

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

- 11. APPLICATION: Z20-109**  
**Location:** **5940 CHANTRY DR. (43232)**, being 2.41± acres located at the northwest corner of Chantry Drive and Brice Road (010-232020; Far East Area Commission).  
**Existing Zoning:** C-4, Commercial District.  
**Request:** CPD, Commercial Planned Development District (H-35).  
**Proposed Use:** Commercial development.  
**Applicant(s):** Moo Moo Car Wash; c/o Dave Perry, Agent; David Perry Company; 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):** Franklin Progressive Assets II, LLC; 5858 Scarborough Boulevard; Columbus, OH 43232.  
**Planner:** Tim Dietrich; 614-645-6665; [tedietrich@columbus.gov](mailto:tedietrich@columbus.gov)

**BACKGROUND:**

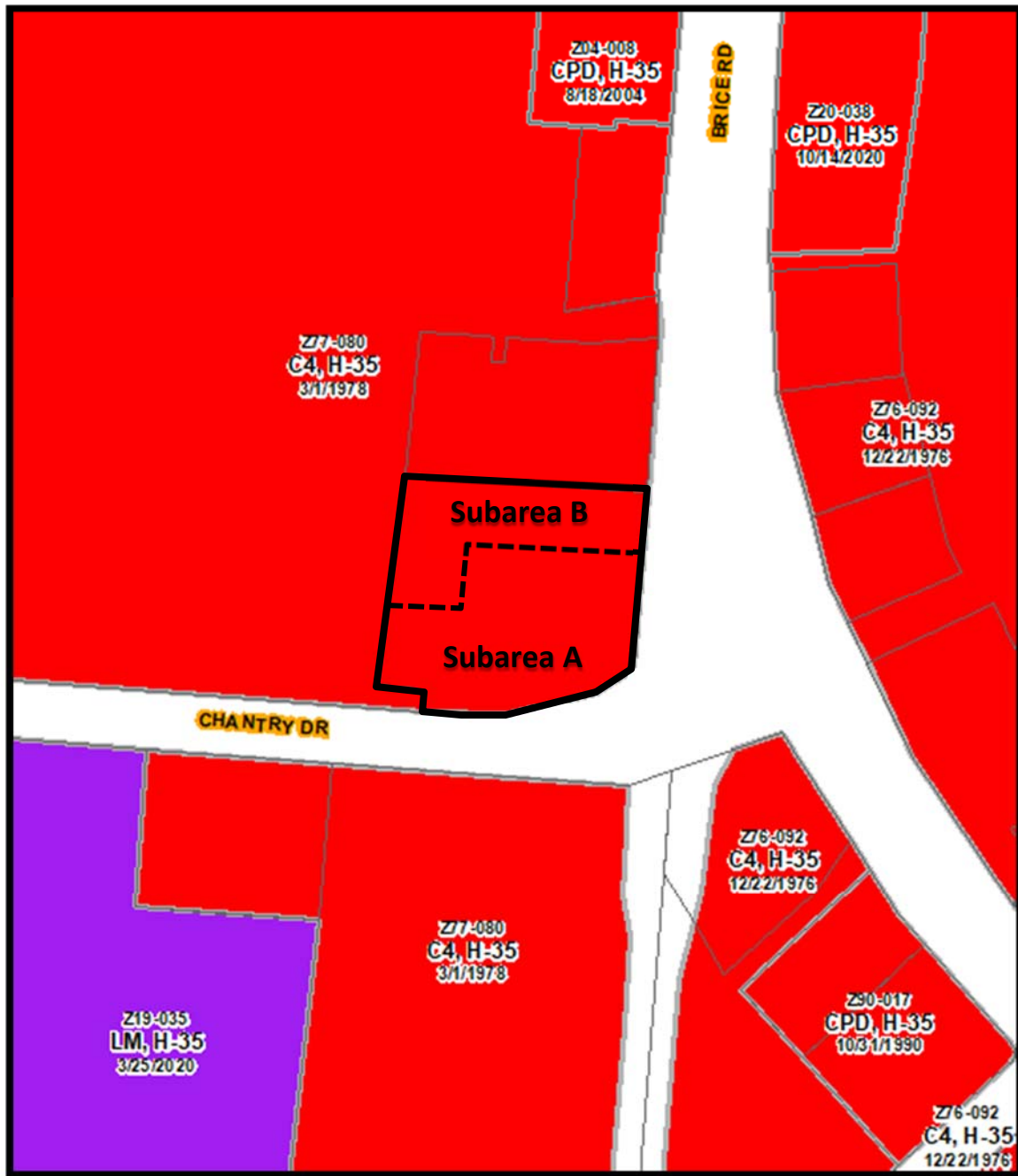
- The site is developed with an eating and drinking establishment in the C-4, Commercial District. The applicant requests the CPD, Commercial Planned Development District to allow for a future lot split, resulting in Subarea A (1.51 acres), the existing eating and drinking establishment, and Subarea B (0.89 acres), to be developed with a new car wash facility.
- North of the site is fuel sales facility in the C-4, Commercial District. South of the site is commercial retail and an eating and drinking establishment in the C-4, Commercial District. East of the site is a shopping center and eating and drinking establishments in the C-4, Commercial District. West of the site is commercial development in the C-4, Commercial District.
- The site is within the planning boundaries of the *Far East Land Use Plan* (2018), which recommends “Mixed-use 2” land uses at this location. Additionally, the Plan includes complete adoption of the *Columbus Citywide Planning Policies* (C2P2) Design Guidelines (2018).
- The site is located within the boundaries of the Far East Area Commission, whose recommendation is for approval.
- The CPD text establishes two subareas, use restrictions and supplemental development standards that address building and parking setbacks, traffic access, parking lot landscaping (Subarea A), mounding and screening (Subarea A), street trees (Subarea B), and building materials (Subarea B). Variances for parking lot islands, parking lot screening, and parking setback in Subarea A, and for no by-pass lane in Subarea B are included in the CPD text. The text includes a commitment to develop the site in accordance with the submitted site plan.

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

**CITY DEPARTMENTS' RECOMMENDATION:** \*Disapproval.

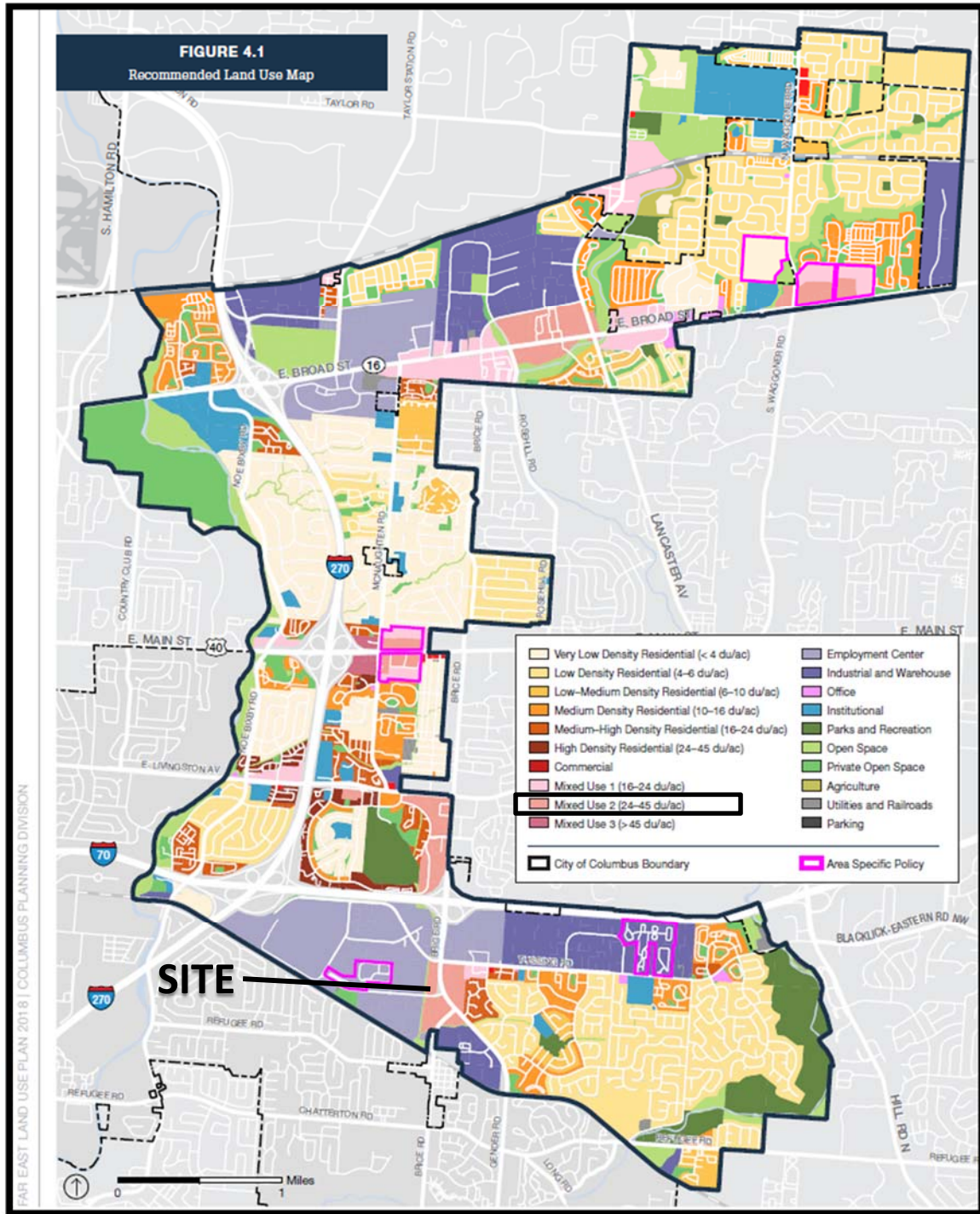
The requested CPD, Commercial Planned Development District will permit a future lot split resulting in the existing eating and drinking establishment, Subarea A, and a new car washing facility on Subarea B. The CPD text establishes appropriate use restrictions and includes some development standards. While the proposed use is consistent with the *Far East Land Use Plan's* land use recommendation for "Mixed Use 2", the Plan states that areas designated for "Mixed Use" should incorporate Community Commercial Overlay (CCO) standards and connect to other development through streets, sidewalks, and pedestrian connectivity. Additionally, *Columbus Citywide Planning Policies* (C2P2) recommend green technologies to manage stormwater runoff in parking lots. Staff would also like to mitigate the loss of parking lot shade trees with additional street trees and landscaping at the intersection of Brice Road and Chantry Drive.

\*With the planned roadway improvement project on Brice Road, staff supports the unmet C2P2 Design Guideline considerations as these elements would likely be removed when the roadway improvement project commences. The City Departments' recommendation is for approval.



Z20-109  
5940 Chantry Dr.  
Approximately 2.41 acres  
C-4 to CPD





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# Standardized Recommendation Form

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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: Z20-109

Address: 5940 CHANTRY DR

Group Name: FAR EAST AREA COMMISSION

Meeting Date: 02/02/2021

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: unanimously approved 7 yes votes 0 no votes

Signature of Authorized Representative: *Jennifer Hamblen*

SIGNATURE

*Far East Area Commission Chair*

RECOMMENDING GROUP TITLE

614-307-4708

DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or MAIL to: Assigned Planner, City of  
MAIL to: Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 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 #: Z20-109

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, Plank Law Firm

of (COMPLETE ADDRESS) 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. Franklin Prgrsv Assets II LLC; 5858 Scarborough Blvd; Cols, OH 43232; # Cols based emps: Zero (0) Contact: Stephen Lindsay, (614) 348-8979	2. Moo Moo Car Wash, 13375 National Rd SW, Ste D, Reynoldsburg, 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 3rd day of May, in the year 2021

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

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