zoning Code in a specific case, city council shall first determine that such variance will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the public safety, unreasonably diminish or impair established property values within the surrounding area, or in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the city.

In granting a variance pursuant to this section, council may impose such requirements and conditions regarding the location, character, duration, and other features of the variance proposal as council deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare.

The following factors shall be used in determining whether the applicant has encountered practical difficulties in the use of the property. Respond to the following statements:

1. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without a variance.

Yes No

The car wash site is zoned CPD with C-4 uses. While a C-4 use could be developed, the car wash is consistent with the Grandview Crossing mixed use development and location along the Dublin Road arterial

2. Whether the variance is substantial.

Yes No

The variance isn't substantial for location of a car wash in a major mixed use commercial development and for location along a major arterial right of way (Dublin Road).

3. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance.

Yes No

Grandview Crossing is a major mixed use commercial development located on major arterial rights of way: Dublin Road and Grandview Avenue, both of which are extensively developed with commercial uses. The essential character of the neighborhood won't be altered nor will adjoining properties suffer substantial detriment.

Council Variance Application - Online

111 N. Front St., Columbus, Ohio 43215

Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

4. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, refuse service).

Yes No

The variance will have no effect on government services. All services are available to the site.

5. Whether the property owner purchased the property with knowledge of the zoning restriction.

Yes No

The property owner purchased the land in 2013. The need for variance for the car wash was determined during applicant's due diligence for the car wash proposal.

6. Whether the property owner's predicament feasibly can be obviated through some method other than a variance.

Yes No

While the car wash site could be rezoned (CPD) to add the car wash use, the site is in Zone-In Phase 2 and will be rezoned anyway to a mixed use district with Zone-In Phase 2 later in 2026.

7. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.

Yes No

The spirit and intent behind the zoning requirement is observed and substantial justice done by granting the variance. The proposed car wash land use is completely consistent with location in a major mixed use commercial development and for location along a major arterial right of way (Dublin Road).

List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

NOTE: It is the applicant's responsibility to identify all variances required for the project. If any necessary variances are not included, a new application (and applicable fees) will be required.

I have read the foregoing and believe my application for relief from the requirements of the Zoning Code contains the necessary hardship, will not adversely affect surrounding property owners, and will comply with the variance(s) requested as detailed below (use separate page if needed or desired):

See Exhibit B, page 3.

Signature of Applicant

Mojo Mojo Express Car Wash
by David B. Per

Date

02/20/2026

Signature of Attorney

Donald Hank

Date

02/20/2026

CV26-027
988 Dublin Road
Exhibit B, page 3

The site is part of Grandview Crossing, a major commercial redevelopment of 56 +/- acres with property in the City of Columbus and City of Grandview Heights. By Ordinance 1996-2021, passed 07/26/2021, the Columbus area of the site was rezoned to CPD, Commercial Planned Development District for C-4, Commercial uses. By this variance application, applicant proposes a car wash on 1.232 acres. The 1.232 acres consists of Franklin County Auditors Parcel 010-303743 and 0.520 ac of parcel 010-303744. The car wash will have an easement for use of the 0.520 ac, but the 0.520 ac won't be split to form a new 1.232 ac parcel. The proposed car wash is consistent with the Grandview Crossing mixed use development. The site plan titled "Zoning Site Plan", hereafter "Site Plan", dated April 20, 2026, is the site development plan. For regulatory purposes, including the City of Columbus Final Site Compliance Plan (FSCP) process with all related plans, the total 1.232 ac shall be treated as a single development site. Ordinance 1996-2021 includes variances related to maneuvering, aisle width and division of parking spaces by property lines, subject to full applicable code required dimensions being provided.

Applicant requests the following variances:

- 1). Section 3356.03, C-4 Permitted Uses, to permit a car wash.
- 2). Section 3361.02, Permitted Uses, to permit a car wash.
- 3). Section 3312.09, Aisle, requires a minimum 20 foot wide aisle width for two-way travel, while the applicant proposes to reduce the aisle width to less than 20' on each side of the property line in the north aisle, while a total aisle width of 24' shall be provided.



CV26-027
988 Dublin Rd.
Approximately 1.23± acres



Columbus Growth Strategy (2026)

CV26-027
988 Dublin Rd.
Approximately 1.23± acres



CV26-027
988 Dublin Rd.
Approximately 1.23± acres

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

Council Variance 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 #: CV26-027

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 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:

For Example: Name of Business or individual
 Contact name and number
 Business or individual's address; City, State, Zip Code
 Number of Columbus-based employees

<p>1. 810 Grandview, LLC 842 North 4th Street, Suite 200, Columbus, OH 43215 Number of Columbus-based employees: Zero (0) Contact: Joel Lilly, (614) 327-7473</p>	<p>2. Moo Moo Express Car Wash 13375 National Road, Etna, OH 43068 Number of Columbus-based employees: 150 Contact: Joe Bertucci, (412) 337-3549</p>
<p>3. _____</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 23rd day of February, in the year 2026

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.