

Moo Moo Express Car Wash

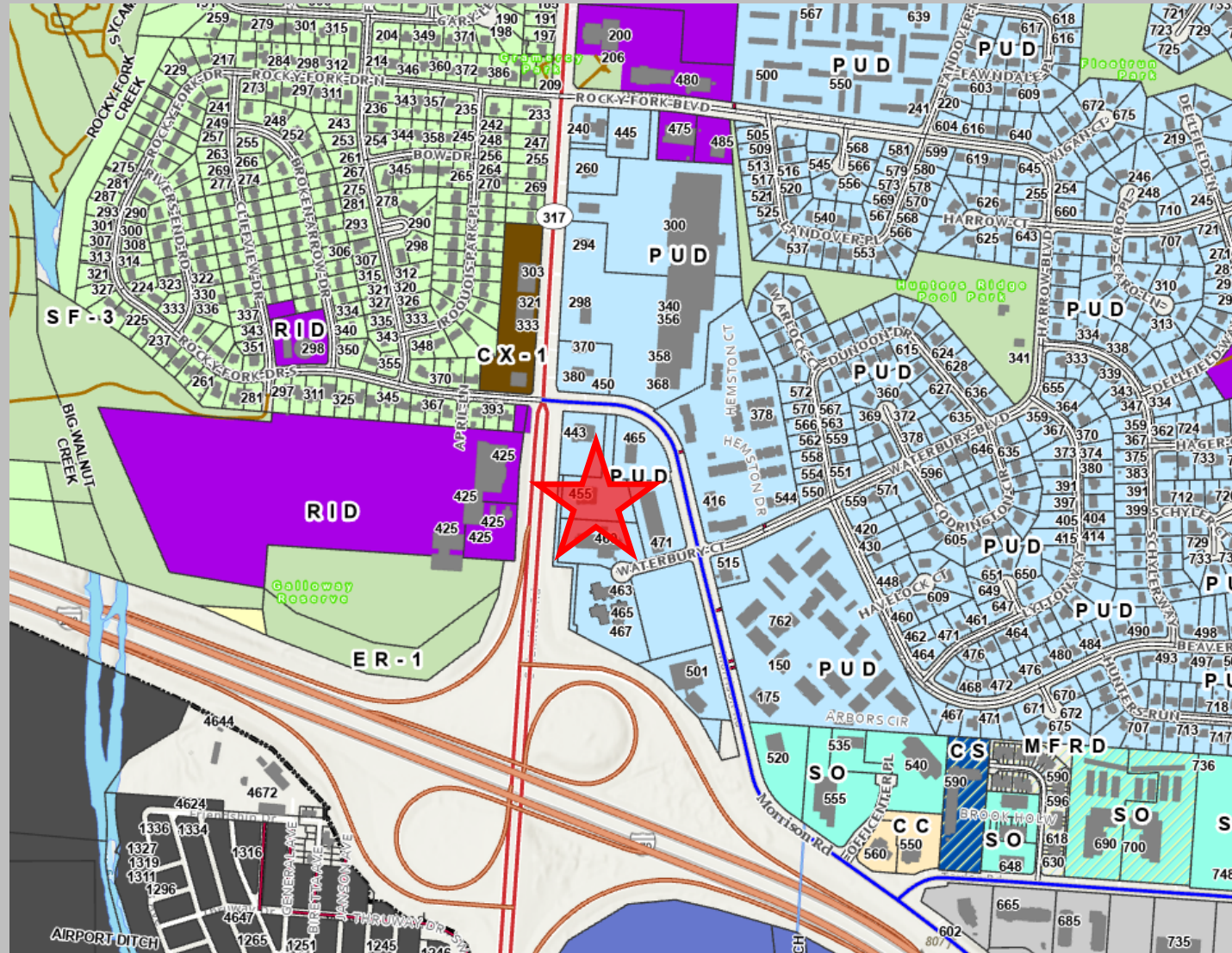
455 Morrison Rd

CU-1-2021

DR-16-2021

FDP-6-2021

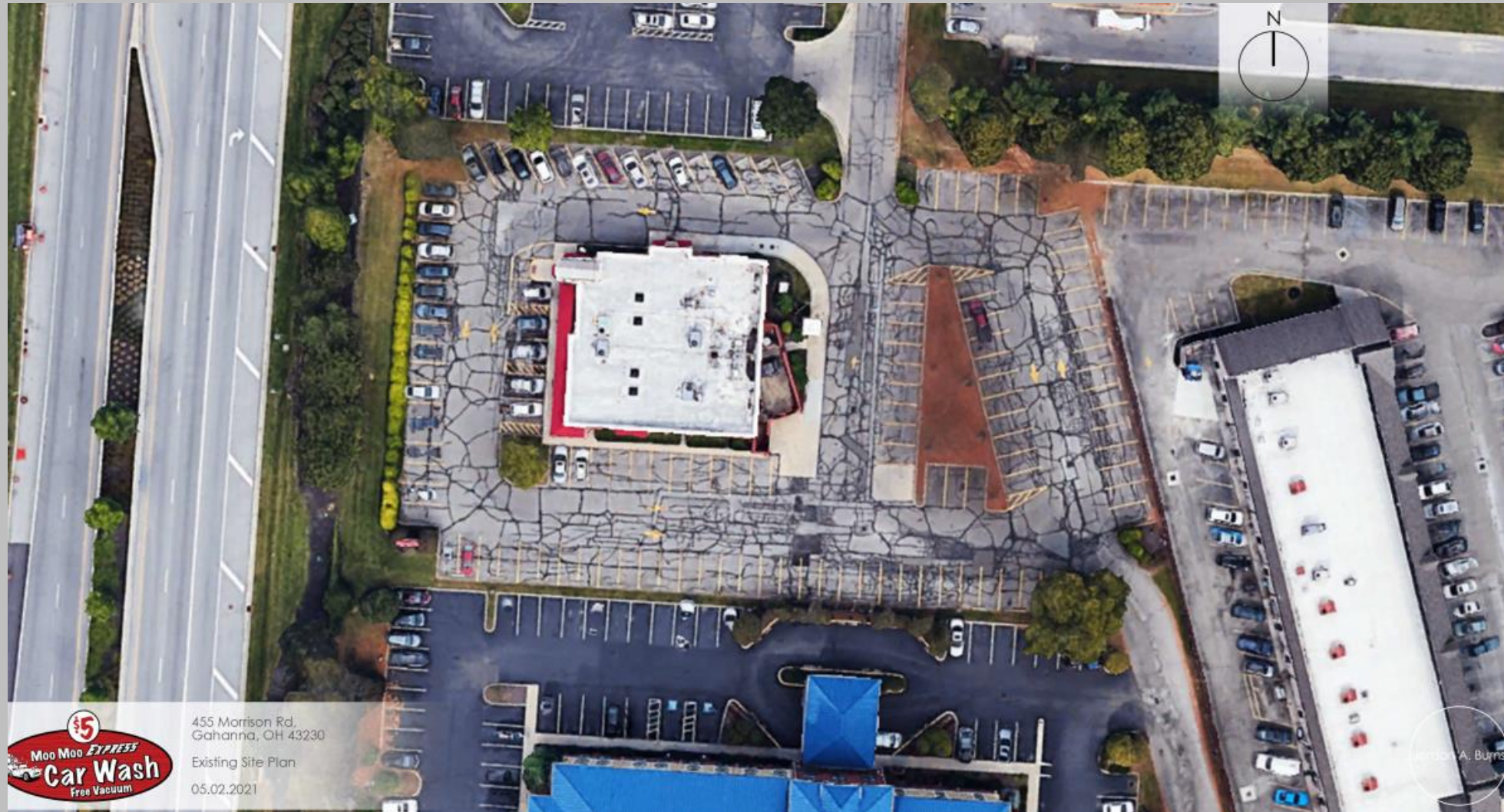
Location/Zoning Map



Summary

- CU, DR, FDP to permit a car wash
 - Former location of Big Boy Restaurant
 - Utilizing existing development footprint
 - No variances
- October 2020 workshop
- Property zoned PUD
 - Not like other zone districts
 - Doesn't have specific standards for uses, setbacks, etc
 - Standards of General Commercial Districts apply

Existing Conditions



Proposed



Renderings



Renderings



Item	Manufacturer Name	Color Name	Color Number
Awnings	TSS	Black	
Brick	N/A	N/A	
Gutters and Downspouts	Donley Gutters	White	White
Lighting	LSI-AD100	Black	6BK Gloss Black
Roofing	GAF Slatline	English Grey Slate	
Siding	Hardie	SW - FIREWEED	SW 6328
Stucco	N/A	N/A	N/A
Trim	Hardie	Incredible White	SW7028
Windows	MI4300	White	White
Other (please specify)	Cultured Stone	Centurion Stone Fieldstone Kentucky	
Other (please specify)			



455 Morrison Rd.
Gahanna, OH 43230
Concept Elev. 05
05.02.2021

Renderings



Summary

- Project history
 - Similar request filed in 2018
 - Granville St location (Golden Touch Car Wash)
 - Concerns about traffic queuing on Granville St
 - Request withdrawn prior to PC action
 - Property owner withdrew support of project
 - October 2020 workshop
 - Applications are very similar to what was presented at workshop

Summary

- Staff recommends approval
 - Redevelopment of site needed
 - Similar uses in area
 - Property 3 times larger than Granville site
 - Addresses concerns about traffic queuing



Gahanna

DEPARTMENT OF PLANNING

