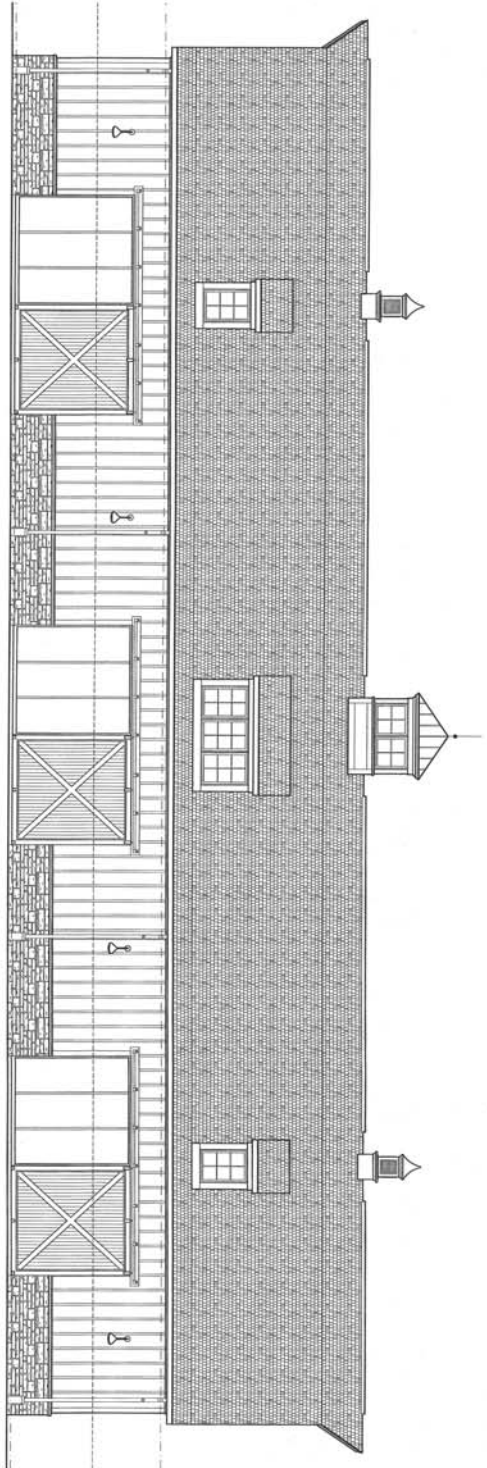
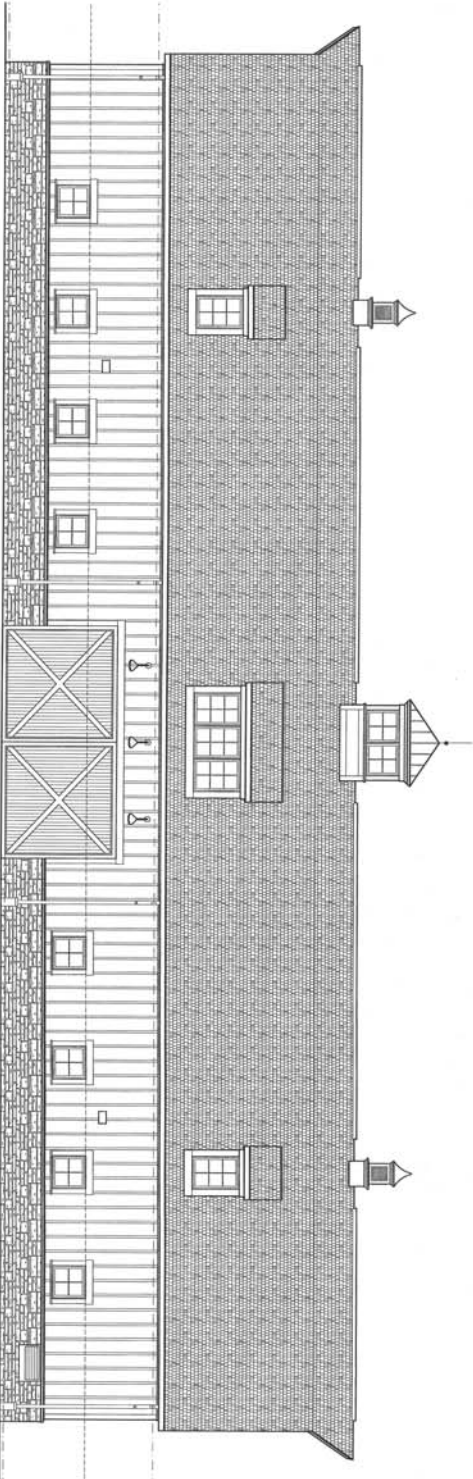


2	SOUTH ELEVATION
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1	NORTH ELEVATION
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Sheet 3 of 4, Z18-028

The ElderCare Execution Plan may be adopted, adjusted or revised, expanded, changed, amended, modified, altered, revised, supplemented, corrected, replaced, deleted, or otherwise changed by the client and/or the client's attorney at any time and from time to time. Any such changes to the client plan may be reviewed and may be approved by the attorney and Zoning Services Department as well as all necessary other governmental entities and agencies.

Duke R. [Signature] Date: 6-18-18
ElderCare Attorney for Client

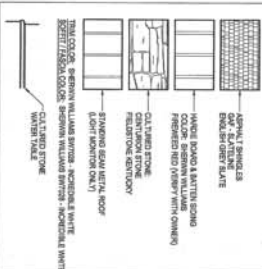
Doreen [Signature] Date: 6/18/18
Client or Representative

Alicia [Signature] Date: 6/18/18
Zoning Services Attorney for Property Owner

ELEVATION CODED NOTES

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ELEVATION MATERIAL. LEGEND



#	DATE	ISSUED WITH CHANGE DESCRIPTION

Moo Moo EXPRESS CAR WASH
1296 MOORE ROAD - COLUMBUS, OHIO 43228

MOOMOO EXPRESS CAR WASH
1296 MORSE ROAD - COLUMBUS, OHIO 43229



SBA
STUDIO
ARCHITECTURAL DESIGN
514.562.7761 WWW.SBA-STUDIOS.CO

STATE OF OHIO
SCOTT D. BAKER
146254
REGISTERED PROFESSIONAL ARCHITECT & REGISTERED PROFESSIONAL ENGINEER

SCALE: 3/8" = 1'-0"

SHEET #1 / 1200000000

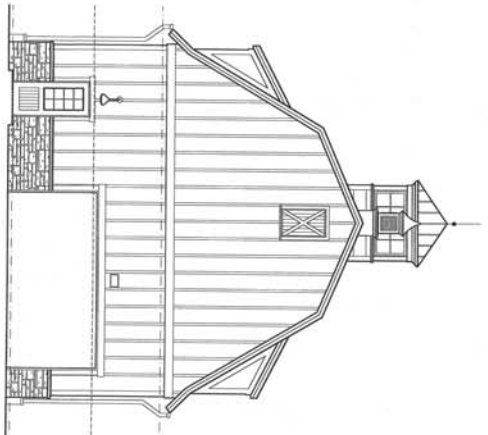
EXTERIOR ELEVATIONS

A2-1

Z18-028; Final Received 6/19/18

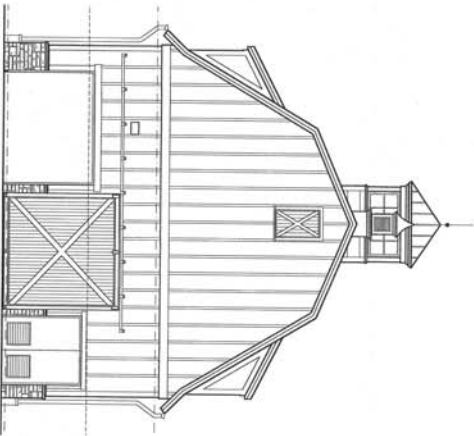
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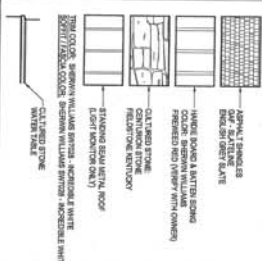


Sheet 4 of 4. Z18-028

ELEVATION CODED NOTES

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ELEVATION MATERIAL LEGEND



DATE ISSUED WITH CHANGE DESCRIPTION

Moon Moo EXPRESS CAR WASH
1296 MORSE ROAD - COLUMBUS, OHIO 43229



SCOTT D. BAUER, LICENSED ARCHITECT
ARCHITECTURAL DESIGN
614.442.7761 WWW.SBA5STUDIOS.COM

DATE: 06/18/2018
PRELIMINARY DESIGN
SBA STUDIOS PROJECT # 220719-18

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JUNE 14, 2018**

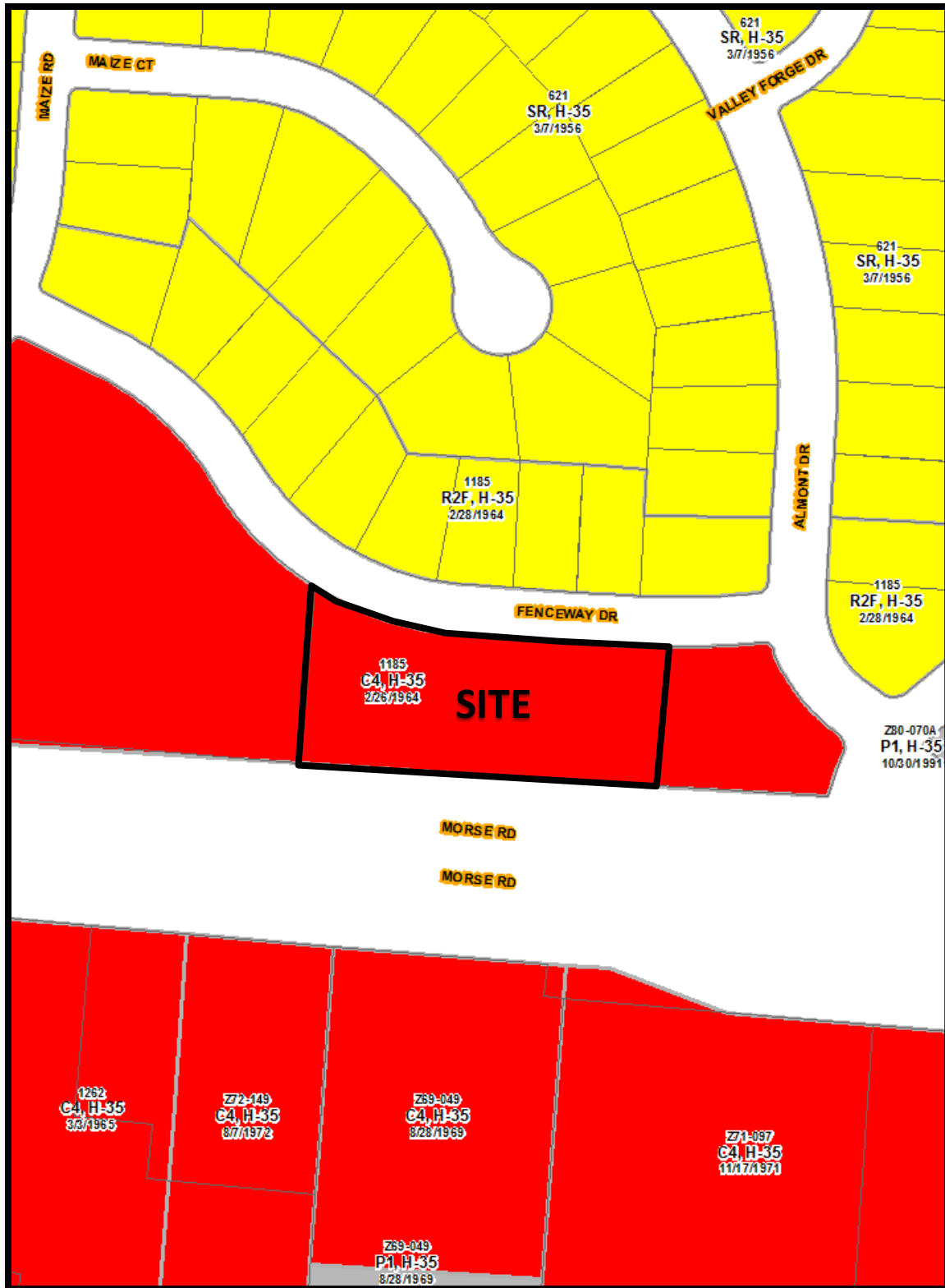
- 9. APPLICATION: Z18-028**
Location: **1296 MORSE ROAD (43229)**, being 1.22± acres located on the north side of Morse Road, 700± feet east of Maize Road (010-123466; Northland Community Council).
Existing Zoning: C-4, Commercial District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Car wash.
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): Reese & Company, LLC et. al.; c/o Alicia E. Zambelli, Esq.; Two Miranova Place, #700; Columbus, OH 43215.
Planner: Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

BACKGROUND:

- The site is undeveloped in the C-4, Commercial District. The applicant is requesting the CPD, Commercial Planned Development District to permit an automatic car wash and C-4 uses.
- To the north of the site across Fenceway Drive are single-unit dwellings in the R-2F, Residential District. To the south, east, and west are commercial developments in the C-4, Commercial District.
- The site is subject to the Morse Road Regional Commercial Overlay and is located within the boundaries of the *Northland I Area Plan* (2014), which recommends “Community Commercial” uses at this location. The Plan also recommends that all areas of a development should be landscaped in context to its surroundings and street trees should be planted where space allows.
- The site is located within the boundaries of the Northland Community Council, whose recommendation is for approval.
- The development text commits to a site plan, landscaping plan, and elevations, and includes development standards addressing landscaping, building design, and graphics provisions. Variances to maneuvering, parking space size, stacking area, parking setback lines, and dumpster area are included in this request.
- The *Columbus Thoroughfare Plan* identifies Morse Road as a 6-2DS arterial requiring a minimum of 110 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District will allow a car wash that is compatible with the development standards of adjacent commercial developments. The proposal is also consistent with the land use and landscaping recommendations of the *Northland I Area Plan*.



Z18-028
1296 Morse Road
Approximately 1.22 acres
C-4 to CPD

Northland 1 Area Plan (2014)



Z18-028
1296 Morse Road
Approximately 1.22 acres
C-4 to CPD



Northland Community Council
Development Committee

Report

April 25, 2018 6:30 PM
Franklin County Job and Family Services
(Use south entrance)
1721 Northland Park Avenue (43229)

Meeting Called to Order: **6:40 pm** by chair **Dave Paul**

Members represented:

Voting: (16): Asherton Grove (AGCA), Blendon Woods (BWCA), Clinton Estates (CECA), Cooper Woods (CWCA), Forest Park (FPCA), Karmel Woodward Park (KWPCA), Lee/Ulry (LUCA), Maize-Morse Tri-Area (MMTACA), Minerva Park (MP), Northland Alliance (NA), Northland Area Business Association (NABA), Preston Commons (PCHA), Rolling Ridge (RRSHA), Salem (SCA), Sharon Woods (SWCA), Woodstream East (WECA).

Case #1: Application #BZA18-058 (Variance from §3353(5)(D)(5)(1) to permit a cell tower to be extended from 152 to 173 feet in height to permit co-location of cellular antennas)

Bryan Brawner *representing*

Crown Castle USA Inc.

4066 Morse Road, 43230 (PID 600-150025)

- *The Committee approved (15-0 w/ 1 abstention) a motion (by NA, second by NABA) to **RECOMMEND APPROVAL WITH ONE (1) CONDITION:***
 - That the application be modified to clarify the existing and requested height of the antenna tower, including and excluding appurtenances, as several different heights are potentially described in the application (e.g., 173' - 152' = a net increase in height of 21', not 17' as described in our meeting materials and an included mailing to adjoining property owners).

Case #2: Application #Z17-045/CV17-075 (Rezone 5.035 AC± from R to L-AR-12 for up to 60 multi-family residential units; concurrent Council variance to reduce parking and building setbacks and reduce perimeter yard)

Dave Perry/David Perry Co. *representing*

Homeport

5049 Sunbury Rd, 43230 (PID 110-00023)

- *The Committee approved (15-0 w/ 1 abstention) a motion (by FPCA, second by BWCA) to **RECOMMEND DISAPPROVAL** of the application.*

Case #3: Application #Z18-028 (Rezone 1.22±AC C-4 to CPD to permit a car wash)

Dave Perry/David Perry Company *representing*

Moo Moo Car Wash

1296 Morse Road, 43229 (PID 010-123466)

- *The Committee approved (15-0 w/ 1 abstention) a motion (by KWPCA, second by FPCA) to **RECOMMEND APPROVAL WITH ONE (1) CONDITION:***
 - That the text and site plan be modified to reflect the applicant's agreement to utilize lighting poles no higher than 18', ~~or 14'~~ 20', or 15' within 100 feet of the residential properties to the north; and to provide bicycle parking.¹

-
- Case #4:** Application #BZA18-028 (Variances from §3389.15 to expand a non-conforming use and §3357.14 to allow accessory storage of vehicles and trailers)
 Gurharprit Singh *representing*
 Clear Silver LLC *d/b/a* Silver Smiles Station
 5346 Sinclair Road, 43229 (PID 010-105246)
- *The Committee approved (8-7 w/ 1 abstention) a motion (by SCA, second by CECA) to **RECOMMEND APPROVAL WITH ONE (1) CONDITION:***
 - That the text and site plan be modified to reflect the applicant's agreement to comply with the Code requirement to provide a dumpster enclosure; and to erect and maintain a 6' fence along the entire property line adjoining the residential property to the east.
-

- Case #5:** Application #Z17-012 (Rezone 0.74±AC L-M to CPD to permit auto sales uses; reconsideration of revised application in conjunction with lot split – tabled March 2018)
 Scott Klingensmith/Klingensmith Construction *representing*
 Ronald and Ruby Passen
 3419 Dublin Granville Road, 43081 (PID 600-187730)
- *The Committee approved (10-5 w/ 1 abstention) a motion (by KWPCA, second by CWCA) to **RECOMMEND APPROVAL WITH ONE (1) CONDITION:***
 - That the text and site plan be modified to reflect the applicant's agreement to provide a dumpster enclosure; to provide screening in the form of shrubs in the frontage of parcel "B"; and to provide bicycle parking.
-

Executive Session

10:15 pm

Meeting Adjourned

11:00 pm

¹ Subsequent to the Committee meeting, the chair obtained clarification of Code requirements concerning height of lighting poles in commercial districts adjoining residential districts. After further discussion with the applicant's representative, this condition has been revised to reflect the applicant's commitment with regard to the height of lighting poles on the site, which complies with C.C. §3321.03.

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 #: 218-028

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank (Plank Law Firm)
of (COMPLETE ADDRESS) 411 East Town Street, 2nd FL, 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:

(PAGE 1 OF 3)

Name of business or individual
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

1. Moo Moo Car Wash 13375 National Road, Suite C Reynoldsburg, OH 43068 # of Columbus Based Employees: 75 Contact: John Roush (614) 206-2778	2. Connor A. Organ 8125 Holyrood Court Dublin, OH 43017 # of Columbus Based Employees: 0 Contact: Connor A. Organ 614-439-7268
3. Alec J. Organ 8125 Holyrood Court Dublin, OH 43017 # of Columbus Based Employees: 0 Contact: Alec J. Organ 614-769-2821	4. Kelsey E. Organ 2483 Fishinger Road Columbus, OH 43221 # of Columbus Based Employees: 0 Contact: Kelsey E. Organ 614-439-7654

☒ 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 26th day of March, in the year 2018

SIGNATURE OF NOTARY PUBLIC

Stacey L. Danza
11-5-2018

My Commission Expires:

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

Stacey L. Danza
Notary Public, State of Ohio
My Commission Expires 11-05-2018



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

Rezoning Application

111 North Front Street, Columbus, Ohio 43215

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

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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:

(PAGE 2 OF 3)

Name of business or individual
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

1. Complete General Construction Co. 1221 E. Fifth Avenue Columbus, OH 43219 # of Columbus Based Employees: 19 Contact: Bill Cooper 614-384-2346	2. Reese & Company, LLC 3972-A Brown Park Drive Hilliard, OH 43026 # of Columbus Based Employees: 0 Contact: Jon B. Weisheimer 614-876-6500
3. GDH Holdings, LLC 8494 Fall Gold Lane Westerville, OH 43082 # of Columbus Based Employees: 0 Contact: Geoffrey D. Hetrick 614-379-5543	4. William H. Adams 8824 Dunsinane Drive Dublin, OH 43017 # of Columbus Based Employees: 0 Contact: William H. Adams 614-286-5753

☒ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Donald Plank

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SIGNATURE OF NOTARY PUBLIC

Stacey L. Danza

11-5-2018



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

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APPLICATION #: 218-028

STATE OF OHIO
COUNTY OF FRANKLIN

Donald Plank (Plank Law Firm)

Being first duly cautioned and sworn (NAME)

of (COMPLETE ADDRESS) 411 East Town Street, 2nd FL, 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:

(PAGE 3 OF 3)

Name of business or individual
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

<p>1. Elizabeth A. Organ 8125 Holyrood Court Dublin, OH 43017 # of Columbus Based Employees: 0 Contact: Elizabeth A. Organ 614-793-1315</p>	<p>2. Erin Adams Chase 4923 69th Avenue NW Olympia, WA 98502 # of Columbus Based Employees: 0 Contact: Erin Adams Chase 360-250-1783</p>
<p>3. Lillian L. Adams 3909 Whitland Avenue, Apt. 108 Nashville, TN 37205 # of Columbus Based Employees: Contact: Lillian L. Adams 614-560-7689</p>	<p>4. _____</p>

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

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