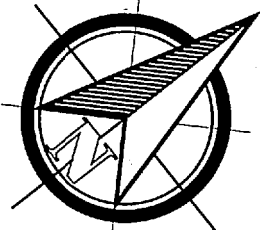
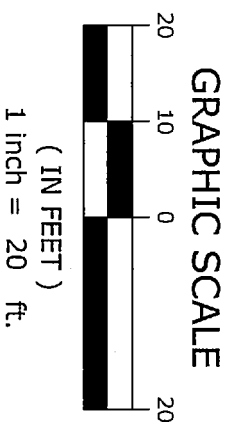


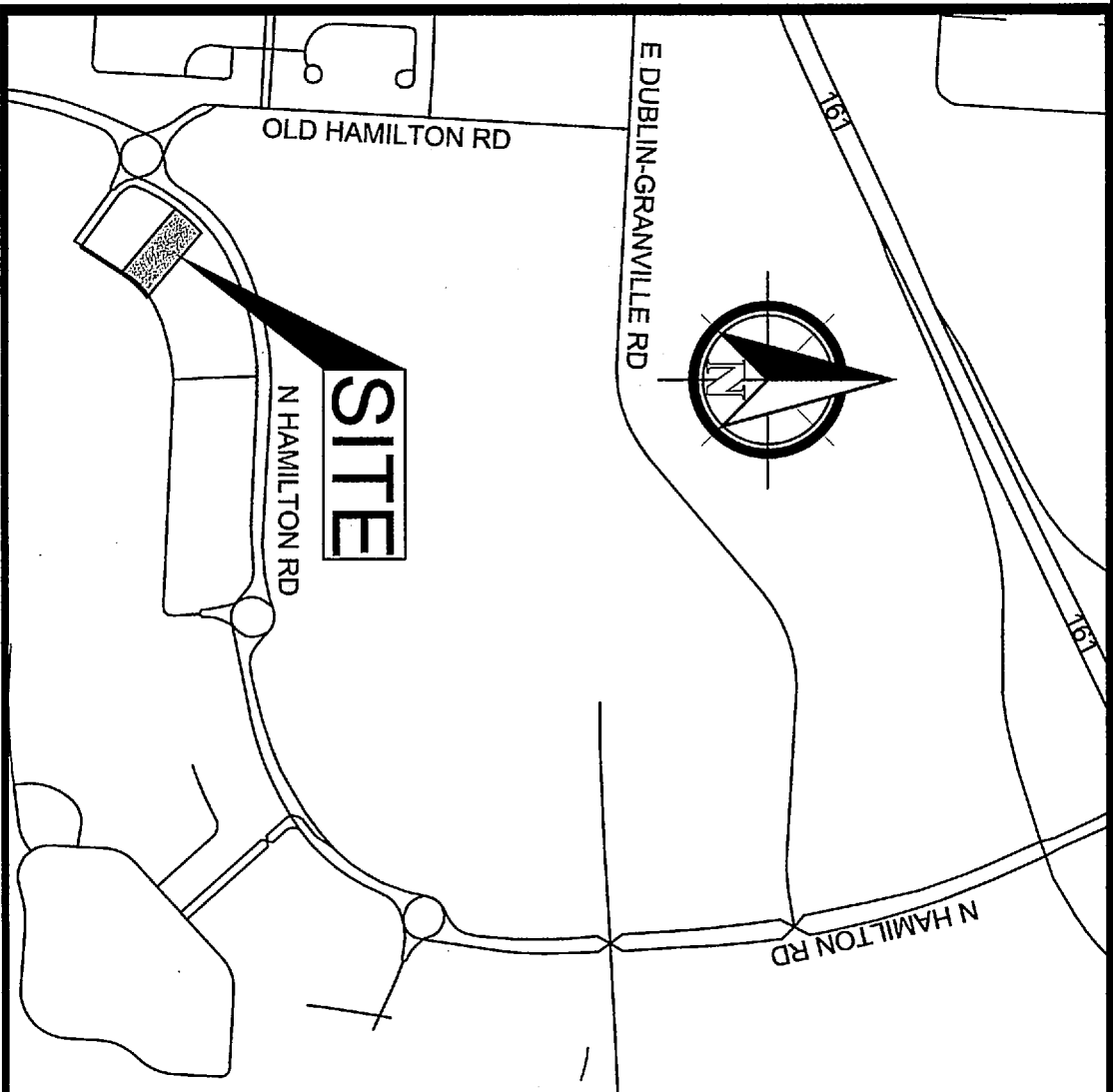
CASEY'S MARKETING COMPANY
1.38 ACRES
N. HAMILTON ROAD
PID: 545-300807



ACCESS ROAD

ACCESS ROAD
INSTRUMENT #202005010057056

FIVE 14 CHURCH
10.64 ACRES, Z10-013(SUB 1), MULTIFAMILY, LARO, 8/22/2012, H-60
5744 N. HAMILTON ROAD
PID: 545-296323



DEVELOPER
JOHN ROUSH
MOO MOO EXPRESS CAR WASH
13375 NATIONAL ROAD, SUITE C
REYNOLDSBURG, OHIO 43068
PHONE: 614-208-2778
FAX: 614-522-5244
EMAIL: JOHN@MOOMOOEXPRESS.COM

CURRENT ZONING: Z16-043, COMMERCIAL, CPD, 5/3/2017, H-35
PROPOSED ZONING: CPD
PROPOSED USE: CAR WASH
ZONING ADDRESS: 5756 NORTH HAMILTON ROAD
PARCEL #: PART OF 545-300807
LOT AREA: 0.946 ACRES, 41,208 SF.
LOT COVERAGE: 8.7% (BUILDING ONLY)

SITE REQUIREMENTS
PARKING REQUIRED: 2 SPACES
PARKING PROVIDED: 4 SPACES (PLUS 21 VACUUM STATIONS)
HC PARKING PROVIDED: 1 SPACES
HC PARKING PROVIDED: 1 SPACES
REQUIRED BICYCLE SPACES: 220 = 1 BIKE RACK
ACTUAL: 2 BIKE RACK
SHADE TREES REQUIRED: 2" CALIBER MIN. IN 145 SF ISLAND
1 TREE / 10 SPACES, 2/10 = 1 TREES
ACTUAL: 1 TREES

REZONING NOTES:

- 1) THERE IS NO RIGHT-OF-WAY DEDICATION REQUIRED AS PART OF THE REZONING OF THIS PROPERTY.
- 2) DUMPSTER SCREENING SHALL BE 6' HIGH AND 100% OPAQUE.
- 3) BIKE RACK PADS WILL BE 2' X 6', AS REQUIRED BY 3312.49

OHIO
Utilities Protection
SERVICE
Zoning Division
1-800-362-2764
CALL TWO WORKING DAYS BEFORE FILING (FOR REVISIONS THERE SHOULD BE NO MORE THAN TWO)

Z21-050A

The development depicted on this drawing may be slightly adjusted to reflect engineering, topographical or other data not shown. Any adjustment to the drawing shall be reviewed and may be approved by the Director of the Building and Zoning Services Department or his designee upon submission of the appropriate data regarding the proposed adjustment.

David B. Perry, Agent for Applicant
David B. Perry, Attorney for Applicant
Date: 03/31/2022
Date: 03/31/2022

Z21-050A Final Received 3/31/2022

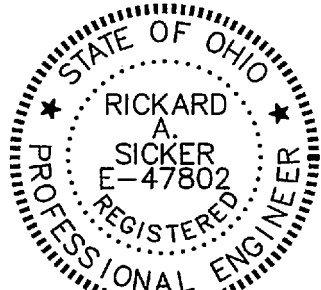
RAS CIVIL ENGINEERING, LLC

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

Rickard A. Sicker
REGISTERED ENGINEER NO. 47802

03/31/22
DATE

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



REVISIONS

REV# DATE DESCRIPTION

COLUMBUS, OHIO
MOO MOO EXPRESS CARWASH
5756 NORTH HAMILTON ROAD

ZONING SITE PLAN

JOB NO.: 21-04
DATE: MARCH 31, 2022
SCALE: 1" = 20'
SHEET NO.: 1 / 1

**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, 1st Floor; Columbus, OH 43215; and Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, 2nd 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

BACKGROUND:

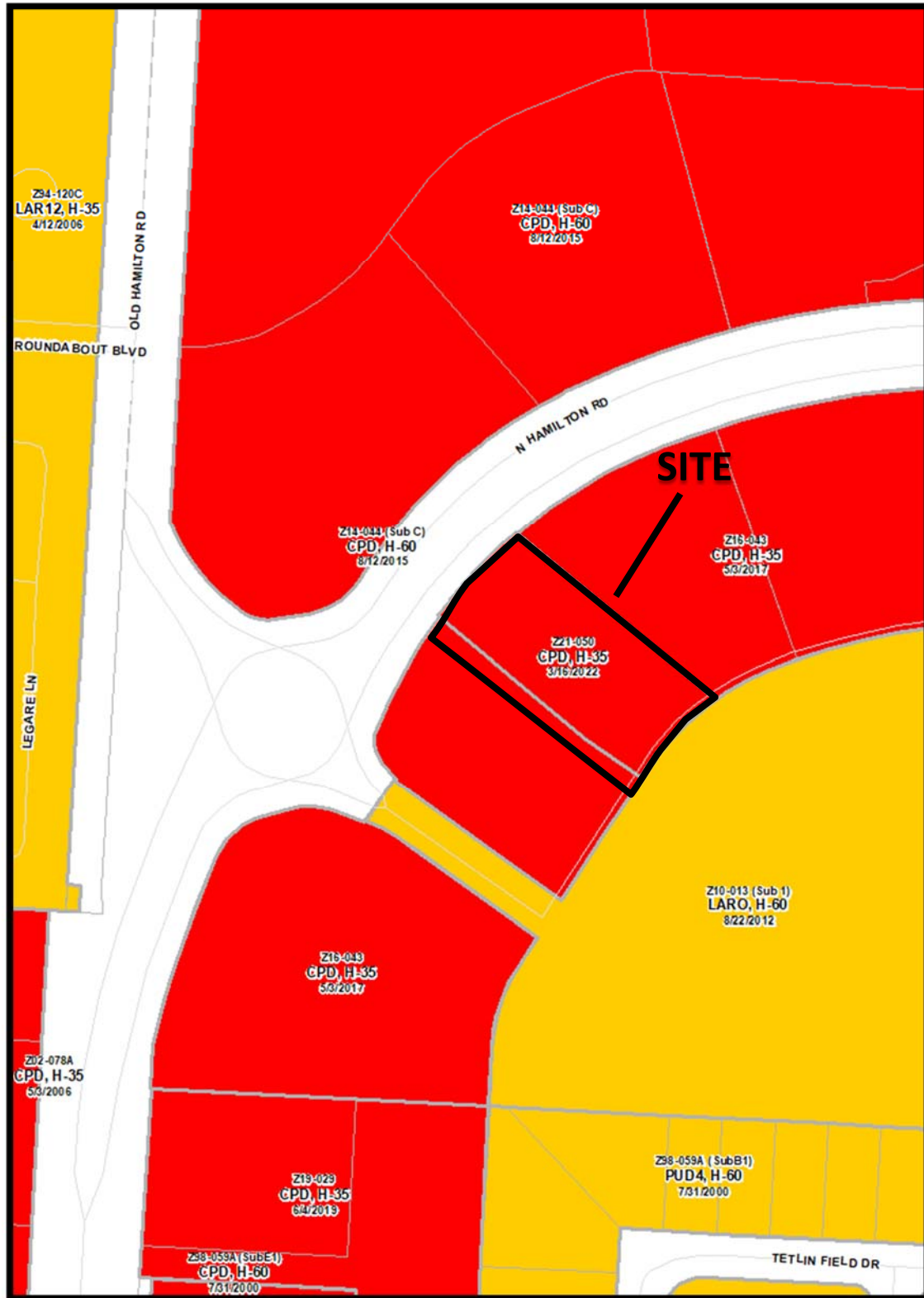
- The site consists of a portion of one undeveloped parcel zoned in the CPD, Commercial Planned Development District (Z16-043), which permitted many commercial uses and established development standards for the 13.86 acres of property located south of the recently constructed North Hamilton Road "S curve." 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.

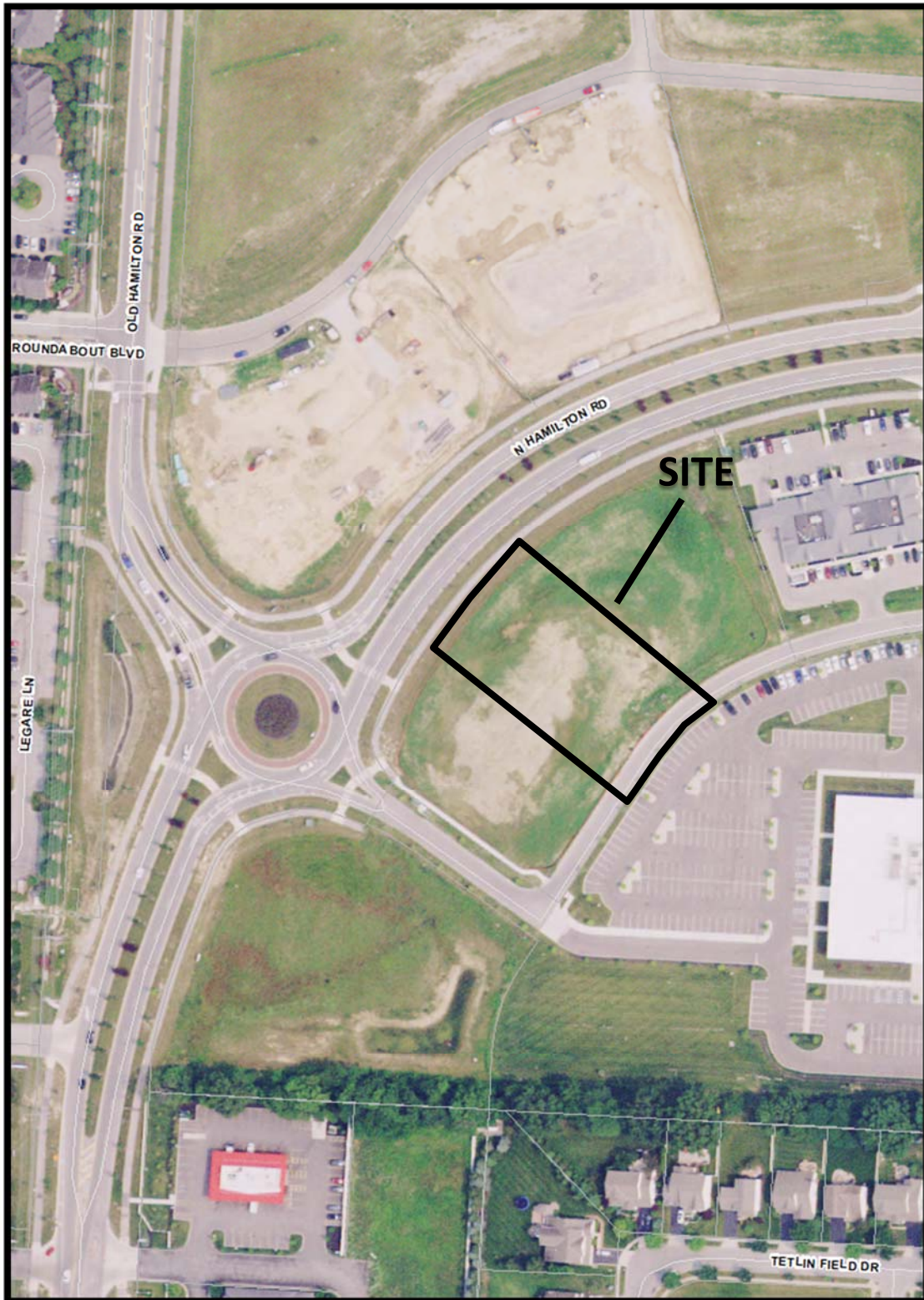
- The *Columbus Multimodal Thoroughfare Plan* identifies this portion of North Hamilton Road as a Suburban Commuter Corridor requiring 120 feet of right-of-way.

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.



Z21-050A
5756 N. Hamilton Rd.
Approximately 0.95 acres
CPD to CPD



Z21-050A
5756 N. Hamilton Rd.
Approximately 0.95 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), Westwood (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.*

*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

Pine, Shannon L.

From: David Perry <dave@daveperryco.net>
Sent: Wednesday, April 27, 2022 12:33 PM
To: David Perry
Subject: FW: Moo Moo Car Wash / 5756 N Hamilton Road (Z21-050, Ord. 0349-2022, 2/16/2022)

From: Dave Paul <dwpaul@fpcivic.org>
Sent: Friday, April 15, 2022 10:21 PM
To: David Perry <dave@daveperryco.net>
Cc: William Logan <wrlogan@msn.com>
Subject: Re: Moo Moo Car Wash / 5756 N Hamilton Road (Z21-050, Ord. 0349-2022, 2/16/2022)

Dave,

After reviewing the changes made in this application subsequent to its presentation to the Northland Community Council (NCC) Development Committee in June 30, 2021, specifically the site plan dated March 31, 2022, as well as changes to the plan dated January 6, 2022 and to the zoning text dated December 27, 2021, it does not appear to me or to co-chair Bill Logan that the most recent changes are material to the aspects of the application that were or typically would be of concern to the Committee. We do not feel that the changes most recently made would negatively affect the Committee's recommendation; if anything, the additional screening would likely be welcomed by the members of the Committee.

Consequently, we believe the Committee would continue to support the project as modified, and do not feel that the latest revisions require rehearing by the Committee prior to amendment of the zoning ordinance by Columbus City Council.

Thanks for giving us a chance to review and comment.

Dave Paul
Development Committee Chair
Northland Community Council
Cell: (614)325-8217
Email: dwpaul@fpcivic.org

On Thu, Apr 14, 2022 at 5:46 PM David Perry <dave@daveperryco.net> wrote:

Hi Dave:

I'm writing about the Moo Moo Car Wash on N. Hamilton Road. The rezoning was passed at City Council 2/16/2022. Moo Moo is working with the Hamilton Quarter Design Review Board (HQDRB). HQDRB has requested some site plan changes. The rezoning ordinance will need to be amended at

City Council with the new site plan. I'm sending to you and Bill first before I start amendment ordinance with Zoning staff.

Changes:

- 1). Site area increased from 0.87 acres to 0.946 acres. The site is wider to provide green space setback on both sides of site.
- 2). The east pavement setback increased from 0' to 4'. Landscaping added in the 4' pavement setback.
- 3). The west pavement setback increased from 0' to 5'. Landscaping added in the 5' pavement setback.
- 4). Other landscaping added.

The car wash building/wash entrance queuing/vacuum area, parking, on-site circulation and site access are the same.

City staff will want to know I have sent the new site plan to you and that Northland supports it.

Please call or email if any questions or if you or Bill would like to discuss.

I have attached the ordinance site plan and the updated site plan.

Thank you.

Dave

Dave Perry

David Perry Company, Inc.

411 E Town Street, Floor 1

Columbus, OH 43215

PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z21-050A

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. Casey's Marketing Company; One S.E. Convenience Blvd., Ankeny, IA 50021 # Columbus based employees: Zero (0) Contact: Kendra Meyer, (515) 965-8600	2. Moo Moo Car Wash 13375 National Road SW, Suite D; Etna, OH 43068 # Columbus based employees: 150 Contact: Jeff Gilger, (614) 751-9274
3. Commercial Site Acquisitions, Inc. 250 Civic Center Drive, #500; Columbus, OH 43215 # Columbus based employees: Zero (0) Contact: Eric Leibowitz, (614) 744-2027	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 25th day of April, in the year 2022

MaryAlice Wolf
SIGNATURE OF NOTARY PUBLIC

Notary Seal Here

My Commission Expires



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

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