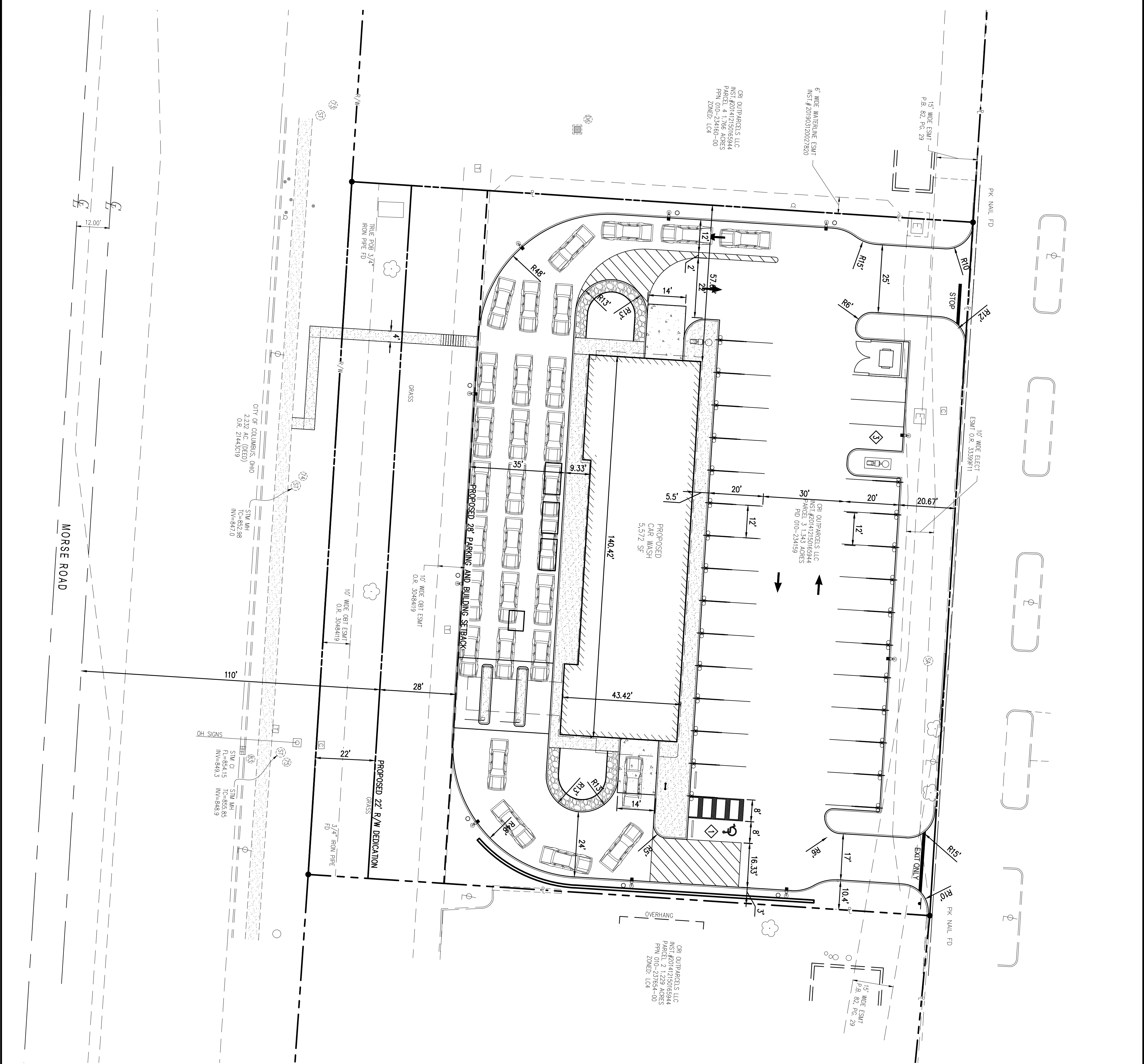


W:\Projects\Projects P-T\6430003\CAD\BASE\CPD Plan\CPD PLAN.dwg Last saved 9/11/2021 4:56 PM by KWentmore, plotted 9/29/2021 4:56 PM



LEGEND

— PROPERTY LINE

— R/W — RIGHT OF WAY LINE

◇ PARKING COUNT

SITE DATA

PROPERTY INFORMATION:
ADDRESS: 3884 MORSE ROAD
COLUMBUS, OH 43219
LOT SIZE: 1.343 AC.
DISTURBED AREA: 1.29 AC
IMPERVIOUS AREA: 0.83 AC. (64%)
PARCEL NUMBER: 010-234159-00
EXISTING USE: RESTAURANT
PROPOSED USE: CAR WASH

DEVELOPER:
SKILKEN GOLD REAL ESTATE DEVELOPMENT
4270 MORSE ROAD
COLUMBUS, OH 43230
(614) 342-6644
CONTACT: ALISON PURDON

PROJECT ENGINEER:
THE MANNIK & SMITH GROUP
1160 DUBLIN ROAD SUITE 100
COLUMBUS, OH 43215
(614) 441-4222

ZONING INFORMATION:
CURRENT ZONING DISTRICT: LC4
REQUESTED ZONING DISTRICT: CPD

PROPOSED BUILDING SETBACKS:
FRONT: 28
REAR: 0

PROPOSED PARKING SETBACKS:
FRONT: 28
SIDE: 0
REAR: 0

BUILDING INFORMATION:
GROSS BUILDING FOOTPRINT AREA: 5,572 SF
BUILDING HEIGHT: 20'-2"

PARKING:
CAR WASH - 2 PER SITE - 4 PROVIDED
BIKE PARKING SPACES - 2 PER 20 PARKING SPACES. 2 MINIMUM - 2 PROVIDED

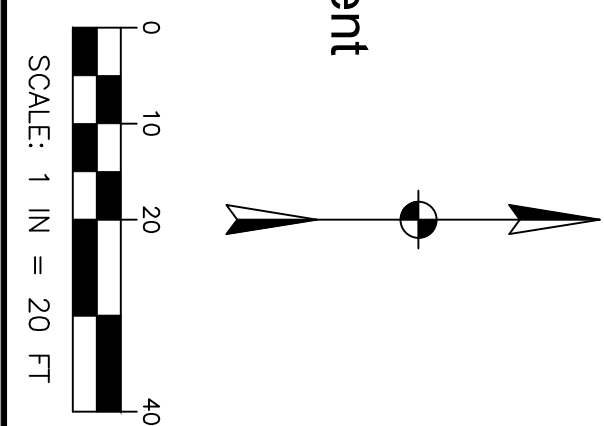
STACKING:
3 DRIVE-UP UNITS = 18 STACKING SPACES REQUIRED.

- SITE PLAN NOTES:**
1. ALL DIMENSIONS ARE TO EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
 2. ALL RADII ARE 3' UNLESS OTHERWISE NOTED.

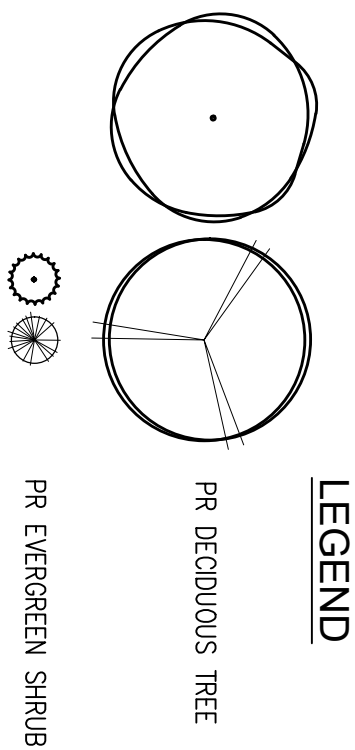
[Signature]

SkilkenGold Development
Frank Petruzello, President of Development

Final Received 9/29/21 Z21-057



1 / 2	CPD SITE PLAN	SITE IMPROVEMENT PLAN FOR	PREPARED FOR:	 <div>TECHNICAL SKILL. CREATIVE SPIRIT.</div> www.MannikSmithGroup.com	1160 DUBLIN ROAD SUITE 100 COLUMBUS, OH 43215 TEL: 614.441.4222 FAX: 888.488.7340	NO.	DATE	BY	DESCRIPTION	
		TURBO WASH	SKILKEN GOLD REAL ESTATE DEVELOPMENT		4270 MORSE ROAD COLUMBUS, OHIO 43230	PROJECT DATE: 9/29/2021 PROJECT NO: S6430003 DRAWN BY: NAF CHECKED BY: MAM	1	9/29/2021	MS	PEDESTRIAN ACCESS TO RIGHT OF WAY ADDED
		3884 MORSE ROAD, COLUMBUS, OH 43219								



LANDSCAPE CODE REQUIREMENTS	
REQUIRED:	PROVIDED:
<p>COLUMBUS CODE OF ORDINANCES – CHAPTER 3312</p> <p>3312.01A INTERIOR LANDSCAPING SHALL BE PROVIDED AT A MINIMUM RATIO OF ONE SHADE TREE FOR EVERY TEN PARKING SPACES OR FRACTION THEREOF. 4 SPACES/10=1 TREES</p>	<p>1 SHADE TREES PROVIDED WITHIN PARKING AREA</p>
<p>3312.01B PARKING SETBACK AND PERIMETER LANDSCAPING. LANDSCAPING IN THE PARKING SETBACK AREA SHALL BE REQUIRED TO BUFFER AN UNDESIRABLE FIELDSIDE/STRADEAS A MINIMUM. LANDSCAPING SHALL BE PROVIDED TO PROVIDE ADEQUATE VISIBILITY AND SAFETY, AND TO AVOID THE ILLEGAL USE OF SAID AREA FOR PARKING.</p>	<p>EXISTING 3' HIGH MOUND PROVIDED TO THE SOUTH OF PARKING LOT WALL AND HEDGE PROVIDED ON EAST SIDE OF LOT. EVERGREEN HEDGE PROVIDED ON NORTH AND WEST SIDES OF LOT.</p>
<p>COLUMBUS CODE OF ORDINANCES – CHAPTER 3321</p> <p>3321.01 MECHANICAL OR OTHER UTILITY EQUIPMENT ON THE EXTERIOR OF A BUILDING SHALL BE PROTECTED BY THE HEIGHT OF THE EQUIPMENT. PLANTS MUST BE NOT LESS THAN 75% OPACITY AND REACH THE HEIGHT OF THE EQUIPMENT WITHIN 3 YEARS OF INSTALLATION.</p>	<p>VOLUMES, COW BOX, AND TRANSFORMERS SCREENED WITH EVERGREEN VEGETATION.</p>

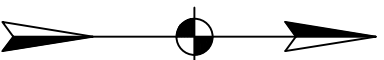
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**Mannik
Smith
GROUP**
www.MannikSmithGroup.com

SITE IMPROVEMENT PLAN FOR TURBO WASH

CPD LANDSCAPE PLAN

Final Received 9/29/21 Z21-057

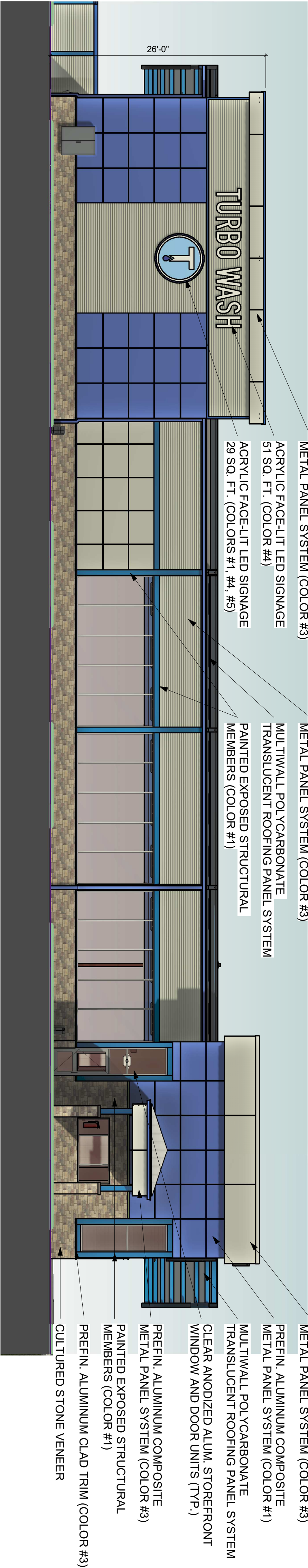


0 10 20 40

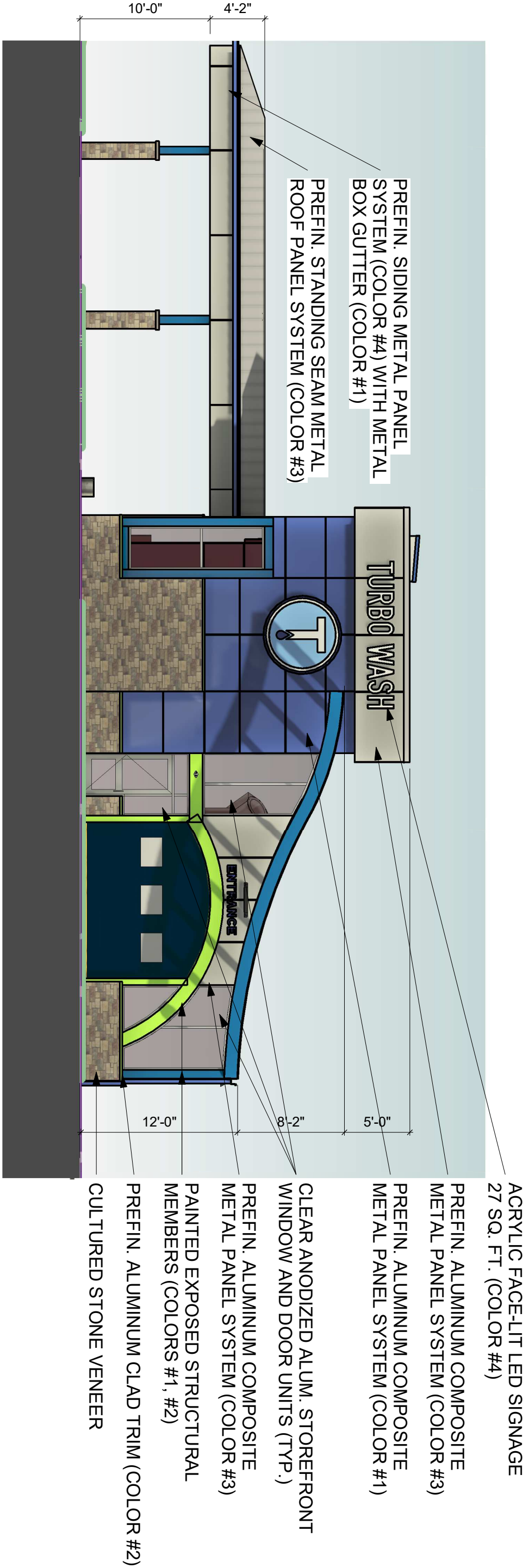
SCALE: 1 IN = 20 FT

EXTERIOR ELEVATION NOTES

- A. DEVELOPMENT STANDARDS
1. SIGNS:
- ALL SIGNAGE AND GRAPHICS SHALL CONFORM TO ARTICLE 16 OF THE COLUMBUS GRAPHICS CODE
 - REQUIRED BUILDING SIGNAGE AS SHOWN ON THE ELEVATIONS
 - SIGNAGE SHALL BE SHOWN FOR REFERENCE ONLY AND WILL BE SUBJECT TO A SEPARATE SIGN / GRAPHICS APPROVAL PROCESS.
- B. COLOR INDEX
1. EXACT COLOR SCHEME IS TO BE COORDINATED WITH OWNER PRIOR TO ANY PHASE OR INSTALLATION.
- COLOR 1 = LIGHT BLUE
 - COLOR 2 = LIME GREEN
 - COLOR 3 = SILVER METALLIC
 - COLOR 4 = BONE WHITE
 - COLOR 5 = ACCENT LIGHT BLUE



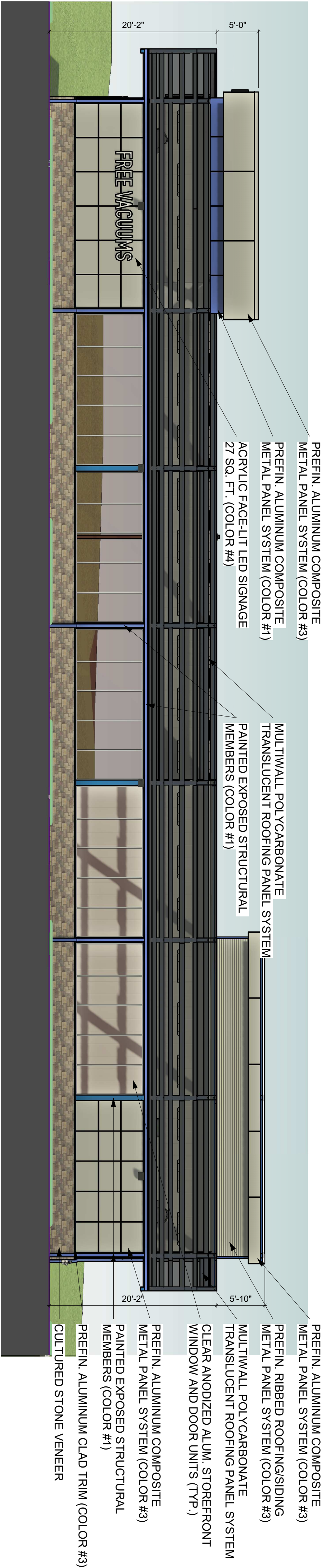
X SOUTH EXTERIOR ELEVATION
A2.1 1/8" = 1'-0"



2 EAST EXTERIOR ELEVATION
A2.1 1/8" = 1'-0"



3 WEST EXTERIOR ELEVATION
A2.1 1/8" = 1'-0"



1 NORTH EXTERIOR ELEVATION
A2.1 1/8" = 1'-0"

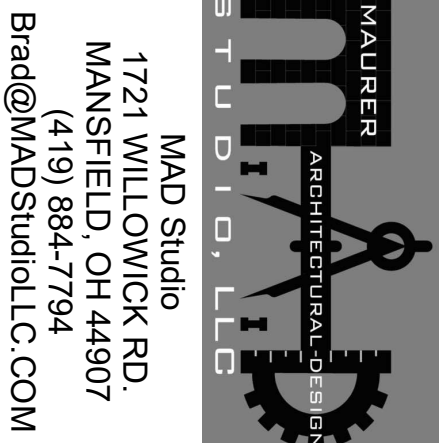
Frank Petruziello

SkilkenGold Development
Frank Petruziello, President of Development

Final Received 9/29/21 Z21-057

NOTE: Graphics shown are conceptual, only, and subject to review & approval via the Graphics Permit process and/or the Graphics Commission

<input checked="" type="checkbox"/> OWNER REVIEW
<input type="checkbox"/> BIDDING PURPOSES
<input type="checkbox"/> PERMIT APPLICATION
<input type="checkbox"/> FOUNDATION CONST.
<input type="checkbox"/> SHELL CONSTRUCTION
<input type="checkbox"/> FULL CONSTRUCTION
<input type="checkbox"/> AS-BUILT DOCUMENTS



MAD Studio
1721 WILLOWICK RD.
MANSHFIELD, OH 44907
(419) 884-7794
Brad@MADstudioLLC.COM

NEW CAR WASH BUILDING FOR:

TURBO WASH CAR WASH

3884 MORSE ROAD
COLUMBUS, OHIO 43219



ISSUE AND REVISION LOG		
No.	Description	Date

EXTERIOR
ELEVATIONS

Project Number	202104
Date	7/22/2021 12:27:05 PM
Drawn by	TJP
Checked by	B2M

A2.1

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
SEPTEMBER 9, 2021**

- 4. APPLICATION: Z21-057**
Location: **3884 MORSE RD. (43219)**, being 1.34± acres located on the north side of Morse Road, 1,315± feet west of Stelzer Road (010-234159; Northland Community Council).
Existing Zoning: L-C-4, Limited Commercial District.
Request: CPD, Commercial Planned Development District (H-35).
Proposed Use: Car wash.
Applicant(s): SkilkenGold Development LLC; c/o Alison Purdon, Agent; 4270 Morse Road; Columbus, OH 43230.
Property Owner(s): CRI Outparcels LLC; 250 Civic Center Drive #500; Columbus, OH 43215.
Planner: Hayley Feightner; 614-645-3526; hefeightner@columbus.gov

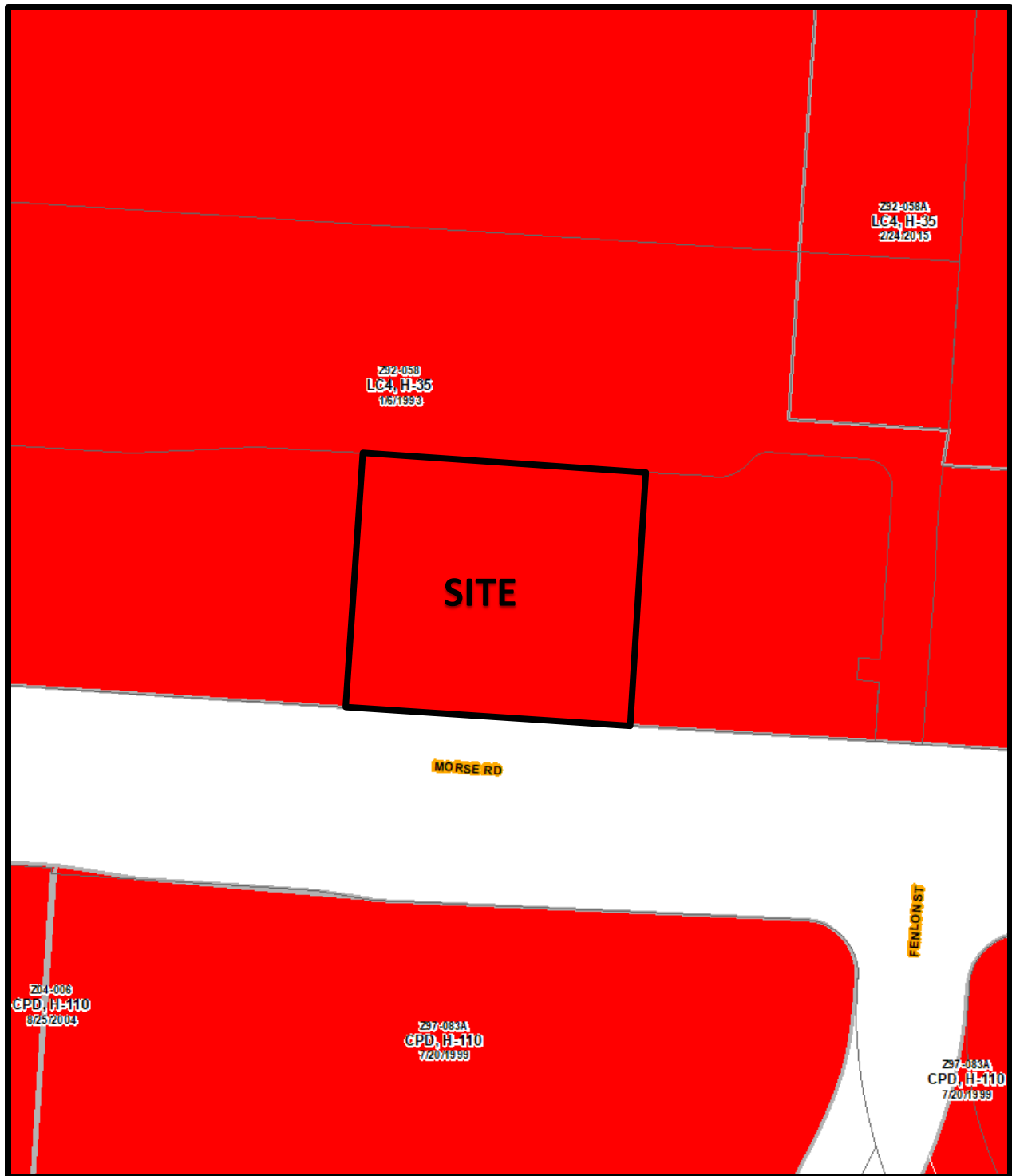
BACKGROUND:

- The site consists of one parcel developed with a former eating and drinking establishment zoned in the L-C-4, Limited Commercial District (Z92-058) which permits limited commercial 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 shopping center in the L-C-4, Limited Commercial District. To the south across Morse Road is a car dealership in the CPD, Commercial Planned Development District. East and west of the site are eating and drinking establishments in the L-C-4, Limited Commercial District.
- The site is within the planning area of the *Northland I Area Plan* (2014), which recommends “Regional Mixed Use” for this location.
- The site is located within the boundaries of the Northland Community Council, whose recommendation is for disapproval.
- The development text establishes use restrictions and supplemental development standards that address setbacks, site access, landscaping and screening, building design, and signage, and includes a commitment to develop the site in accordance with the submitted site plan, landscaping plan, and elevations. Variances to pedestrian sidewalk connection requirements, building setback, and to eliminate the requirement for an exclusive by-pass lane for the car wash are included in this request.
- The Columbus Multimodal Thoroughfare Plan identifies this portion of Morse Road as a Suburban Commuter Corridor requiring 220 feet of right-of-way.

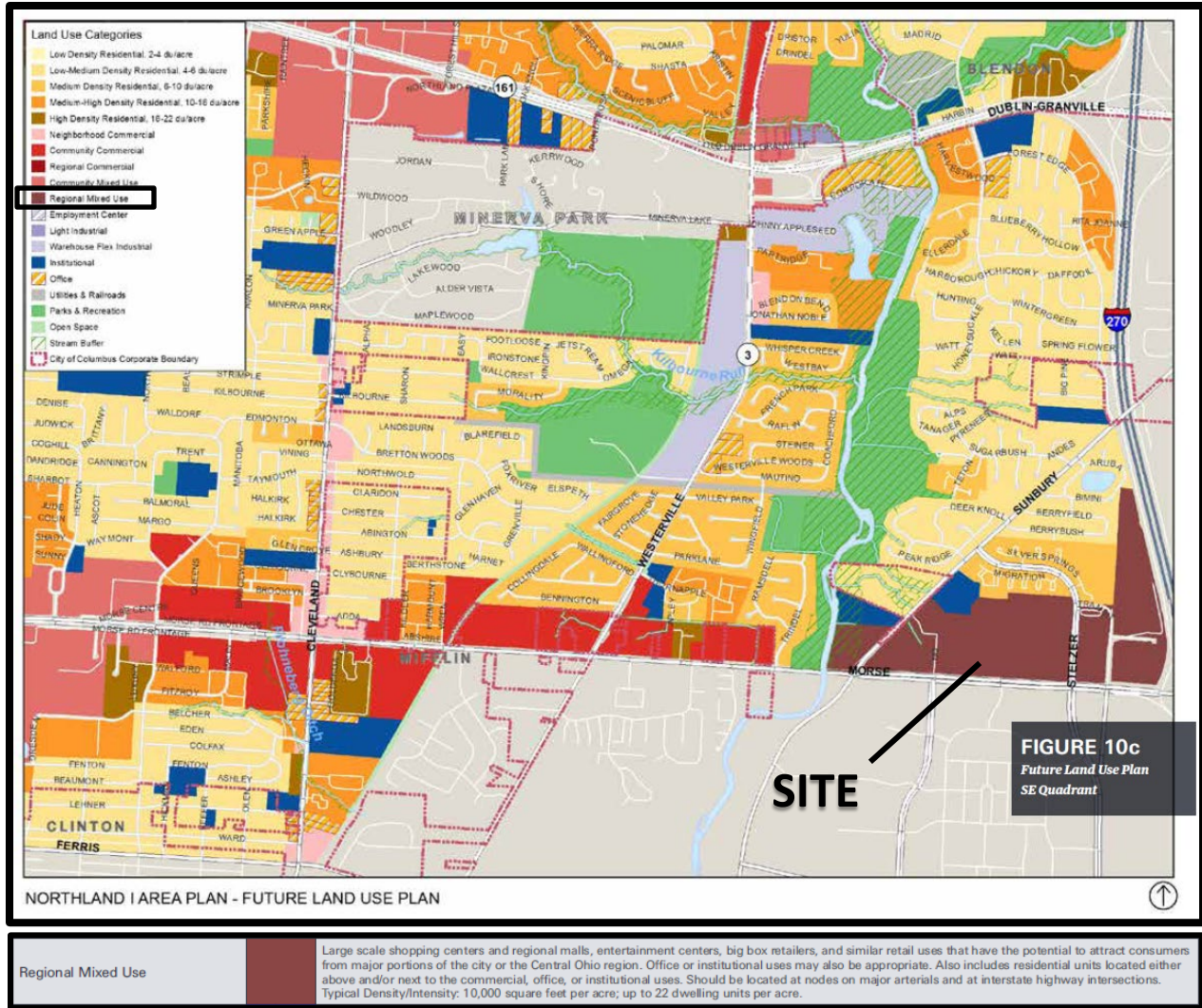
CITY DEPARTMENTS' RECOMMENDATION: Approval.

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 I Area Plan*, which states that new development be designed to address the street and enhance the pedestrian experience, as well as provide appropriate landscaping in context with the site's surroundings. Planning Division staff recognizes site design constraints that preclude moving the building closer to the lot line, and support the request due to increased landscaping and screening incorporated along the Morse Road frontage, as shown on the submitted landscaping plan. The request does not represent an introduction of an incompatible use to the surrounding neighborhood.

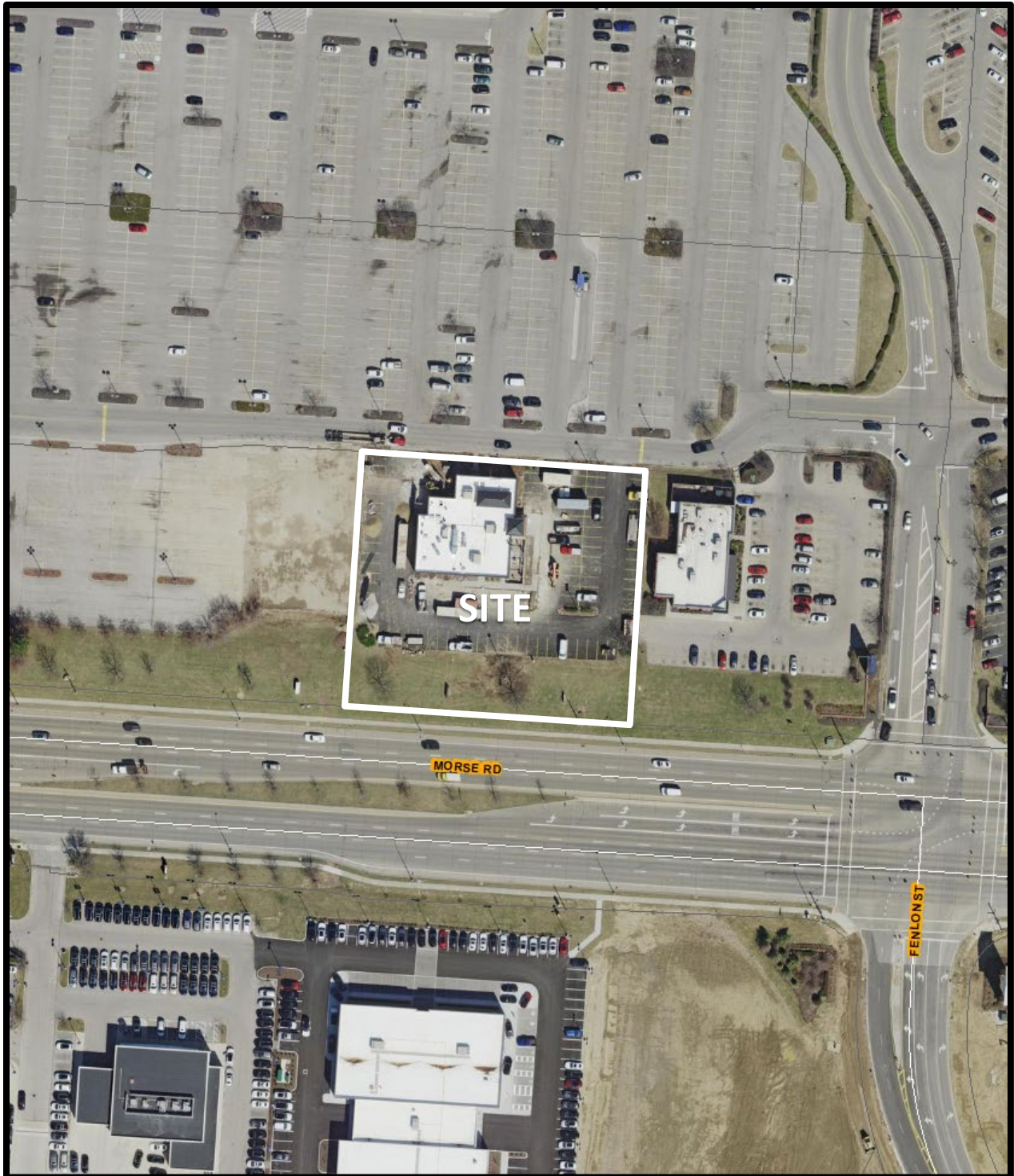
* Note - The pedestrian connection modification was removed as a condition of the approval recommendation from the Development Commission to satisfy the Northland Community Council's outstanding concerns.



Z21-057
3884 Morse Rd.
Approximately 1.34 acres
L-C-4 to CPD



Z21-057
3884 Morse Rd.
Approximately 1.34 acres
L-C-4 to CPD



Z21-057
3884 Morse Rd.
Approximately 1.34 acres
L-C-4 to CPD



Northland Community Council
Development Committee

Report

August 25, 2021 6:30 PM
Franklin County Job and Family Services
(Use south entrance)
1721 Northland Park Avenue (43229)

Meeting Called to Order: 6:30 pm by chair Bill Logan

Members represented:

Voting: (13): Albany Park (APHA), Asherton Grove (AGCA), Blendon Chase (BCCA), Cooperwoods (CWCA), Forest Park (FPCA), Karmel Woodward Park (KWPCA), Lee/Ulry (LUCA), Maize Morse Tri-Area (MMTACA), Preston Commons (PCHA), Rolling Ridge (RRSHA), Salem (SCA), Sharon Woods (SWCA), Westerwood (WRA).

Case #1 Application #Z21-057 (Rezone 1.34 AC± from LC4 to CPD to permit construction and operation of a new tunnel car wash *d/b/a* Turbo Wash Car Wash; *application revised from 7/28 hearing*)
Alison Purdon and Corinne Jones
Skilken Gold Development LLC
3884 Morse Rd (former Miller's Ale House), 43219 (PID 010-234159)

- *The Committee approved (12-1 w/ 0 abstentions) a motion (by NABA, second by PCCA) to **RECOMMEND DISAPPROVAL** of the application.*¹

Case #2 Application #Z21-063 (Rezone 2.554± AC from C to AR-1 for 48 apartment unit development at 18.79 du/AC)
Jeffrey Glavan/Glavan Group LLC
6000 Beechcroft Rd, 43229 (PID 010-104134)

- *The Committee developed **NO RECOMMENDATION**. During the meeting the applicant requested that this presentation be considered a "Look See," an opportunity for input from and comment by the Committee before the applicant proceeds. A refined application will be presented for formal review and recommendation at a future meeting.*

Case #3 Application #CV20-134 (Council variances from §3333.24 rear yard area; §3312.27 parking setback; §3312.21 parking interior landscaping; and reduction in building setback from 40' to 30.75' from right-of-way)
Bart Overly/Blostein/Overly Architects
6050 Cleveland Ave, 43229 (PID 010-148373)

- *The Committee approved (8-5 w/ 0 abstentions) a motion (by SCA, second by FPCA) to **RECOMMEND APPROVAL** of Council variances from the following Code sections only: §3333.24 rear yard area, §3312.27 parking setback.*

-
- *During the meeting, the applicant proposed to withdraw the request for variance from the following Code section: §3312.21 parking interior landscaping; and to withdraw the proposed reduction in required building setback from 40' to 30.75' from right-of-way to accommodate a future but as yet unscheduled road widening project along Cleveland Avenue.*
-

Executive Session

9:15 pm

Meeting Adjourned

9:46 pm

¹ The Committee was encouraged to find that the applicant had modified the site plan to incorporate a number of recommendations made by the Committee during the prior hearing in July 2021. However, the Committee was extremely disappointed with the applicant's outright refusal to accommodate public access via a pedestrian sidewalk from Morse Road – a standard requirement for all commercial site development in Columbus – or even to accept a tabling in order to provide them with an opportunity for further study. No hardship was demonstrated that would justify an effective variance from this requirement; only a desire to not invest the minimal funds, versus the overall investment in the project, required for the design and construction of a sidewalk. The Committee therefore concluded it could not support the application, and recommends that the applicant reconsider their position before proceeding.

* Note - The pedestrian connection modification was removed as a condition of the approval recommendation from the Development Commission to satisfy the Northland Community Council's outstanding concerns. The pedestrian connection from the building to the Morse Road frontage is shown on the site plan committed to with this application.



DEPARTMENT OF BUILDING
AND ZONING SERVICES

Rezoning Application

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

PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z21-057

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) Eric Elizando
of (COMPLETE ADDRESS) 4270 Morse Road Columbus, OH 43230
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. SkilkenGold Development LLC 4270 Morse Road Columbus, OH 43230 35 Columbus Based Employees	2.
3.	4.

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

SIGNATURE OF AFFILIANT

Eric M. Elizando

Sworn to before me and signed in my presence this 17th day of June, in the year 2021

Audra L. Trapp
SIGNATURE OF NOTARY PUBLIC

12/22/25
My Commission Expires

Notary Seal Here



AUDRA L. TRAPP
Notary Public, State of Ohio
My Commission Expires
12/22/25

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