



**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
FEBRUARY 11, 2021**

- 16. APPLICATION:** **Z20-102**
Location: **3945 S. HAMILTON RD. (43125)**, being 1.36± acres located on the west side of South Hamilton Road, 800± feet north of State Route 33 (part of 530-193321; Greater South East Area Commission).
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; 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): Saver Motel Inc.; 4289 Stonehaven Drive; Columbus, OH 43220.
Planner: Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

BACKGROUND:

- The site, comprised of a portion of a parcel, is zoned in the CPD, Commercial Planned Development District which permits C-4, Commercial District uses. The requested CPD, Commercial Planned Development District would allow the site to be developed with a car wash, a C-5, Commercial District use.
- To the north of the site is a future grocery store in the CPD, Commercial Planned Development District. To the south is a future fuel sales, convenience store, and eating and drinking establishment in the CPD, Commercial Planned Development District. To the east, across South Hamilton Road, is commercial development in the L-C-4, Limited Commercial District. To the west is an extended-stay hotel under construction in the CPD, Commercial Planned Development District.
- The site is not within a planning area that gives land use recommendations, but is subject to the recommendations of the *Columbus Citywide Planning Policies (C2P2) Design Guidelines (2018)*.
- The site is located within the boundaries of the Greater South East Area Commission, whose recommendation is for approval.
- The development text commits to a site plan and includes development standards addressing site access, landscaping, building design, lighting, and graphics provisions. A variance to not provide an exclusive by-pass lane for the car wash is included in this request.
- The Columbus Multimodal Thoroughfare Plan identifies this portion of South Hamilton Road as a Suburban Commuter Corridor requiring 160 feet of right-of-way.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District will allow the development of a car wash. The CPD text establishes supplemental development standards, including a commitment to monument-style ground signs. Additionally, the site plan reflects increased landscaping along the Blakestone Lane frontage, consistent with C2P2 Design Guidelines.



Z20-102
3945 S. Hamilton Rd.
Approximately 1.36 acres
CPD to CPD



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THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

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: Z20-102

Address: 3945 S Hamilton Road

Group Name: Greater Southeast Area Commission

Meeting Date: December 8, 2020

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:

*REQUESTED CORRECTIONS TO TEXT TO REMOVE
REFERENCES TO MORZARD.
RECEIVED 12/08/2020*

Vote: 7 - AFFIRMATIVE 1 - OBSTAINED

Signature of Authorized Representative: *[Signature]*
SIGNATURE

ZONING CHAIR
RECOMMENDING GROUP TITLE

614 496 5482
DAYTIME PHONE NUMBER

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 #: Z20 - 102

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 (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)

1. Moo Moo Car Wash, 13375 National Rd SW, Ste D, Reynoldsburg, OH 43068; # Cols based emps: 150 Contact: Jeff Gilger, (614)751-9274	2. Saver Motel, Inc., 4829 Stonehaven Drive, Columbus, OH 43220; # Columbus based employees: zero (0) Contact: Ray Lin, (614) 886-0517
3. _____	4. _____

☐ 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 20th day of November, in the year 2020

SIGNATURE OF NOTARY PUBLIC

MaryAlice Wolf

My Commission Expires:

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

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