

LOS DIAZ PROPERTIES, LLC
 P.O. BOX 100
 1.18 ACRES
 Z14-033 COMMERCIAL
 CA, 212787A, H-35

The development depicted on this drawing may be slightly adjusted to reflect engineering, surveying or other conditions not shown. The final development plans are controlled. Any changes to this drawing must be approved by the Planning and Zoning Commission. The Planning and Zoning Commission is responsible for the design upon submission of the application and upon approval of the application.

Signature: *David B. Perry* Date: 7/1/19
 David B. Perry, Agent for Applicant
 Signature: *David Rick* Date: 7-1-19
 David Rick, Director of Planning and Zoning



DEVELOPER: JOHN BOCH
 MOO MOO EXPRESS CAR WASH
 33375 NATIONAL ROAD, SUITE C
 ROCKWELL, OHIO 43088
 PHONE: 614-525-2444
 FAX: 614-525-2444
 EMAIL: JOHN@MOOMOOCARWASH.COM

PLAN DESIGNER: RAS CIVIL ENGINEERING, LLC
 1144 W. 10TH AVE.
 COLUMBUS, OHIO 43260
 PHONE: 614-581-8504
 FAX: 614-581-8504
 EMAIL: JOHN@RASCE.COM

CURRENT ZONING: 27-043 COMMERCIAL, LCA, 5/19/1992, H-35
PROPOSED ZONING: SOUTH HIGH STREET RCD
PROPOSED USE: CAR WASH
TRADING ADDRESS: SUBAREA A
 3588 SOUTH HIGH STREET
 COLUMBUS, OHIO 43260

SITE REQUIREMENTS (SUBAREA A):
 PARKING REQUIRED: 2 SPACES
 50% OF REQUIRED PARKING TO BE PROVIDED ON-SITE
 REQUIRED BIKE RACKS: 1 BIKE RACK
 ACTUAL: 2 BIKE RACKS

SHADE TREES REQUIRED: CALIBER MIN. IN 1/4" S.E. ISLAND
 TRUNK TO 3" DIAMETER, 7'10" = 1 TREE
 ACTUAL: 1 TREE

SITE DATA TABLE

TOTAL SITE AREA	2.038 ACRES
DEVELOPABLE AREA (DA)	1.147 ACRES
PRE-DEVELOPED IMPROVEMENTS (PI)	0.891 ACRES
REMAINING DEVELOPABLE AREA (RDA)	0.897 ACRES
REQUIREMENTS (R)	0.897 ACRES

- REZONING NOTES:**
- 1) THERE IS NO RIGHT-OF-WAY DEDICATION REQUIRED AS PART OF THE REZONING OF THIS PROPERTY.
 - 2) DUMPSTER SCREENING SHALL BE HIGH AND BIKE RACK PADS WILL BE 2' X 8' EACH, AS REQUIRED BY 3312.49

Z19-025

GRAPHIC SCALE
 1 inch = 30 ft.

DATE: JULY 1, 2019
 SCALE: HORIZONTAL 1"=30'
 VERTICAL: N/A
 SHEET NO.: 1 / 1

REVISIONS

REV#	DATE	SHEET	DESCRIPTION	APPROVED

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

Richard Sicker 47802
 REGISTERED ENGINEER NO. 07/01/19 DATE

STATE OF OHIO
 RICKARD SICKER
 PROFESSIONAL ENGINEER

COLUMBUS, OHIO
MOO MOO EXPRESS CARWASH
 3588 S HIGH STREET

REZONING SITE PLAN

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JUNE 13, 2019**

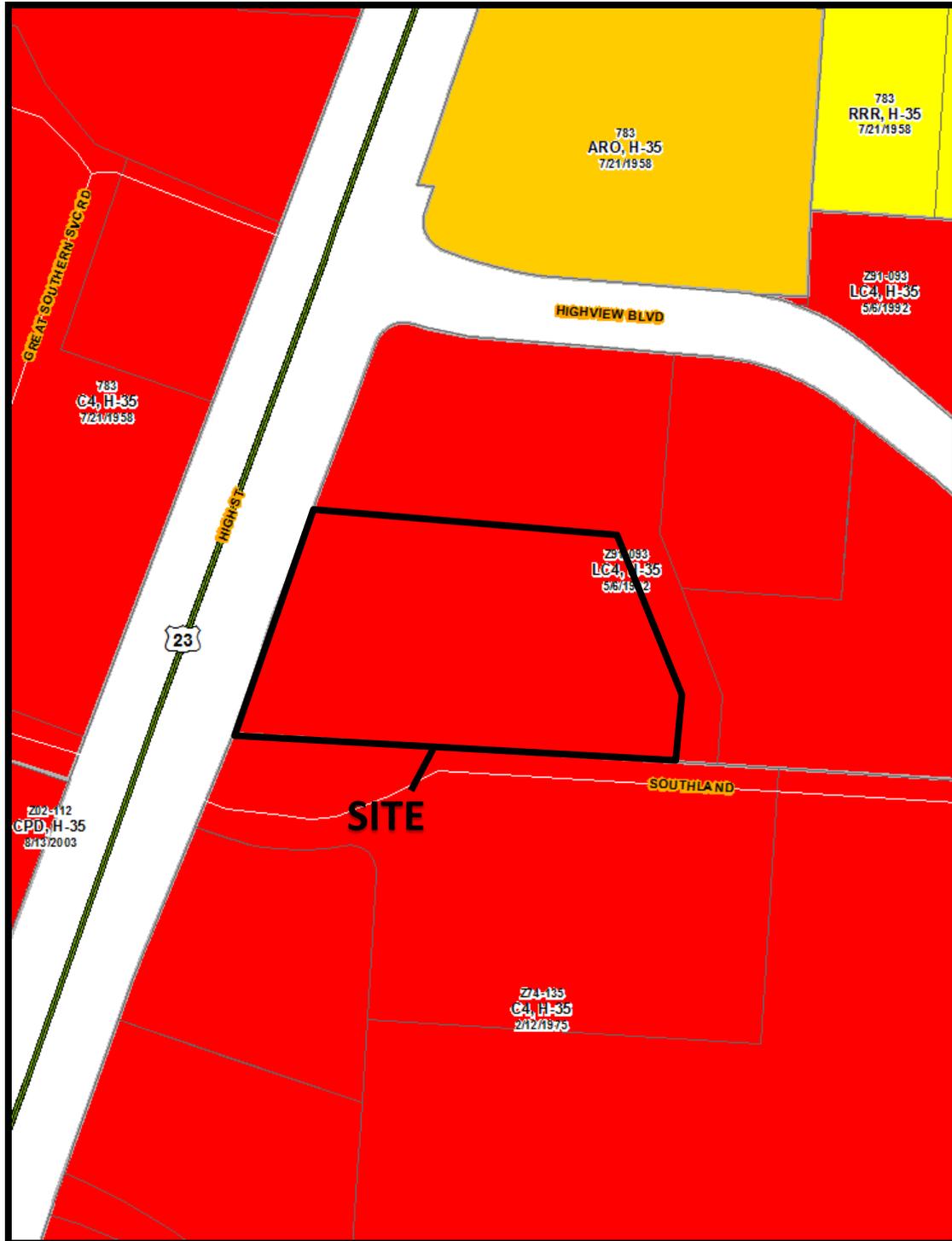
- 1. APPLICATION: Z19-025**
Location: **3588 SOUTH HIGH STREET (43207)**, being 2.04± acres located on the east side of South High Street, 230± feet south of Highview Boulevard (010-250935; Far South Columbus Area Commission).
Existing Zoning: L-C-4, Limited Commercial District.
Request: CPD, Commercial Planned Development and L-C-4, Limited Commercial Districts (H-35).
Proposed Use: Car wash and future 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): Lemaster Real Estate, LLC; c/o Paul A. Lemaster; 156 Big Pete Road; Franklin Furnace, OH 45629.
Planner: Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

BACKGROUND:

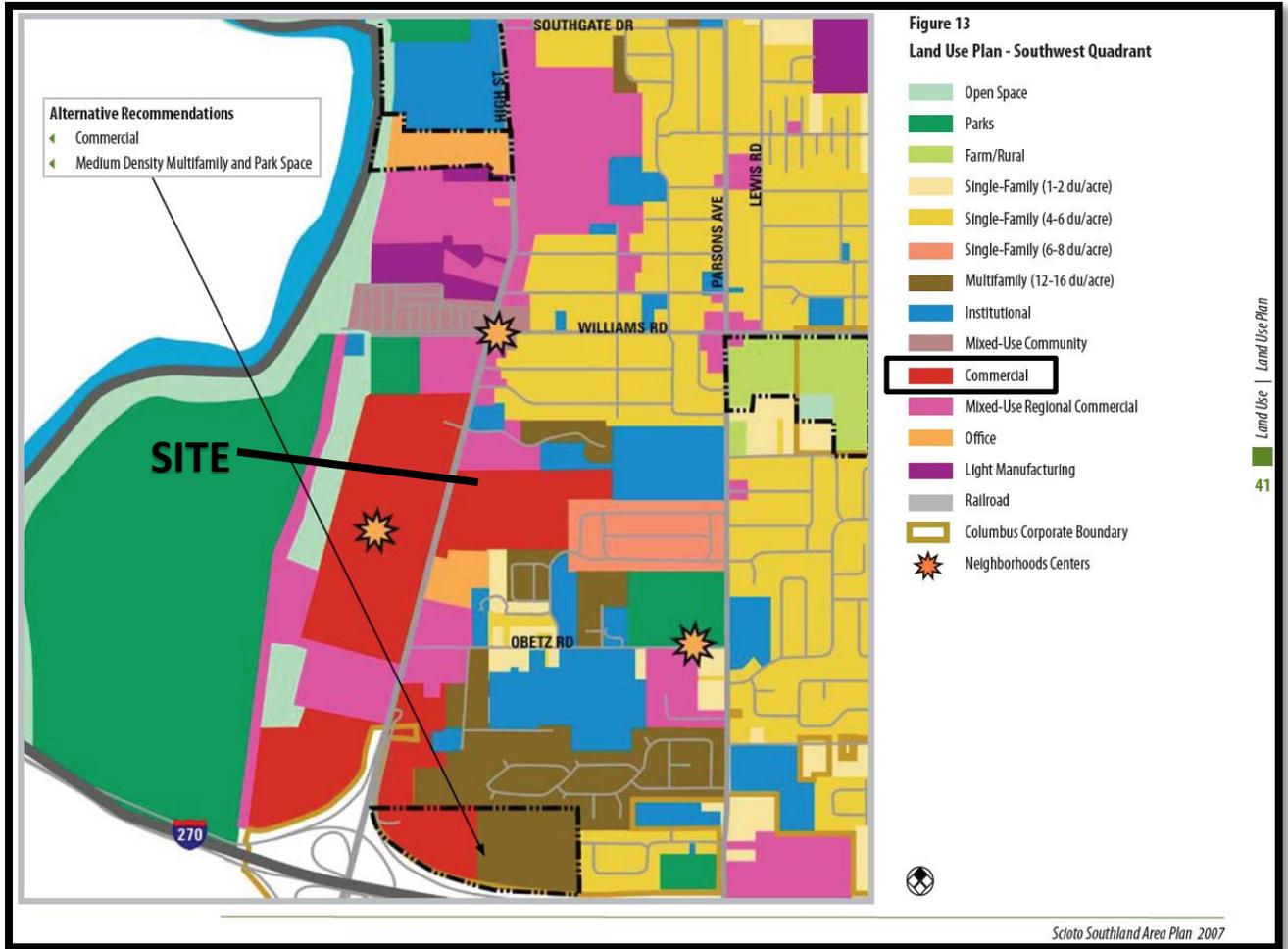
- The site is developed with a vacant commercial building in the L-C-4, Limited Commercial District. The applicant is requesting the CPD, Commercial Planned Development District (Subarea A) to permit an automatic car wash and the L-C-4, Limited Commercial District (Subarea B) to permit future commercial development.
- The site is surrounded by commercial development in the C-4, Commercial or L-C-4, Limited Commercial District.
- The site is subject to the South High Street RCO and is located within the boundaries of *Scioto Southland Plan* (2007), which recommends “Commercial” land uses for this location.
- The site is located within the boundaries of the Far South Columbus Area Commission, whose recommendation is for approval.
- The development text commits to a site plan and includes development standards addressing site access, landscaping, and graphics provisions. For Subarea A, a variance to drive-up stacking area is included in this request.
- The *Columbus Thoroughfare Plan* identifies South High Street as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development and L-C-4, Limited Commercial Districts will allow a car wash and future commercial development that is compatible with the density and development standards of adjacent commercial development. The proposed car wash in Subarea A and permitted uses of Subarea B are compatible with the land use recommendation of the *Scioto Southland Plan* as well as RCO standards.



Z19-025
3588 South High Street
Approximately 2.04 acres
L-C-4 to CPD, L-C-4



Z19-025
3588 South High Street
Approximately 2.04 acres
L-C-4 to CPD, L-C-4



Z19-025
3588 South High Street
Approximately 2.04 acres
L-C-4 to CPD, L-C-4



DEPARTMENT OF BUILDING AND ZONING SERVICES

Standardized Recommendation Form

111 N. Front Street, Columbus, Ohio 43215

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

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

Case Number: Z19-025

Address: 3588 S High Street

Group Name: Far South Columbus Area Commission

Meeting Date: May 2, 2019

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

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

NOTES:

Vote: 4/11 YES, 7/0 NO

Signature of Authorized Representative: Becky Walcott

FS CAC

6014-927-7040

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or FAX to Zoning at 614-645-2463; or MAIL to: Assigned Planner, City of Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.

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 #: 219-025

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)

<p>1. Moo Moo Car Wash; 13375 National Road SW Reynoldsburg, OH 43068; # of Cols based empys: 150; Contact: Jeff Gilger; Phone: 614-751-9274</p>	<p>2. Lemaster Real Estate, 156 Big Pete Road, Franklin Furnace OH 45629; # of Columbus based employees: Zero (0) Contact: Paul A. Lemaster; Phone: (740) 285-9333</p>
<p>3. ----- -----</p>	<p>4. ----- -----</p>

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 25th day of March, in the year 2019

SIGNATURE OF NOTARY PUBLIC MaryAlice Wolf

My Commission Expires: _____

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

Notary Seal Here



MaryAlice Wolf
Notary Public, State of Ohio
My Commission Expires October 24, 2023

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