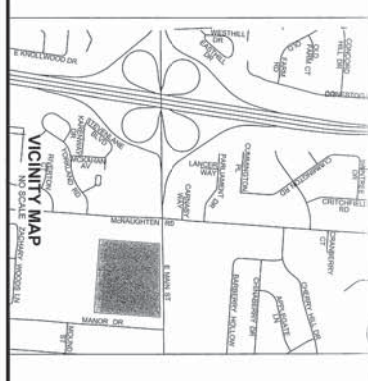
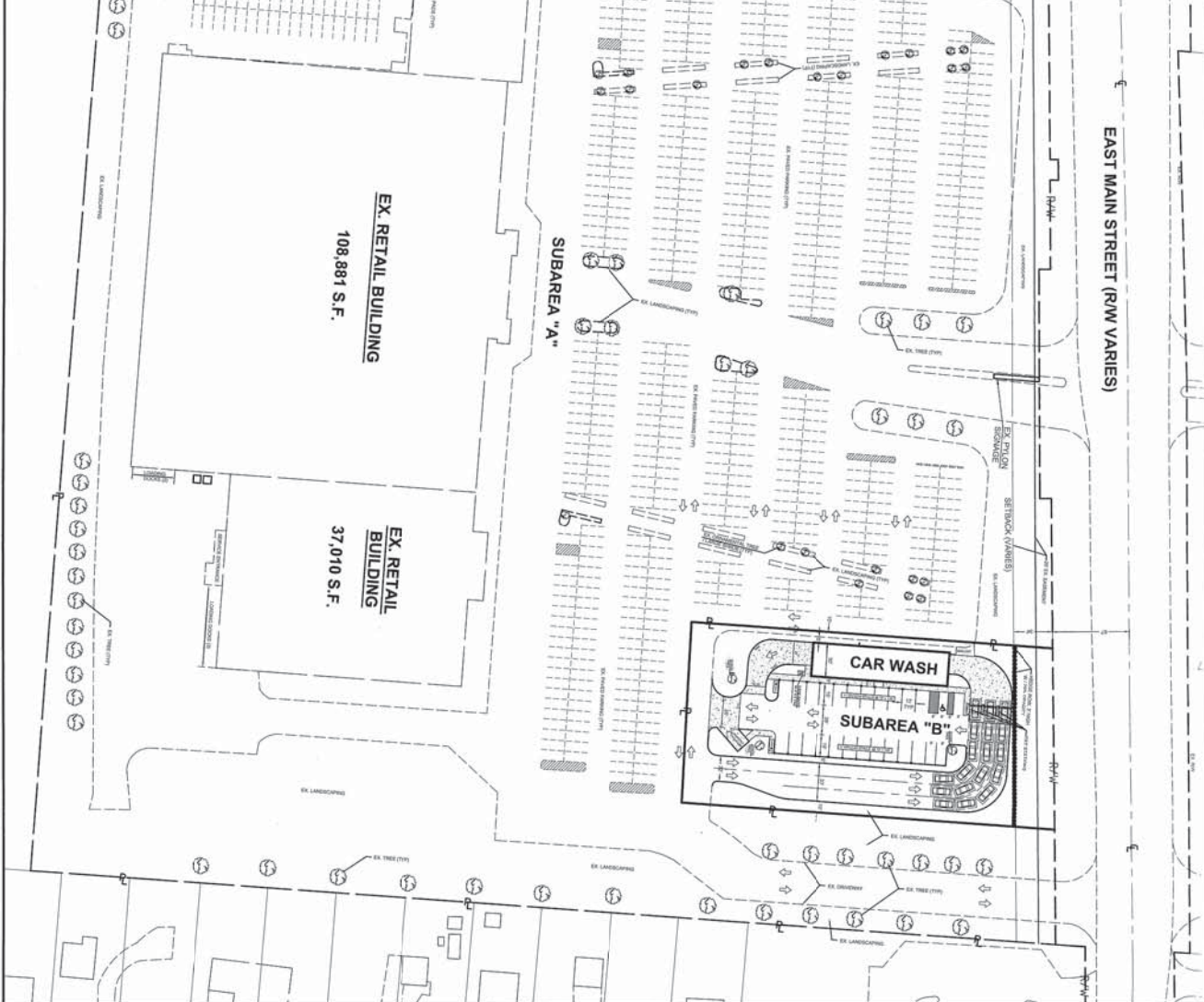


Professional Engineer
 David R. Sicker
 Ohio State Board of Professional Engineers
 License No. 47802
 Date: 9/1/2020



DEVELOPER:
 JOHN BOUSH
 4000 WOOD EXPRESS CAR WASH
 10000 WOODBURN RD
 HINSDALE, OHIO 43088
 PHONE: 614-581-8004
 FAX: 614-581-8004
 EMAIL: JOHN@WOODEXPRESSCARWASH.COM

PLAN DESIGNER:
 RAS CIVIL ENGINEERING, LLC
 P.O. BOX 114
 ARLIN, OHIO 43002
 PHONE: 614-581-8004
 FAX: 614-581-8004
 EMAIL: RICK_SICKER@ATT.NET

SITE DATA

NO.	DESCRIPTION	EXISTING	PROPOSED
1	AREA	18.55 AC	18.55 AC
2	EXISTING USE	RESIDENTIAL	RESIDENTIAL
3	PROPOSED USE	RESIDENTIAL	RESIDENTIAL
4	EXISTING LOT	1	1
5	PROPOSED LOT	1	1
6	EXISTING DRIVEWAY	1	1
7	PROPOSED DRIVEWAY	1	1
8	EXISTING DRIVEWAY	1	1
9	PROPOSED DRIVEWAY	1	1
10	EXISTING DRIVEWAY	1	1
11	PROPOSED DRIVEWAY	1	1
12	EXISTING DRIVEWAY	1	1
13	PROPOSED DRIVEWAY	1	1
14	EXISTING DRIVEWAY	1	1
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94	EXISTING DRIVEWAY	1	1
95	PROPOSED DRIVEWAY	1	1
96	EXISTING DRIVEWAY	1	1
97	PROPOSED DRIVEWAY	1	1
98	EXISTING DRIVEWAY	1	1
99	PROPOSED DRIVEWAY	1	1
100	EXISTING DRIVEWAY	1	1

REZONING NOTES:

- 1) THERE IS NO RIGHT-OF-WAY DESIGNATION REQUIRED AS PART OF THE REZONING OF THIS PROPERTY.
- 2) DUMPSTER SCREENING FOR CAR WASH SHALL BE 6' HIGH AND 100% OPAQUE.
- 3) 2' X 6' EACH, AS REQUIRED BY 3112.04

GRAPHIC SCALE
 1 inch = 50 feet

Z20-039

REZONING SITE PLAN
 6067 EAST MAIN STREET
 COLUMBUS, OHIO

JOB NO.: 19-43
 DATE: SEPTEMBER 1, 2019
 SCALE: HORIZONTAL: 1"=50'
 VERTICAL: N/A
 SHEET NO.: 1 / 1

RAS CIVIL ENGINEERING, LLC
 CIVIL ENGINEERING & SURVEYING SERVICES
 P.O. BOX 114 • ARLIN • OHIO • 43002
 614-581-8504 • RICK_SICKER@ATT.NET

Rick Sicker
 47802
 04/28/20
 REGISTERED ENGINEER NO. DATE



REVISIONS

REV#	DATE	SHEET	DESCRIPTION	APPROVED

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JULY 9, 2020**

- 10. APPLICATION: Z20-039**
- Location:** **6067 E. MAIN ST. (43213)**, being 19.75± acres located on the south side of East Main Street, 350± feet east of McNaughten Road (010-294645; Far East Area Commission).
- Existing Zoning:** CPD, Commercial Planned Development District.
- Request:** CPD, Commercial Planned Development District (H-35).
- Proposed Use:** Addition of car wash to existing commercial development.
- Applicant(s):** Moo Moo Car Wash.; c/o Dave Perry, Agent; David Perry Company, Inc.; 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):** SRL East Main Center LLC, P.O. Box 24550; Columbus, OH 43224.
- Planner:** Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

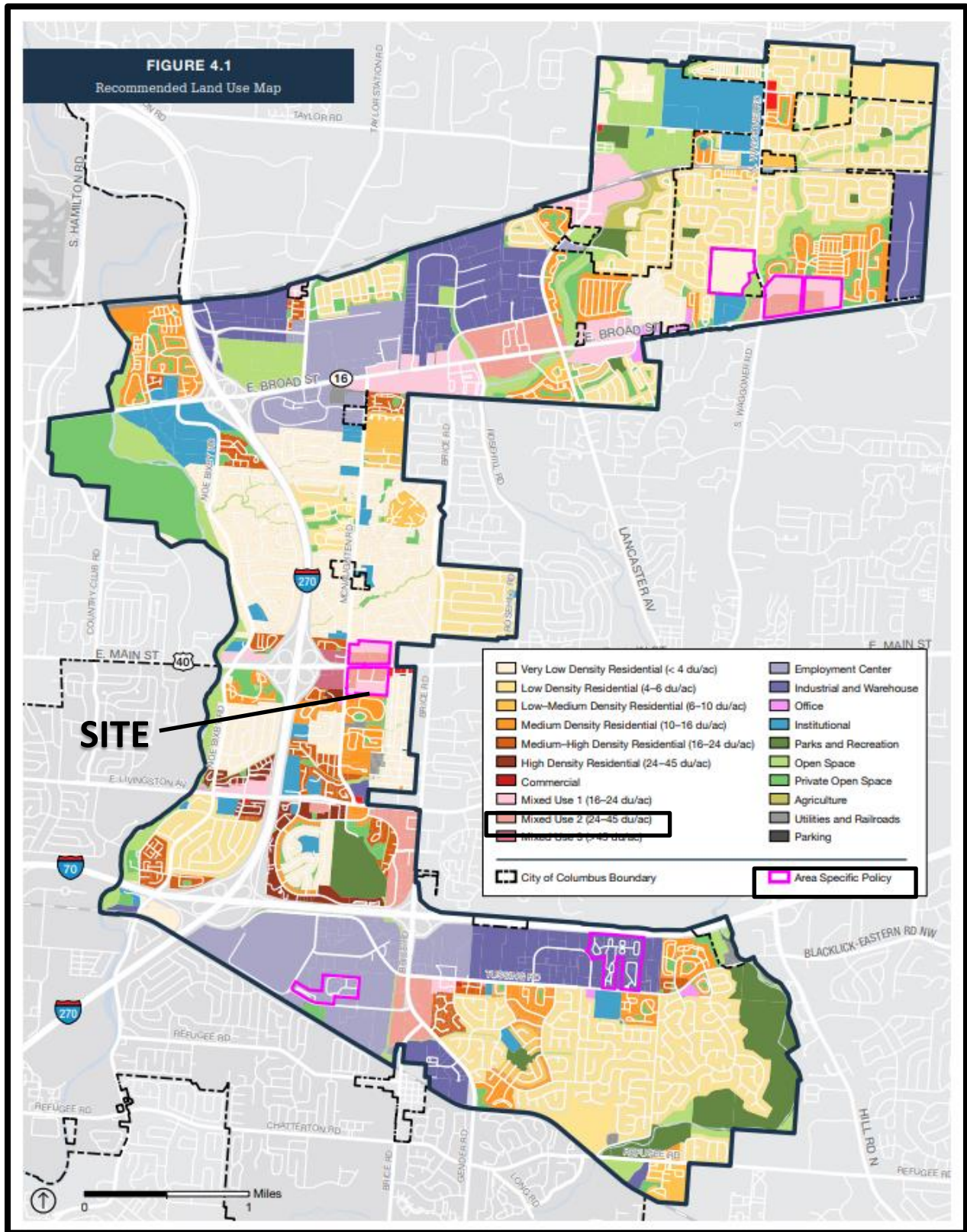
BACKGROUND:

- The site is developed with a retail development (170,000 square feet) in the C-4, Commercial District. The applicant is requesting the CPD, Commercial Planned Development District to permit an automatic car wash in addition to the existing C-4 uses. The applicant proposes to split 1.18 acres in the northeast portion of the site for the proposed car wash (Subarea B). The remainder of the site will remain as a retail/commercial development (Subarea A).
- To the north, across East Main Street, is commercial development in the CPD, Commercial Planned Development District. To the south, is a multi-unit residential development in the PUD-8, Planned Unit Development District. To the east is an eating and drinking establishment in the L-C-5, Limited Commercial District, and single-unit dwellings in the R-2F, Residential District. To the west is commercial development in the C-4, Commercial District.
- This site is within the planning boundaries of the *Far East Land Use Plan* (2018), which recommends “Mixed Use 2 (24045 du/AC)” land uses at this location.
 - This site is also subject to Area Specific Policies 1 and 2.
 - Policy 1: Mixed Use area and the Community Commercial Overlay. CCO standards should be used along with C2P2 Design Guidelines. Priority parking will be placed on developments providing a mix of uses and hiding parking to the greatest extent possible.
 - Policy 2: Mixed Use Area Step Down. Mixed use redevelopment should step down in height and intensity near adjacent residential.
 - Additionally, the Plan includes early adoption of the Columbus Citywide Planning Policies (C2P2) Design Guidelines (2018).

- The site is located within the boundaries of the Far East Area Commission, whose recommendation is for approval.
- The development text commits to a site plan and includes development standards addressing setbacks, site access, landscaping, building design, lighting, and graphics provisions. For the retail development (Subarea A), variances to aisle width, lighting, and parking lot landscaping are requested. For the automatic car wash (Subarea B), a variance to the drive-up stacking area is requested.
- The Columbus Multimodal Thoroughfare Plan identifies this portion of E. Main St. as a Suburban Commuter Corridor requiring 120 feet of right-of-way.

CITY DEPARTMENTS' RECOMMENDATION: Disapproval.

The requested CPD, Commercial Planned Development District will allow a commercial development that is compatible with the density and development standards of adjacent commercial developments. While the use may be appropriate, the site plan and design do not conform to the Community Commercial Overlay (CCO) design guidelines in accordance with the *Far East Land Use Plan's* area-specific policy.



Z20-039
 6067 E. Main St.
 Approximately 19.75 acres
 CPD to CPD



Z20-039
6067 E. Main St.
Approximately 19.75 acres
CPD to CPD

Standardized Recommendation Form

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

Case Number _____

Address _____

Group Name _____

Meeting Date _____

Specify Case Type
BZA Variance / Special Permit
Council Variance
Rezoning
Graphics Variance / Plan / Special Permit

Recommendation
(Check only one) **Approval**
 Disapproval

NOTES:

Vote _____

Signature of Authorized Representative  _____

Recommending Group Title _____

Daytime Phone Number _____

Please **e-mail** this form to **the assigned planner within 48 hours of meeting day**; OR **FAX** to Zoning at (614) 645-2463; OR **MAIL** to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.

MOST OF THE COMMISSIONERS WERE FAMILIAR WITH OTHER MOO MOO CAR WASHES IN THE FEAC AREA since they have 12 locations in the Greater Columbus area.

COMMISSIONER CONCERNS EXPRESSED WERE:

-Possible increase in traffic on E Main St

It was felt that Moo Moo draws local customers from adjacent neighborhoods AND MooMoo states the maximum flow is only 1 car per 3 minutes and therefore no appreciable increase in traffic on Main St.

-Mr. Gilford explained using landscape and shrubs to screen headlight glare from customers on E Main and Manor Dr

Overall, the Commissioners are willing to welcome Moo Moo as a new employment center to the neighborhood.

THERE WERE SEVERAL ADJACENT RESIDENTS THAT EXPRESSED OPPOSITION:

-They stated Manor Dr already has heavy traffic and this will increase traffic. They also expressed that homeless and others cut through their property as well as people that get food at Rally's and throw trash out of their car windows.

-Another major complaint was the brightness of the lights in the Value City Parking Lot.

Mr Gilford stated hours of operation and his response was 7:00am to 8:00pm. Before and after lighting would be for security.

Since these concerns are in regards to other existing businesses, they are being referred to the Neighborhood Liason



DEPARTMENT OF BUILDING AND ZONING SERVICES

Rezoning Application

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov • zoninginfo@columbus.gov

PROJECT DISCLOSURE STATEMENT

All parties having a 5% or more interest in the project that is the subject of this application should be listed. THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION #: Z20-039

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, Ohio 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 (include contact name and number)
Business or individual's address; City, State Zip Code
Number of Columbus based employees
(Limited to 3 lines per box)

Table with 4 columns for listing parties with interest in the project. Column 1: Moo Moo Car Wash, 13375 National Road SW, Suite D, Reynoldsburg, Ohio 43068; # Cols based Emps: 150; Contact: Jeff Gilger, 614-751-9274. Column 2: SRL East Main Center, LLC, P.O. Box 24550, Columbus, Ohio 43224; # Cols based Emps: Zero (0); Contact: A.J. Solomon, 614-449-4863. Columns 3 and 4 are empty.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Donald Plank

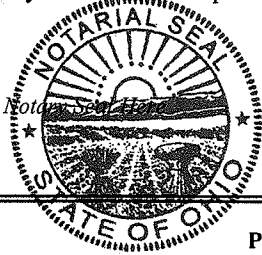
Subscribed to me in my presence and before me this 24th day of April, in the year 2020

SIGNATURE OF NOTARY PUBLIC

K. Shiple

My Commission Expires:

09/10/2024



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

KELLY B. SHIPLEY
Notary Public, State of Ohio
My Commission Expires
September 10, 2024

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