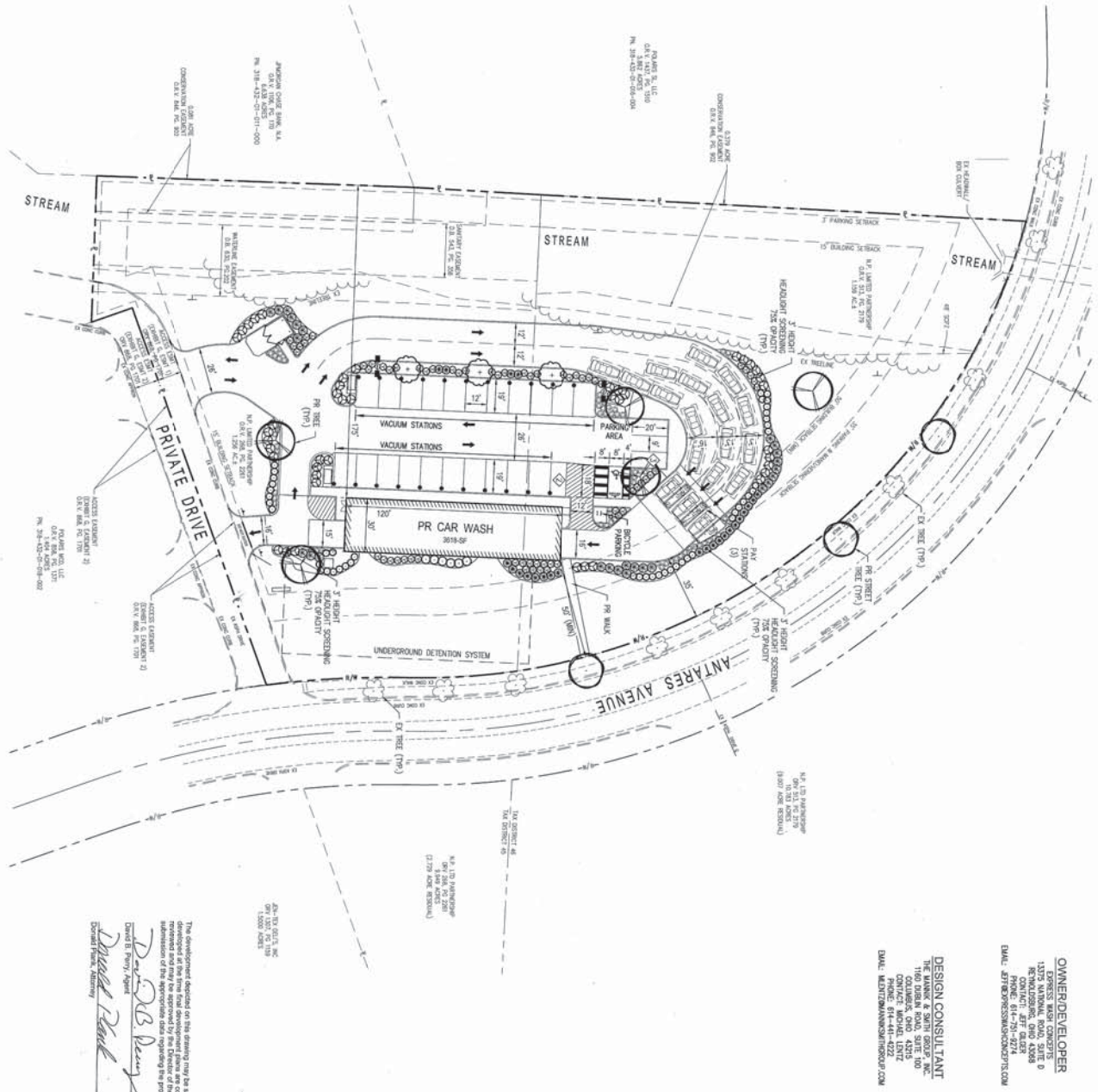


Project: 1814-2022; Z22-014; Page 1 of 8

FINAL SITE PLAN RECEIVED 5.27.22 SHEET 1 OF 1



OWNER/DEVELOPER
MOO-MOO EXPRESS CAR WASH
13375 NATIONAL ROAD, SUITE D
ETNA, OHIO 43028
CONTACT: JEFF CLARK
PHONE: 614-251-4274
EMAIL: JEFF@MOOMOOEXPRESS.COM

DESIGN CONSULTANT
THE MANNIK & SMITH GROUP, INC.
1160 DUBLIN ROAD, SUITE 100
DUBLIN, OHIO 43015
CONTACT: MICHAEL LEVITZ
PHONE: 614-441-4222
EMAIL: MICHAEL@MANNIKSMITHGROUP.COM

DATE: 05/17/2022
DATE: 05/17/2022
DATE: 05/17/2022

PREPARED FOR:
MOO-MOO EXPRESS CAR WASH
9190 ANTARES AVE, COLUMBUS, OHIO 43240

TECHNICAL SKILL, CREATIVE SPIRIT:
MANNIK & SMITH GROUP
www.MannikSmithGroup.com

PROJECT NO: M3000010
DRAWN BY: RAHR
CHECKED BY: MUM

ZONING SITE PLAN		MOO-MOO EXPRESS CAR WASH		9190 ANTARES AVE, COLUMBUS, OHIO 43240	
1	1	1	1	1	1

**STAFF REPORT
DEVELOPMENT COMMISSION
SPECIAL ZONING MEETING
CITY OF COLUMBUS, OHIO
JUNE 9, 2022**

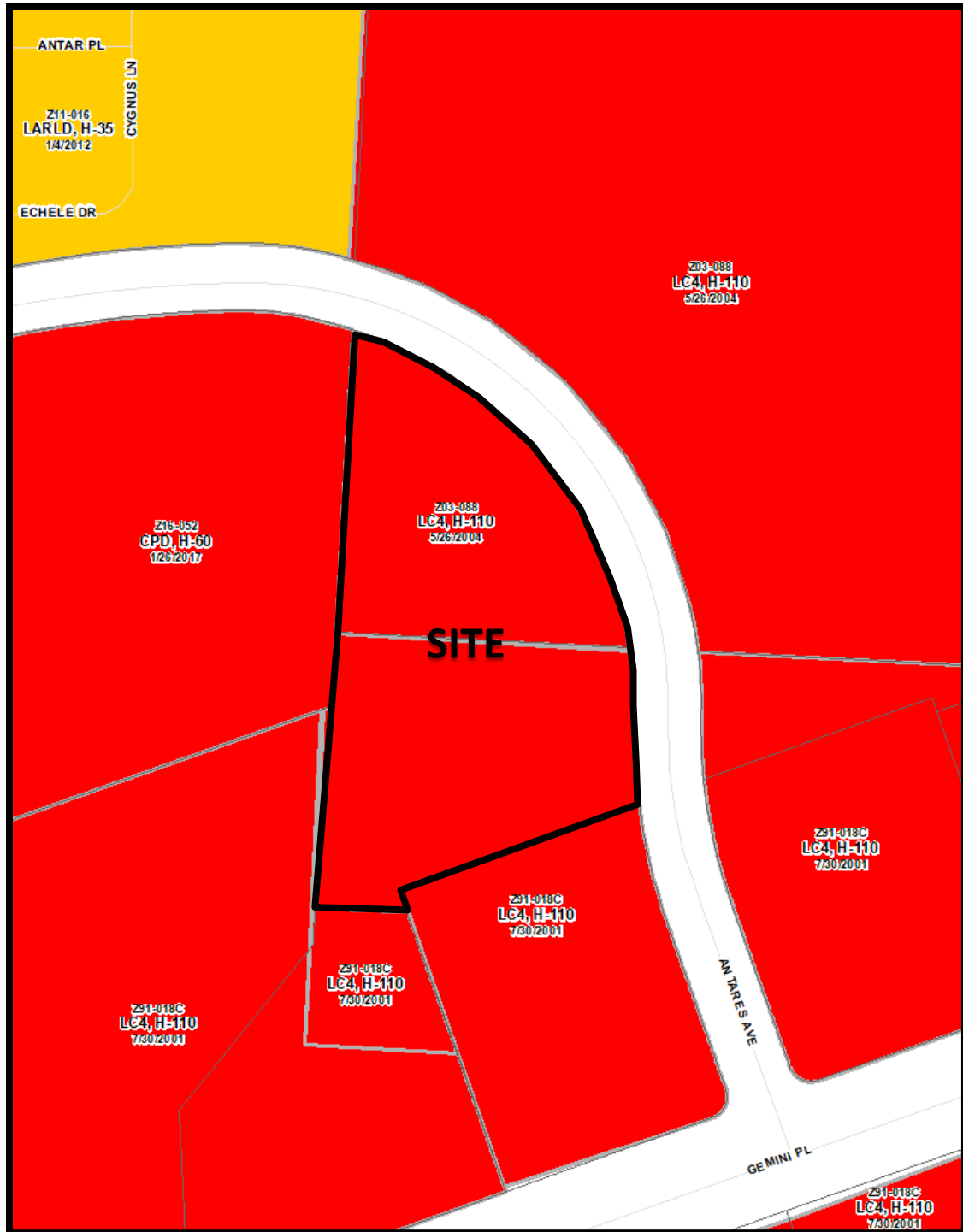
- 10. APPLICATION: Z22-014**
- Location:** **9190 ANTARES AVE. (43240)**, being 2.42± acres located on the west side of Antares Avenue, 280± feet north of Gemini Place (318-43201002001 & 318-43201018000; Far North Columbus Communities Coalition).
- Existing Zoning:** L-C-4, Limited Commercial District.
- Request:** CPD, Commercial Planned Development District (H-35).
- Proposed Use:** Car wash facility.
- Applicant(s):** Moo Moo Car Wash; c/o Dave Perry, Agent; 411 East Town Street, 1st Floor; Columbus, OH 43201; and Donald Plank, Atty.; 411 East Town Street, 2nd Floor; Columbus, OH 43215.
- Property Owner(s):** NP Limited Partnership; c/o Franz Geiger; 8800 Lyra Drive, Suite 650; Columbus, OH 43240.
- Planner:** Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

BACKGROUND:

- The site consists of two undeveloped parcels in the L-C-4, Limited Commercial District and are located within two separate Delaware County tax districts. The applicant requests a CPD, Commercial Planned Development District to permit the development of the site with a car washing facility.
- North and east of the site is a retail establishment in the L-C-4, Limited Commercial District. South of the site is a fast food restaurant in the L-C-4, Limited Commercial District. West of the site is undeveloped land in the CPD, Commercial Planned Development District
- The site is within boundaries of the *Far North Area Plan* (2014), which recommends “Community Mixed Use” land uses for this location.
- The site is located within the boundaries of the Far North Columbus Communities Coalition whose recommendation is for approval.
- The CPD text contains use restrictions and supplemental development standards that address building and parking setbacks, traffic access, lot coverage, street trees, landscaping, loading areas, and exterior treatments to the building. A commitment to develop the site in accordance with the site plan for a car wash facility is included in the text. Code modifications to an exclusive by-pass lane, drive-up stacking spaces and parking space area are included in the development text. Additionally, the text contains development standards for the site should the car wash development not occur.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

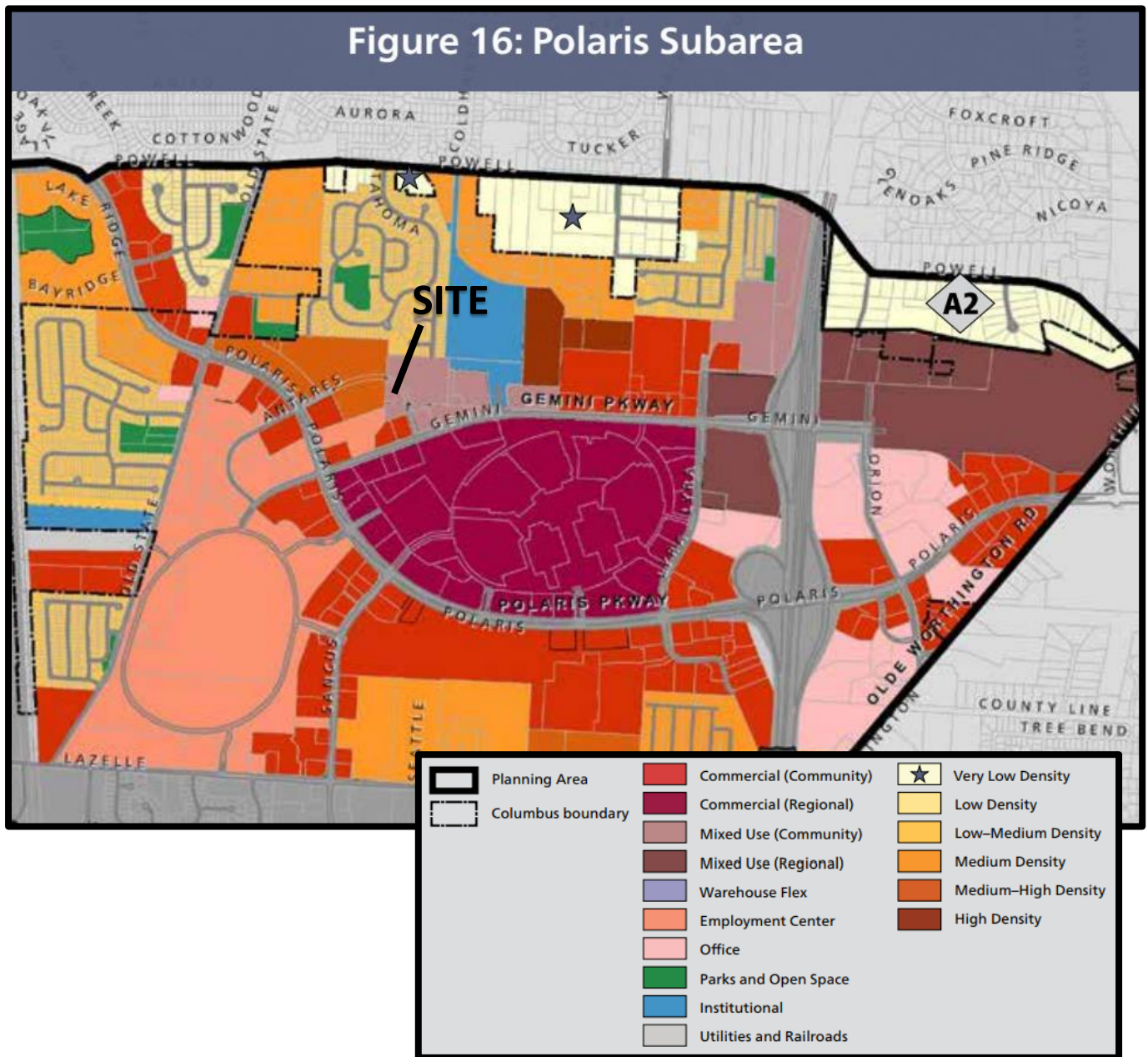
The proposed CPD, Commercial Planned Development District permits the development of a car wash facility. The text includes appropriate use restrictions and development standards for both a car washing facility and general development standards should the car wash development not occur. The request is consistent with *Far North Area Plan's* land use recommendation and includes a site plan that places the building along the Antares Avenue frontage with parking and circulation to the rear, with appropriate site landscaping and additional street trees along Antares Avenue, all consistent with Plan's design guidelines.



Z22-014
9190 Antares Ave.
Approximately 2.42 acres
L-C-4 to CPD

Far North Area Plan (2014)

Figure 16: Polaris Subarea



Z22-014
 9190 Antares Ave.
 Approximately 2.42 acres
 L-C-4 to CPD



Z22-014
9190 Antares Ave.
Approximately 2.42 acres
L-C-4 to CPD

Standardized Recommendation Form

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

FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP
(PLEASE PRINT)

Case Number Z22-014
Address 9190 Antares Ave
Group Name Far North Columbus Community Coalition
Meeting Date April 5, 2022
Specify Case Type
☐ BZA Variance / Special Permit
☐ Council Variance
☒ Rezoning
☐ Graphics Variance / Plan / Special Permit

Recommendation ☒ Approval
(Check only one) ☐ Disapproval

LIST BASIS FOR RECOMMENDATION:

No issues - felt the development fit the site.

Vote 8-0
Signature of Authorized Representative James Palmisano
Recommending Group Title FNCCC President
Daytime Phone Number 614-832-9083

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.

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 #: Z22-014

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. NP Limited Partnership; 8800 Lyra Drive, Columbus, OH 43240; # Cols-based emps: 3 Contact: Franz Geiger, (614) 841-1000	2. Moo Moo Express Car Wash; 13375 National Rd SW Suite D, Etna, OH 43068; # Cols-based emps: 150 Contact: Jeff Gilger, (614) 778-1557
3. -----	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 21st day of February in the year 2022

SIGNATURE OF NOTARY PUBLIC

MaryAlice Wolf

Notary Seal Here

My Commission Expires



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.