

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
NOVEMBER 13, 2014**

1.     **APPLICATION:**                   **Z14-042 (14335-00000-00630)**  
       **Location:**                   **5160 NORTH HIGH STREET (43214)**, being 0.67± acres located on the east side of North High Street, 250± feet north of Greencrest Drive (010-143134; Clintonville Area Commission).  
  
       **Existing Zoning:**           C-4, Commercial District.  
       **Request:**                    CPD, Commercial Planned Development District.  
       **Proposed Use:**             Car wash.  
       **Applicant(s):**            Moo Moo Express Car Wash; c/o Dave Perry, Agent; David Perry Company, Inc.; 145 East Rich Street, 3<sup>rd</sup> Floor; Columbus, Ohio 43215; and Donald Plank, Atty.; Plank Law Firm; 145 East Rich Street, 3<sup>rd</sup> Floor; Columbus, OH 43215.  
  
       **Property Owner(s):**       Stanley M. and Teresa M. Bradham; 5160 North High Street; Columbus, Ohio 43214.  
  
       **Planner:**                   Tori Proehl, 645-2749, [vjproehl@columbus.gov](mailto:vjproehl@columbus.gov)

**BACKGROUND:**

- The 0.67± acre site is currently occupied by a used car lot zoned in the C-4, Commercial District. The original structure was constructed as a car wash in 1968 when they were permitted in the C-4 district prior to the adoption of the C-5 district several years later. The structure was converted to a used car sales office in 1984. The applicant requests the CPD, Commercial Planned Development District to re-establish the car wash use in the original structure.
- To the north is a building occupied by a bakery and a tax office in the C-4, Commercial District. To the east is undeveloped land in the C-4, Commercial District, and beyond that is a multi-unit residential development in the AR-1, Apartment Residential District. To the south is a fast-food establishment in the C-4, Commercial District. To the west across North High Street is mixed commercial development in the C-4, Commercial District, and an assisted living facility in the L-AR-3, Limited Apartment Residential District.
- The site is located within the planning area of the *Clintonville Neighborhood Plan* (2009), and is within the Community Commercial Overlay (CCO). The Plan recommends the following in regard to this site:
  - Retail and/or multi-family development (new developments abide by CCO standards);
  - Ravine preservation;
  - Parking lots are recommended to incorporate Low Impact Design (LID) features to minimize their impact on nearby waterways;
  - Developers are encouraged to preserve mature trees.

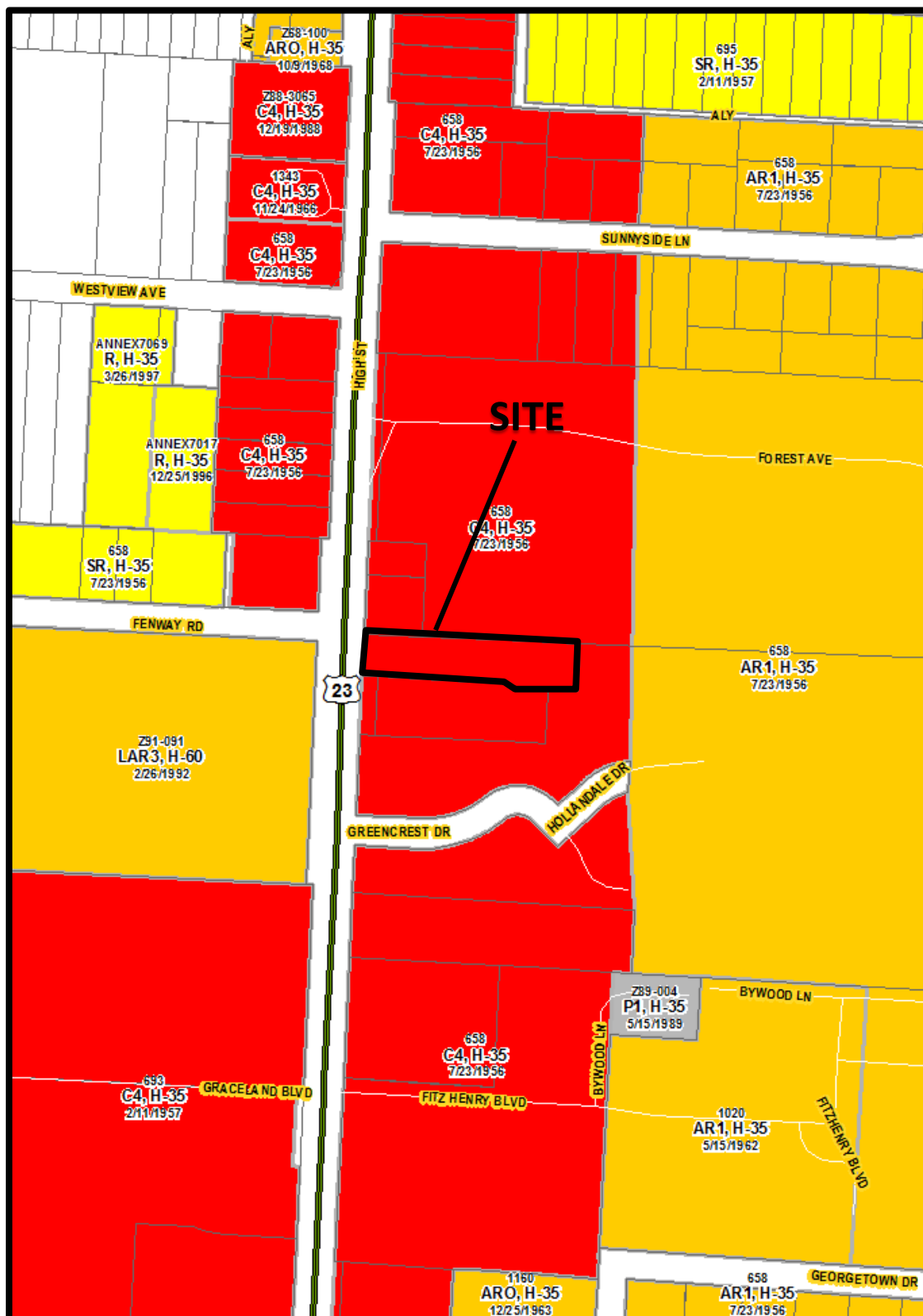
The proposal addresses these recommendations by establishing landscaping in portions of the site that are currently paved to improve storm water infiltration and preserving the

mature trees along the north side of the building. Development in proximity to the ravine is regulated by the Department of Public Utilities, but the proposal contains provisions for ravine protection. Because the applicant proposes to utilize the original building but is altering the façade, variances are requested to the CCO building design front façade requirements for primary entrance door and a minimum of 40% clear glass between the height of two feet and ten feet above grade.

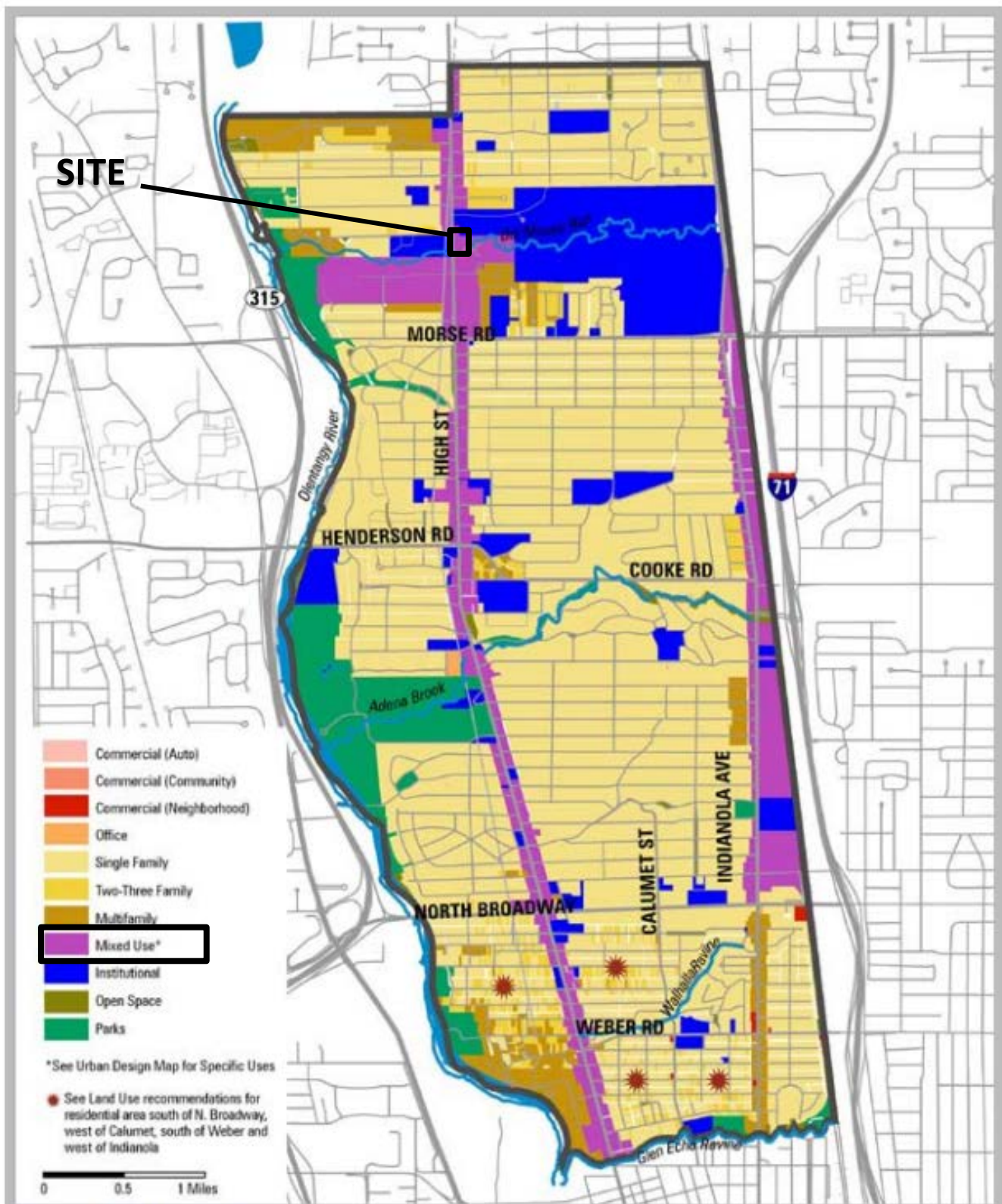
- The site is located within the boundaries of the Clintonville Area Commission, whose recommendation is for disapproval.
- The proposed CPD commits to a site plan and elevation drawings, and the text provides use restrictions and development standards addressing access, ravine and tree preservation, and landscaping. The proposal also includes variances to the aforementioned CCO façade primary entrance and glass standards and to eliminate a required by-pass lane. The Public Service Department, Division of Traffic Management, has indicated that the driveway configuration as shown on the site plan may need to be adjusted as the design of the right-of-way improvements for this site moves forward.
- The *Columbus Thoroughfare Plan* requires a minimum right-of-way dedication of 60' from centerline along North High Street.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The requested CPD, Commercial Planned Development District, will allow the re-establishment of a car wash utilizing the original structure. Staff supports the proposal, noting efforts to increase landscaping, decrease pavement to improve storm water infiltration, and preserve the ravine area trees. The proposal is consistent with the land use recommendations of the *Clintonville Neighborhood Plan*. Issues related to the driveway configuration will be resolved to the satisfaction of the Traffic Management Division during site compliance review.



Z14-042  
 5160 N. High Street  
 Approximately 0.67 acres  
 C-4 to CPD



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Z14-042  
5160 N. High Street  
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**CPD, COMMERCIAL PLANNED DEVELOPMENT**  
**0.669 +/- ACRES**

EXISTING ZONING: C-4, Commercial District  
PROPOSED ZONING: CPD, Commercial Planned Development  
PROPERTY ADDRESS: 5160 N High Street, Columbus, OH 43214  
APPLICANT: Moo Car Express Car Wash LLC c/o Dave Perry, Agent,  
David Perry Company, Inc., 145 East Rich Street, FL 3,  
Columbus, OH 43215 and Donald Plank, Attorney, Plank  
Law Firm, 145 East Rich Street, FL 3, Columbus, OH  
43215.  
PROPERTY OWNER: Stanley and Teresa Bradham, 5160 N. High Street,  
Columbus, OH 43214-1555.  
DATE OF TEXT: November 5, 2014  
APPLICATION NUMBER: Z14-042

**1.INTRODUCTION:** The 0.669 +/- acre site is located on the east side of N. High Street, 235 +/- feet north of Greencrest Drive. The site is presently zoned C-4, Commercial. The existing building was built for and used as a single bay car wash prior to the 1972 C-5 legislation, then changed to a used car sales office and lot in about 1983. Applicant proposes to rezone the site to CPD to permit a single bay automatic car wash and C-4 uses. The plans titled "Site Plan, Moo Moo Express Car Wash, 5160 N. High Street", "Landscaping Plan, Moo Moo Express Car Wash, 5160 N. High Street", and "Exterior Elevations, Moo Moo Express Car Wash, 5160 N. High Street", all dated \_\_\_\_\_, 2014, hereinafter "Site Plan", "Landscaping Plan" and "Exterior Elevations", respectively, are submitted as the site, landscaping and exterior elevation plans for the automatic car wash. The proposed automatic car wash will be on the same footprint as the existing building and with the existing walls, but a new gable roof will be installed. The property is in the North High Street Community Commercial Overlay (CCO), but much of the CCO isn't applicable to the proposed use since the site development and building are existing and no expansion of the building is proposed.

**2. PERMITTED USES:** All uses of Chapter 3356, C-4, Commercial District, as presently permitted, and an automatic car wash, as depicted on the Site Plan, Landscaping Plan and Exterior Elevations, and as regulated herein.

**3. DEVELOPMENT STANDARDS:** Unless otherwise indicated on the Site Plan, which shall only be applicable for the proposed car wash, or in this written text, the applicable development standards shall be those standards contained in Chapter 3356, C-4, Commercial District, of the Columbus City Code.

**A). Density, Height, Lot and/or Setback commitments.**

Use of the site as an automatic car wash shall be as depicted on the submitted Site Plan and Landscaping Plan. Development standards of the Zoning Code shall apply to use of the property for uses of the C-4 District.

**B.) Access, Loading, Parking and/or other Traffic related commitments.**

1. Development of the site with a car wash shall be as depicted on the submitted Site Plan. Development standards of the Zoning Code shall apply to use of the property for uses of the C-4 District.

2. Right of way totaling 60 feet from centerline of North High Street shall be deeded to the City of Columbus prior to approval of the final Site Compliance Plan for a car wash.

3. Vehicular access shall be from a full-turning movement signalized curbcut on N High Street. Developer shall design and pay for the installation of the 4<sup>th</sup> signal leg to the existing three (3) leg signal at North High Street and Fenway Road. Developer shall also commit to a signal maintenance agreement with the City of Columbus for the applicable costs of maintenance of the 4<sup>th</sup> signal leg.

4. Subject to approval of the City of Columbus, the public sidewalk in and along North High Street shall be designed with a tree lawn between the North High Street curb and the public sidewalk.

**C.) Buffering, Landscaping, Open Space and/or Screening Commitments:**

1. Required landscaping for the car wash shall be as depicted on the Landscaping Plan.

2. The Site Plan depicts an area with cross hatching labeled "Ravine Protection Area" (RPA). There shall be no disturbance of the RPA, except removal of dead trees, if needed, for the safety and protection of customers and property, and trimming of overhead branches as may be needed from time to time.

3. The Site Plan depicts an area with slanted hatching adjacent to the RPA and along the east property line where weeds and brush will be removed in conjunction with the site development, and low tree branches will be trimmed/removed, consistent with reasonable use of adjacent areas for business purposes, and safe operation of the car wash for customers and business purposes. Additional landscaping, as depicting on the Landscaping Plan, shall also be planted in the designated area adjacent to the RPA.

**D.) Building design and/or Interior-Exterior treatment commitments.**

The Exterior Elevations shall be the required building elevations for a car wash.

**E.) Dumpsters, Lighting, Outdoor display areas and/or other environmental commitments.**

1. The dumpster location is depicted on the Site Plan. The depicted location is the only location a dumpster shall be placed and kept.

2. There shall be no outdoor displays of merchandise.

**F.) Graphics and Signage commitments.**

1. All graphics and signage shall comply with the Graphics Code, Article 15, Title 33 of the Columbus City Code as it applies to the C-5, Commercial District, if the site is developed with a car wash, or the C-4 Commercial District, if developed with a C-4, Commercial District Use and shall also comply with the Graphics standards (Section 3372.706, Graphics) of the Community Commercial Overlay (CCO). Any variance to applicable sign standards shall be submitted to the Columbus Graphics Commission for consideration.

#### **G). Other CPD Requirements.**

1. Natural Environment: The site is located on the east side of N. High Street, 235 +/- feet north of Greencrest Drive. N. High Street is a north/south arterial right of way. The site is flat. The North High Street corridor is an intense commercial arterial corridor developed with a wide variety of commercial uses.

2. Existing Land Use: There is a commercial building on the premises that was built as a single bay automatic car wash, then subsequently converted to the garage and office for the sale of used cars. The site presently has almost 100% impervious surface coverage.

3. Circulation: Vehicular access will be via a full-turning movement curbcut on N High Street at the signalized intersection of North High Street and Fenway Road, as depicted on the submitted Site Plan.

4. Visual Form of the Environment: The North High Street corridor is an arterial right of way developed extensively with commercial uses.

5. Visibility: North High Street is an arterial right of way. The site will be visible from North High Street.

6. Proposed Development: Automatic car wash.

7. Behavior Patterns: Vehicular access will be via a full-turning movement curbcut on N High Street at the signalized intersection of North High Street and Fenway Road, as depicted on the submitted Site Plan. On-site circulation for an automatic car wash shall be as depicted on the Site Plan.

8. Emissions: Development will conform to City of Columbus requirements as further controlled by development standards of this development text for light levels, sounds and dust. There will be no objectionable emissions.

#### **H). Modification of Code Standards.**

The following code modifications apply only to use/development of the site as a car wash or the use of the existing building for a C-4, Commercial use. H(1) and H(2) are not applicable to construction of a new building for a C-4, Commercial use.

1. Section 3312.11, Drive-up Stacking Area, to not provide an exclusive by-pass lane for the car wash.

2. 3372.705(D)(F), Building Design Standards, to not have a primary entrance door on the North High Street façade, while applicant has provided pedestrian doors on the

North High Street façade, but they aren't primary entrance doors; and to permit 5.5% of the area between two (2) feet and ten (10) feet above grade on the North High Street elevation to be finished with clear window glass rather than 40%. See the Exterior Elevation plan.

**I.) Miscellaneous commitments.**

1. Development of the site with an automatic car wash shall be in accordance with the Site Plan, Landscaping Plan and Exterior Elevations titled "Site Plan, Moo Moo Express Car Wash, 5160 N. High Street", Sheet 1 of 3, "Landscaping Plan, Moo Moo Express Car Wash, 5160 N. High Street", Sheet 2 of 3, and "Exterior Elevations, Moo Moo Express Car Wash, 5160 N. High Street", Sheet 3 of 3, all dated \_\_\_\_\_, 2014, and signed \_\_\_\_\_, 2014 by David B. Perry, Agent for Applicant, and Donald Plank, Attorney for Applicant. These plans may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time final development and engineering plans are completed. Any slight adjustment to the Plan shall be reviewed and may be approved by the Director of the Department of Development or his designee upon submission of the appropriate data regarding the proposed adjustment.

2. The car wash vacuum system shall be designed and installed as a "central vacuum system". "Central vacuum system" means there will be a single vacuum motor and collection canister for all of the vacuum stations. The central vacuum system motor and canister shall be screened on the North High Street side of the equipment with evergreen plant material. Developer shall document the use of a central vacuum system in conjunction with the City of Columbus Site Compliance Plan and building permit processes and landscaping applicable to the central vacuum system shall be shown on the final Site Compliance Plan.

*The undersigned, being the owner of the subject property together with the applicant in the subject application, or their authorized representatives, do hereby agree singularly and collectively for themselves, their heirs, successors and assigns, to abide by above restrictions, conditions, and commitments regarding development of the subject property and for such purpose each states that he fully understands and acknowledges that none of the foregoing restrictions, conditions, or commitments shall in any manner act to negate, nullify, alter or modify any more restrictive provision of the Columbus City Codes, other than as specified herein.*

Signature: \_\_\_\_\_  
David B. Perry, Agent Date

Signature: \_\_\_\_\_  
Donald Plank, Attorney Date



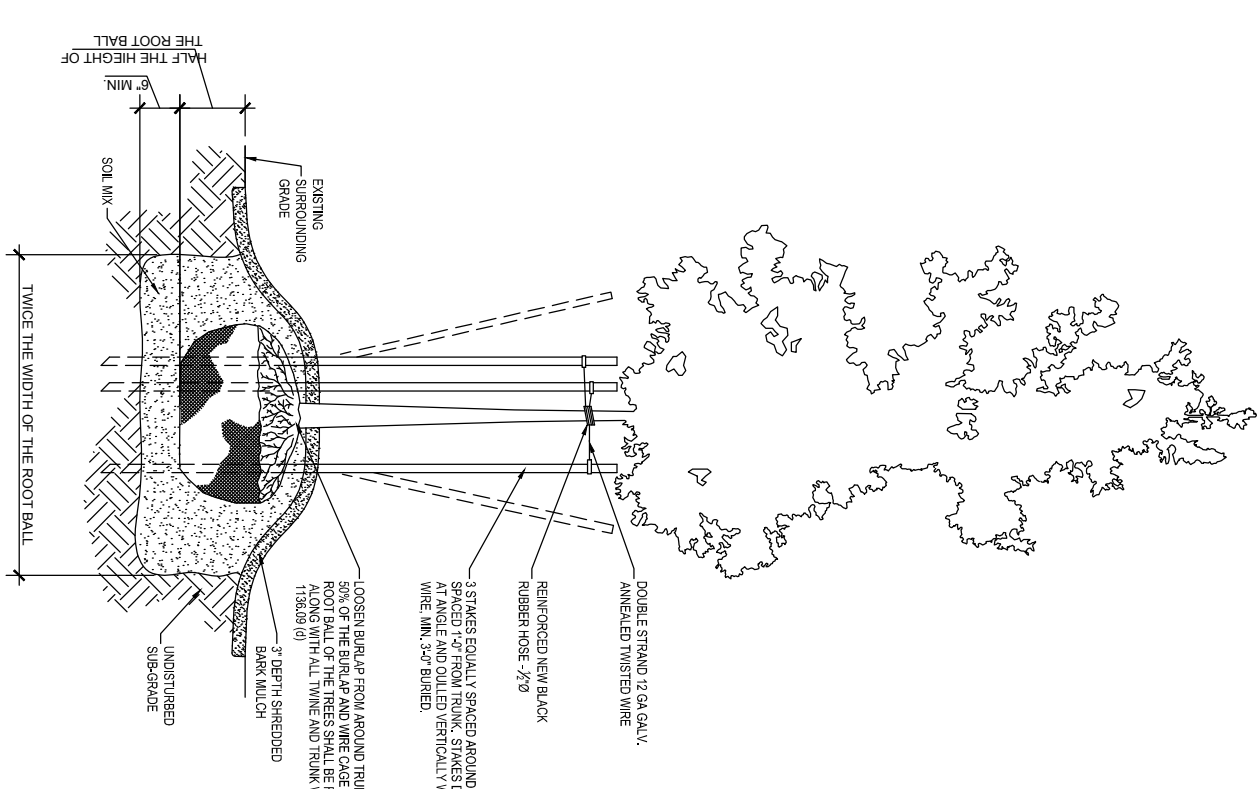
## LANDSCAPE LEGEND

AP - ARISTOCRAT PEAR 2.5" DIA.  
BB - COMPACT BURNING BUSH 24"  
JJ - SEA GREEN JUNIPER  
KR - #3 KNOCK OUT ROSE  
SD - #1 DAY LILLY  
EA - 5-6" EMERALD ARBOR

\*\*\* ALL SERVICE STRUCTURES WILL BE SCREENED PER 1136.08

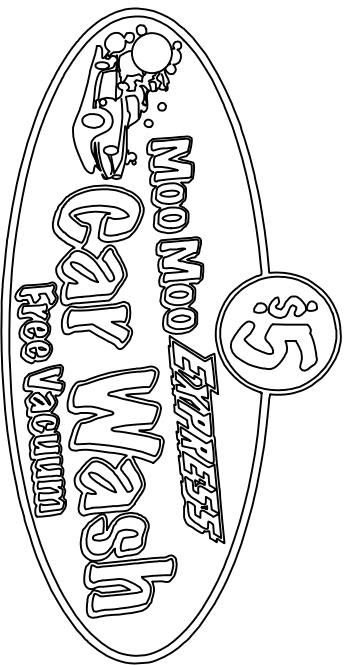
\*\*\* ALL SERVICE STRUCTURES WILL BE SCREENED PER 1136.08

## TYPICAL PLANTING DETAIL

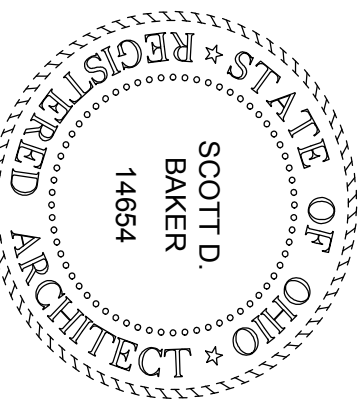


#	DATE	ISSUED WITH: CHANGE DESCRIPTION

**MOOMOO EXPRESS CAR WASH**  
5160 N. HIGH ST. COLUMBUS, OHIO 43214

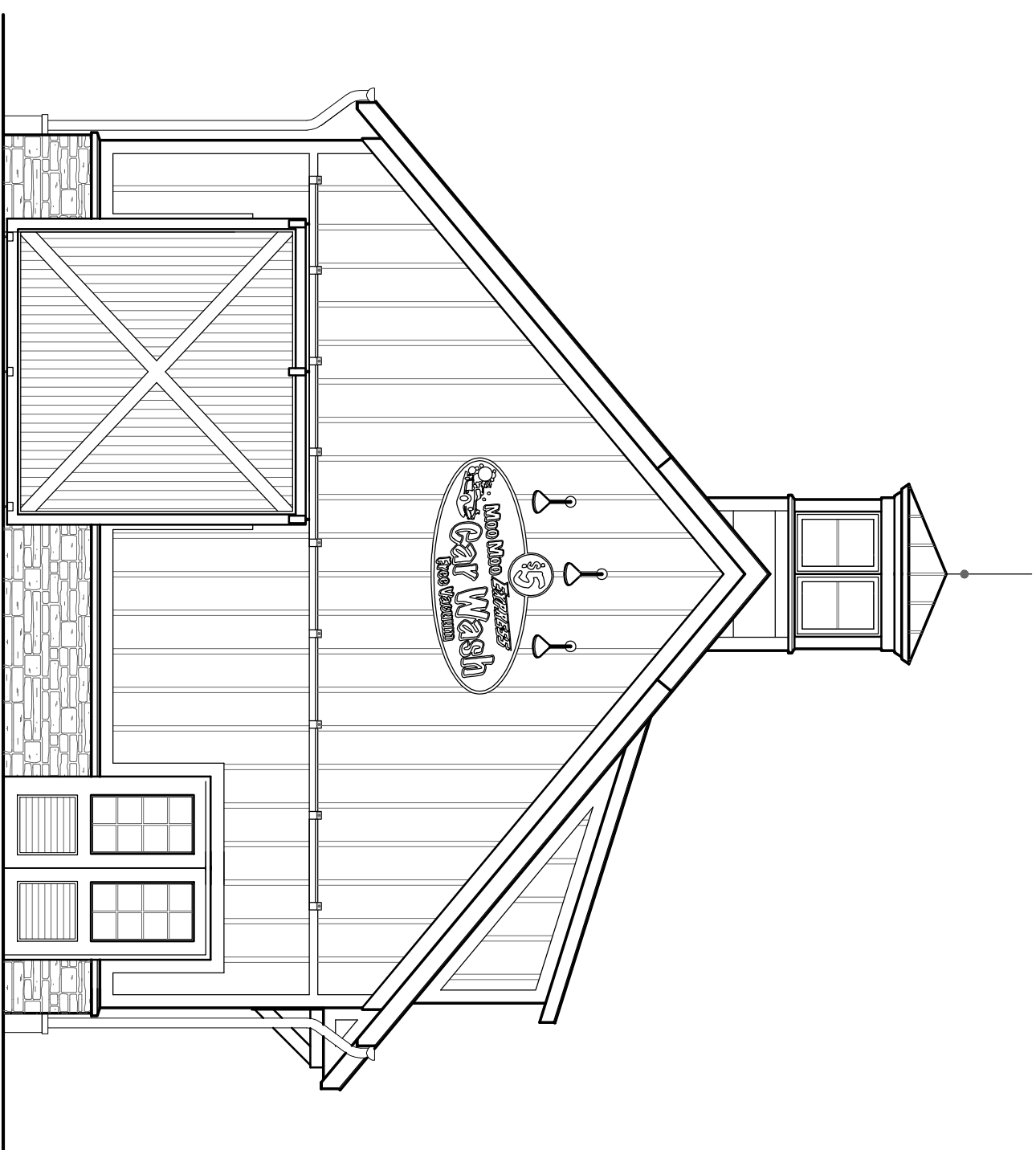
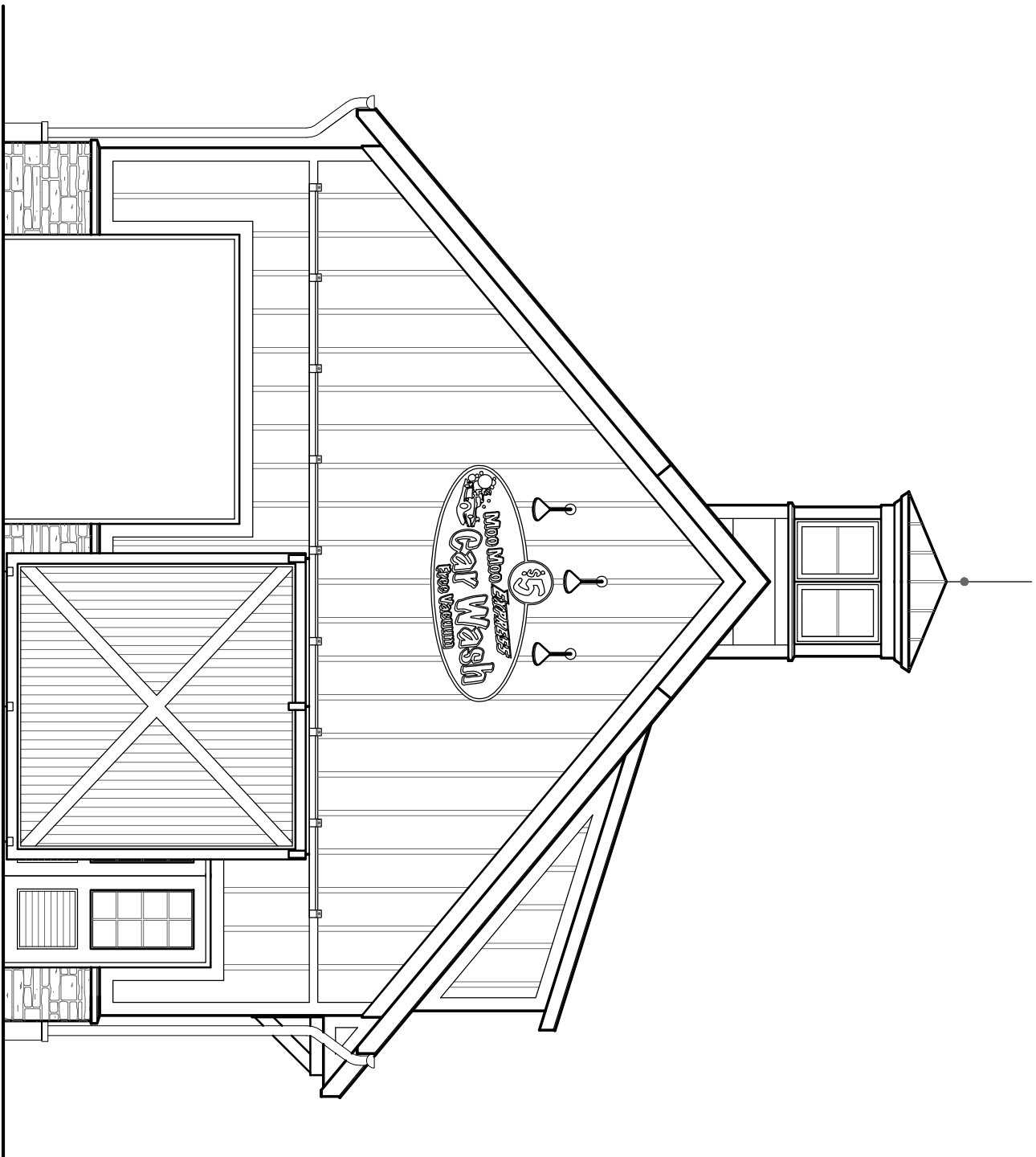
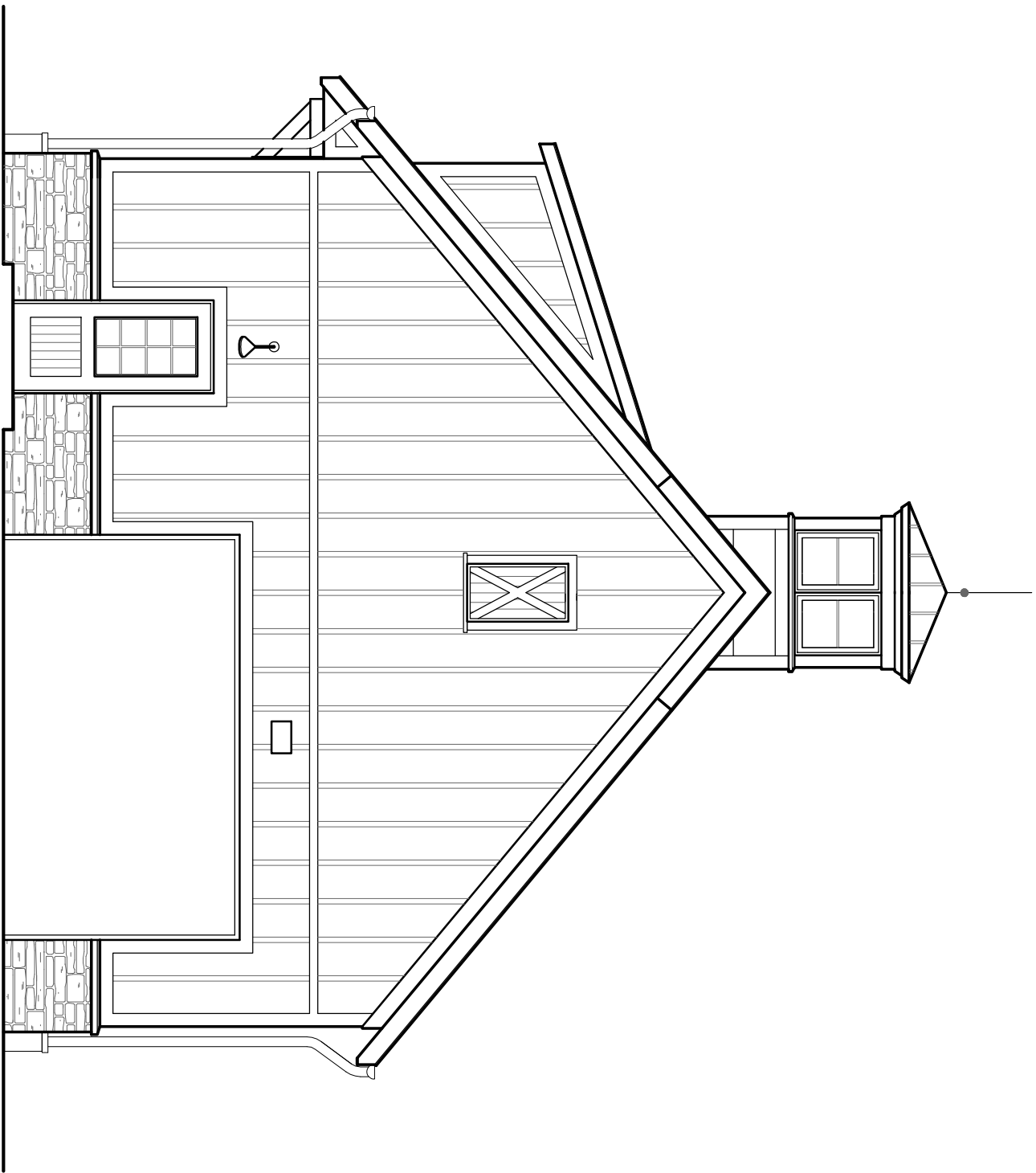


**S B A**  
S T U D I O S  
ARCHITECTURAL DESIGN  
0141.562.7761 WWW.SBA-STUDIOS.COM



DATE: 10.30.2014	SCOTT D. BAKER, LICENSE #14654 EXPIRATION DATE 12/31/2015
PRELIMINARY SITE COMPLIANCE	
SBA STUDIOS PROJECT # 2013-319	

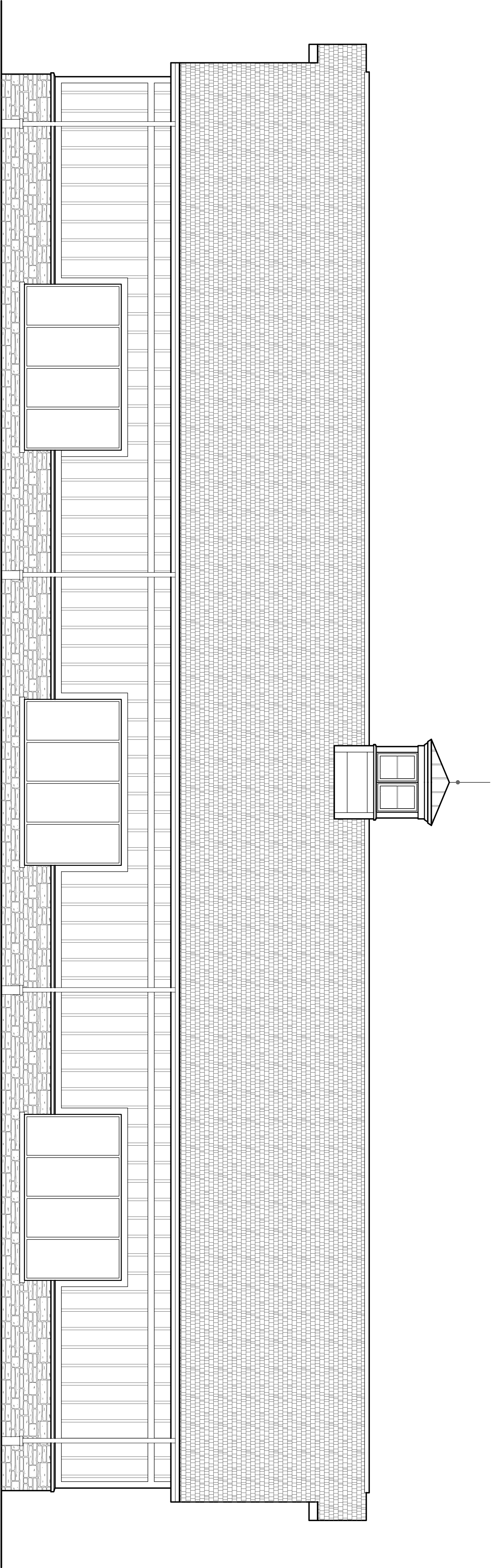
§ 1-1



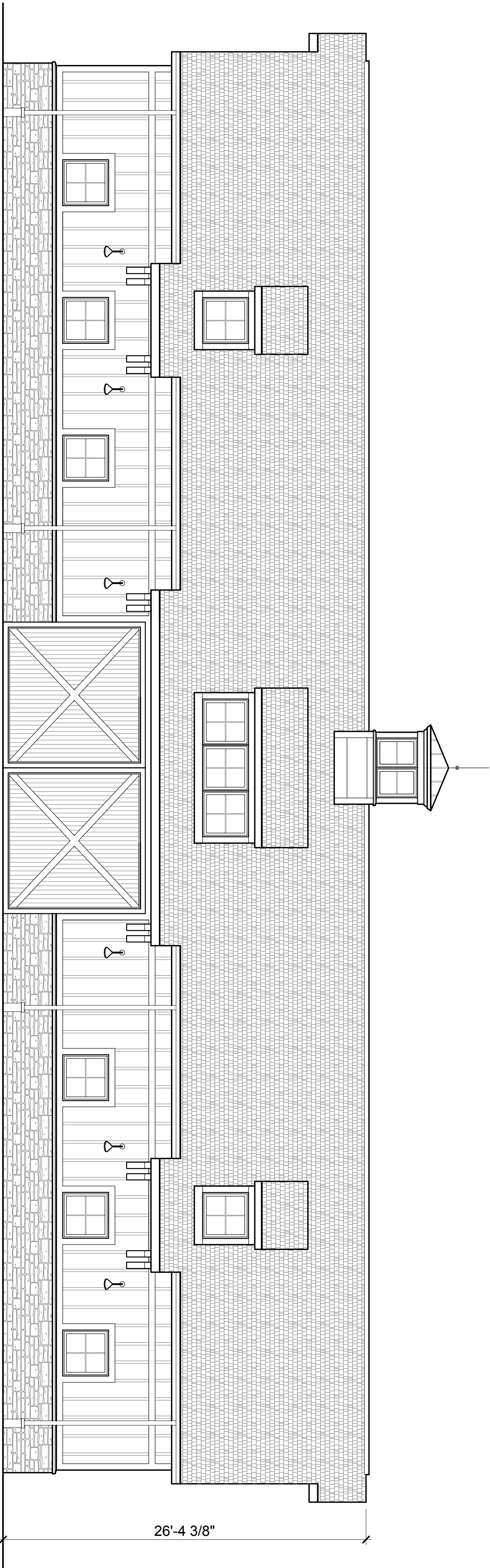
3 EAST ELEVATION

4 WEST ELEVATION (CAR WASH OPEN)

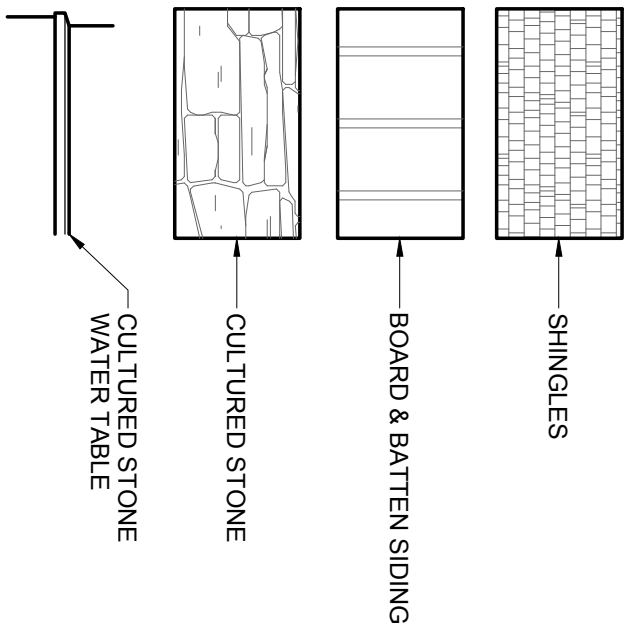
5 WEST ELEVATION (CAR WASH CLOSED)



2 NORTH ELEVATION



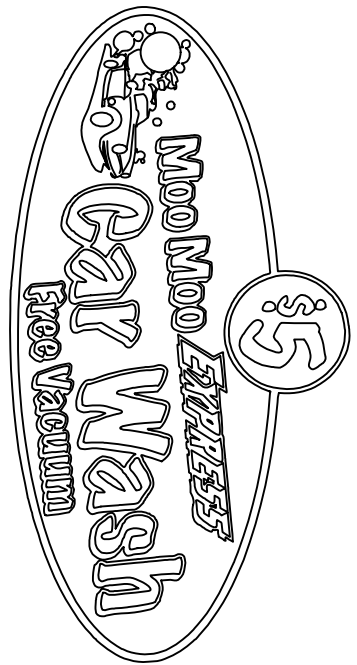
1 SOUTH ELEVATION



ELEVATION MATERIAL LEGEND

#	DATE	ISSUED WITH CHANGE DESCRIPTION

Mo Moo EXPRESS CAR WASH  
5160 N. HIGH ST. COLUMBUS, OHIO 43214



**SBA**  
STUDIOS  
ARCHITECTURAL DESIGN  
614.562.7761 WWW.SBA-STUDIOS.COM

SCOTT D. BAKER  
14654

REGISTERED ARCHITECT  
STATE OF OHIO

SCALE: 3/16" = 1'-0"

SHEET # / DESCRIPTION

EXTERIOR ELEVATIONS

**A2-1**

DATE: 10.30.2014

PRELIMINARY SITE COMPLIANCE

SBA STUDIOS PROJECT # 2013-319

SCOTT D. BAKER LICENSE #14654

EXPIRATION DATE 12/31/2015

**Proehl, Victoria J.**

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**From:** Dana Bagwell <dbcac5@yahoo.com>  
**Sent:** Thursday, October 30, 2014 1:06 PM  
**To:** Proehl, Victoria J.  
**Cc:** David Perry  
**Subject:** Case Number Z14-042/5160 North High Street

Tori,

At the Clintonville Area Commission's October 2 meeting, we voted on the rezoning application for 5160 North High Street, case number Z14-042. Our vote ended in a tie of 3 in favor, 3 against. Two commissioners abstained. I can also provide you with the draft minutes from that meeting if necessary. Please let me know if you need any further information.

Thank you,

**Dana Bagwell**

Mobile: 614.937.7268

District 5 Commissioner, Clintonville Area Commission

Chair, Zoning & Variance Committee

*We do not have to wait for Heaven to be surrounded by hope, love, and joyfulness. It is here on earth and has four legs!*