

FINAL DEVELOPMENT PLAN APPLICATION

PLEASE NOTE: This application is not to be considered complete until all documents are received and approved by the Planning & Zoning Administrator.

Project/Property Address or Location: 259 Granville Street		Project Name/Business Name (if applicable): Moo Moo Carwash	
Parcel ID No.(s): 025-007431	Current Zoning: Community Commercial (CC)	Total Acreage: 0.53 acres	
Project Description: Project will demolish existing car wash and pavement(s) and construct new car wash with associated pavements and sidewalks.			
APPLICANT Name (primary contact) -do <u>not</u> use a business name: John Roush		Applicant Address: 13375 National Road Suite C, Reynoldsburg, Ohio	
Applicant E-mail: john@moomoocarwash.com		Applicant Phone No.: 614-751-9274 x202	
BUSINESS Name (if applicable): Moo Moo Express Carwash			
ATTORNEY/AGENT Name: John Miller		Attorney/Agent Address: 394 Oak Street, Columbus, Ohio 43215	
Attorney/Agent E-Mail: jmillier@kramerengineers.com		Attorney/Agent Phone No.: 614-233-6911	
ADDITIONAL CONTACTS (please list all applicable contacts)			
Name(s): Contractor Developer Architect Scott Baker		Contact Information (phone no./email): 614-562-7761 / sbaker@sba-studios.com	
PROPERTY OWNER Name: (if different from Applicant) Dan & Barbara Goldhardt		Property Owner Contact Information (phone no./email): 614-478-2929 / dangoldhardt@aol.com	

APPLICANT SIGNATURE BELOW CONFIRMS THE SUBMISSION REQUIREMENTS HAVE BEEN COMPLETED (see page 2)

I certify that the information on this application is complete and accurate to the best of my knowledge, and that the project as described, if approved, will be completed in accordance with the conditions and terms of that approval.

Applicant Signature:  Date: 3/15/18

THIS FORM IS AVAILABLE TO BE SUBMITTED ONLINE: www.gahanna.gov

INTERNAL USE

Zoning File No. _____
PC Meeting Date: _____
PC File No. _____

RECEIVED: _____
DATE: _____

PAID: _____
DATE: _____
CHECK#: _____

FINAL DEVELOPMENT PLAN APPLICATION – SUBMISSION REQUIREMENTS

PLEASE NOTE: This application is not to be considered complete until all documents are received and approved by the Planning & Zoning Administrator.

STAFF USE - INTAKE	TO BE COMPLETED/SUBMITTED BY THE APPLICANT:	APPLICANT		STAFF USE	
		YES	N/ A	YES	N/A
	1. Review Gahanna Code Section 1108 (visit www.municode.com) & Chapter 914 , Tree Requirements	✓			
	2. Review the State of Ohio Fire Code Fire Service Requirements	✓			
	3. Pre-application conference with staff	✓			
FINAL DEVELOPMENT PLAN shall contain the following:					
	4. Scale: Minimum - one inch equals 100 feet.	✓			
	5. The proposed name of the development, approximate total acreage, north arrow, and date	✓			
	6. The names of any public and/or private streets adjacent to or within the development	✓			
	7. Names and addresses of owners, developers and the surveyor who designed the plan	✓			
	8. Vicinity map showing relationship to surrounding development and its location within the community	✓			
	9. Natural features currently within proposed development, including drainage channels, tree lines, bodies of water, and other significant features	✓			
	10. Current zoning district, building and parking setbacks	✓			
	11. Proposed location, size and height of building and/or structures	✓			
	12. Proposed driveway dimensions and access points	✓			
	13. Proposed parking and number of parking spaces	✓			
	14. Distance between buildings	✓			
	15. Any other information the Planning Commission may deem to be necessary to evaluate the application. These items can include such things as elevations, traffic studies, floor plans, etc.				
THE DEVELOPER SHALL SUBMIT A TABLE OF DEVELOPMENT CALCULATIONS. TABLE SHALL INCLUDE:					
	16. Parking calculations: (square footage of proposed buildings, number of spaces per square foot, number of spaces required, and actual number of spaces proposed)		✓		
	17. Lot coverage calculations: (square footage of site, area of permanently impervious surfaces broken down into buildings and parking, area of uncovered land, coverage requirements, proposed lot coverage)	✓			
	18. Setback calculations, (if needed)		✓		
	19. Landscaping calculations: (square footage of pavement, proposed area of landscaping, square footage of landscaping, number of two-inch caliper trees required, and number of trees proposed)				
	20. List of contiguous property owners & their mailing address	✓			
	21. Pre-printed mailing labels for all contiguous property owners	✓			
	22. Application fee (in accordance with the Building & Zoning Fee Schedule)	✓			
	23. Application & all supporting documents submitted in digital format	✓			
	24. Application & all supporting documents submitted in hardcopy format	✓			
	25. Authorization Consent Form Complete & Notarized (see page 3)	✓			

THIS FORM IS AVAILABLE TO BE SUBMITTED ONLINE: www.gahanna.gov

APPLICATION ACCEPTANCE

This application has been reviewed and is considered complete and is hereby accepted by the Zoning Division of the City of Gahanna and shall be forwarded to the City of Gahanna Planning Commission for consideration.

Planning & Zoning Administrator Signature: _____

Date: 4/12/18

AUTHORIZATION CONSENT FORM

(must sign in the presence of a notary)

If you are filling out more than one application for the same project & address, you may submit a copy of this form with additional applications.

AUTHORIZATION FOR OWNER'S APPLICANT OR REPRESENTATIVE(S) If the applicant is not the property owner, this section must be completed & notarized.

I, Dan Goldhardt, the owner or authorized owner's representative of the subject property listed on this application, hereby authorize John Roush to act as my applicant or representative(s) in all matters pertaining to the processing and approval of this application, including modifying the project. I agree to be bound by all terms and agreements made by the designated representative.

Property Owner Signature: Dan L Goldhardt Date: 3-19-18

AUTHORIZATION TO VISIT THE PROPERTY

I, Dan Goldhardt, the owner or authorized owner's representative of the subject property listed on this application, hereby authorize City representatives to visit, photograph and post notice (if applicable) on the property as described in this application.

Property Owner Signature: Dan L Goldhardt Date: 3-19-18

NOTARY

Subscribed and sworn to before me on this 19th day of March, 2018.

State of Ohio County of Franklin

Notary Public Signature: [Signature]



DANIELLE T. PATTERSON
NOTARY PUBLIC
Stamp or Seal
FOR THE
STATE OF OHIO
My Commission Expires
February 8, 2020

AGREEMENT TO COMPLY AS APPROVED

I, John Roush, the applicant of the subject property listed on this application, hereby agree that the project will be completed as approved and any proposed changes to the approved plans shall be submitted for review and approval to the Zoning Division staff.

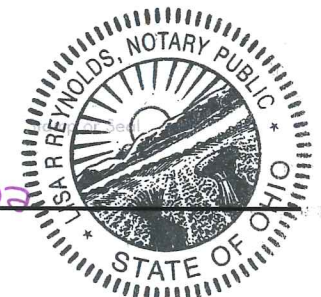
Applicant Signature: [Signature] Date: 3/15/18

NOTARY

Subscribed and sworn to before me on this 15 day of MARCH, 2018.

State of Ohio County of Franklin

Notary Public Signature: [Signature]





TOTAL PROJECT AREA:	0.53 ACRES (23,198 SQUARE FEET)
TOTAL DISTURBED AREA:	0.53 ACRES (23,198 SQUARE FEET)
PRE-DEVELOPED IMPERVIOUS AREA:	0.43 ACRES (18,895 SQUARE FEET)
POST-DEVELOPED IMPERVIOUS AREA:	0.45 ACRES (19,631 SQUARE FEET)

OWNER/DEVELOPER:	MOO MOO EXPRESS CARWASH 13075 NATIONAL ROAD SUITE C REYNOLDSBURG, OHIO MR. JOHN KOUSH, MANAGING PARTNER 681 751-0274 x202 JOHN@MOOMOOCCARWASH.COM
ENGINEER:	KRAMER ENGINEERS 394 OAK STREET COLUMBUS, OHIO 43215 614 233-6811 MILLER@KRAMERENGINEERS.COM
CERTIFIED ADDRESS:	259 GRANVILLE STREET COLUMBUS, OHIO 43230
PARCEL ID:	025-007431
PARCEL AREA:	0.53 ACRES (23,196 SQUARE FEET)
PARCEL ZONING:	CC (COMMUNITY COMMERCIAL)
AREA COMMISSION:	DISTRICT 5
OVERLAY DISTRICT:	N/A
EXISTING USE:	CARWASH
BUILDING AREA: EXISTING PROPOSED	4,421 SF (19 % OF SITE) 4,685 SF (15 % OF SITE)

ALLOWED HEIGHT: PROPOSED BUILDING HEIGHT:	UNKNOWN 28'
SETBACKS, BUILDING: FRONT YARD SIDE YARD REAR YARD	60' 10' 10'
SETBACKS, PARKING: FRONT YARD	36'
PARKING (NOTE CITY OF COLUMBUS IS TWO PER SITE): EXISTING PROPOSED	
	7 11
FLOOD DESIGNATION:	FEMA MAP NUMBER: 30049C0210K FEMA PANEL: 213 OF 465 FEMA FLOOD HAZARD: ZONE X
REFUSE COLLECTION: PROVIDED ON SITE WITH PRIVATE HAULER	
LOT COVERAGE:	
EXISTING	19,561 SF IMPERVIOUS / 23,198 SF TOTAL 84.3 % LOT COVERAGE
PROPOSED	20,008 SF IMPERVIOUS / 23,198 SF TOTAL 86.8 % LOT COVERAGE



394 OAK STREET
COLUMBUS, OHIO 43215
WWW.KRAMERENGINEERS.COM
TEL: 614.233.6911
FAX: 614.233.6914



MOO MOO CARWASH
2259 GRANVILLE STREET
GAHANNA, OHIO 43230

DATE:	04-09-18
SCALE:	AS NOTED
DRAWN BY:	
REVISIONS:	
#1	
#2	
#3	

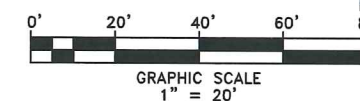
SITE DEVELOPMENT PLANS

—



1-800-362-2764

CALL TWO WORKING DAYS BEFORE YOU DIG
(NON MEMBERS MUST BE CALLED DIRECTLY)



LANDSCAPING GENERAL NOTES

1. ALL LANDSCAPE BED AREAS TO RECEIVE 4" PROCESSED HARDWOOD MULCH.
2. ALL LANDSCAPE AREAS TO BE FULLY IRRIGATED.
3. ALL TURF AREAS TO BE SOD.

LANDSCAPE DATA TABLE

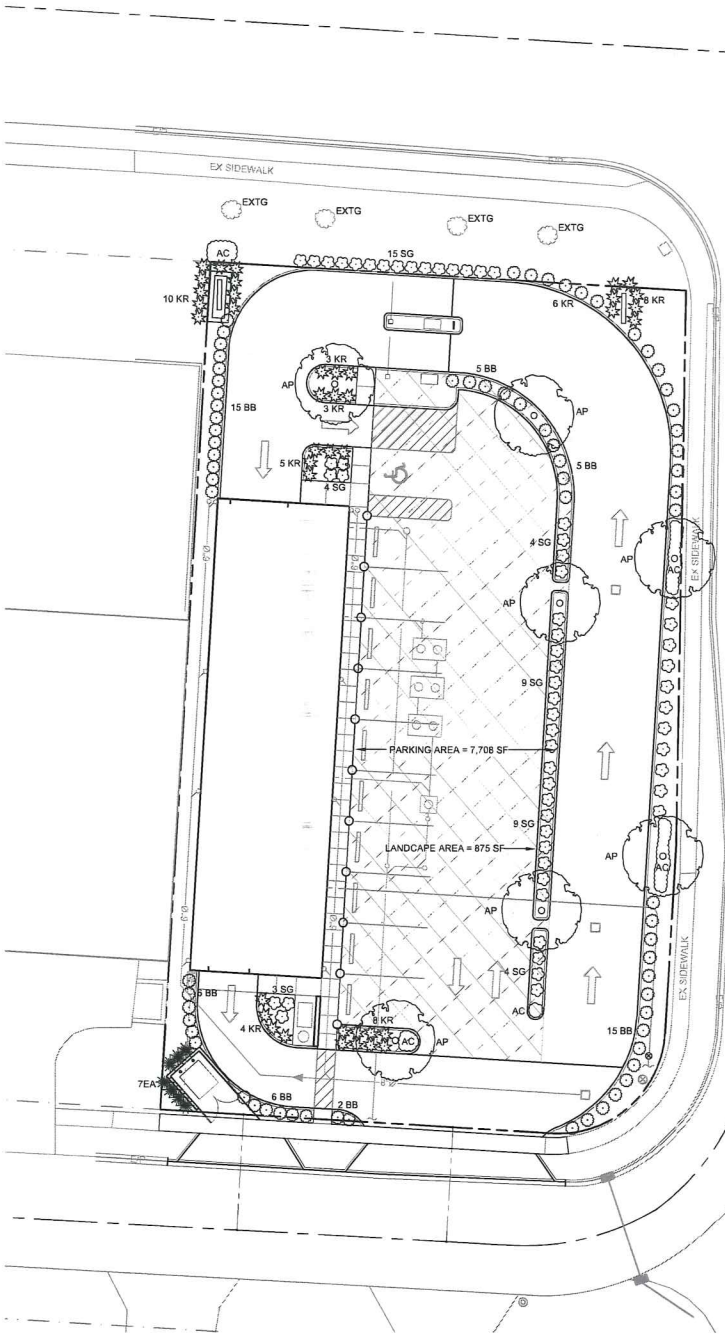
PARKING AREA:	7,708 SQUARE FEET
REQUIRED 5% FOR LANDSCAPING:	385 SQUARE FEET
REQUIRED TREES @ 1 / 100 LANDSCAPED SF	4
LANDSCAPING PROVIDED:	875 SQUARE FEET
TREES PROVIDED:	4

LANDSCAPE LEGEND

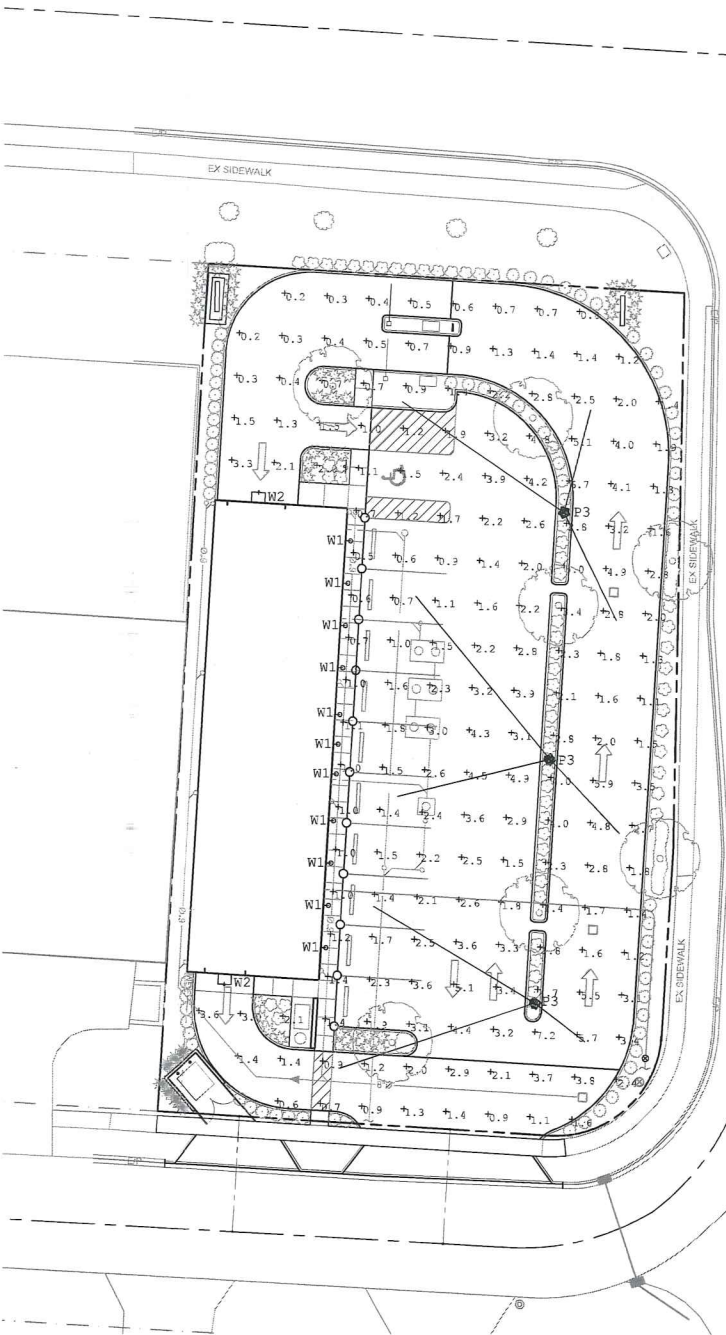
- ANNUAL COLOR
- SEA GREEN JUNIPER (JUNIPEROUS PFITZERIANA) #5
- COMPACT BURNING BUSH (EUONYMUS ALATUS 'COMPACTUS') #5
- KNOCK OUT ROSE (ROSA X RADRAZZ) #3
- ARISTOCRAT PEAR (PYRUS CALLERYANA) 2.5"
- EMERALD ARBORVATAE (THUJA OCCIDENTALIS 'SMARAGD') 5'-6"

Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description	Filename
+	9	P3	SINGLE	N.A.	0.850	HEW VF2-L88-740-MF-DIM-UNV	VF2-L88-740-MF.ies
+	2	W2	SINGLE	N.A.	0.850	LSI XGBWM3-FT-LED-28-350-CW-UE at 10' AF	XGBWM3-FT-LED-28-350-CW-UE.ies

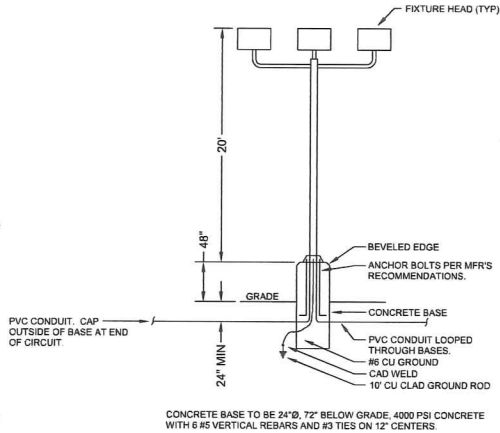
Calculation Summary	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking	Illuminance	Fc	2.17	7.2	0.2	10.85	36.00



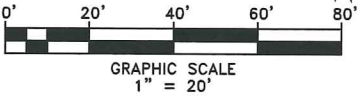
LANDSCAPING PLAN 1" = 20'



LIGHTING PLAN 1" = 20'



POLE LIGHT DETAIL NTS



KRAMER ENGINEERS
MECHANICAL/ELECTRICAL/CIVIL ENGINEERING
394 OAK STREET
COLUMBUS, OHIO 43215
WWW.KRAMERENGINEERS.COM
TEL: 614.233.6911
FAX: 614.233.6914



MOO MOO CARWASH
259 GRANVILLE STREET
GAHANNA, OHIO 43230

DATE: 04-09-18
SCALE: AS NOTED
DRAWN BY:
REVISIONS:
#1
#2
#3

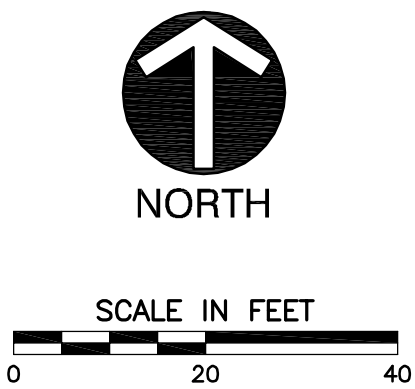
LIGHTING &
LANDSCAPING
PLANS

RECORD DESCRIPTION

Situated in the County of Franklin in the State of Ohio and in the City of Gahanna:

Being Lot Number Three (3) and 15' evenly off the East End of Lot Number Two (2), in GAHANNA COMMERCIAL CENTER, as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 65, page 52, Recorder's Office, Franklin County, Ohio.

The above description is the same property as described in Title Commitment Number 17-8623 as issued by First American Title Insurance Company with an effective date of January 5, 2017 at 7:00am.



ITEMS CORRESPONDING TO SCHEDULE B

- 18 Item 18 - Easement to Columbus Southern Power Co. recorded in Deed Book 11960, Page 1-16, Recorder's Office, Franklin County, Ohio, DOES LIE on the subject tract and is shown hereon.
- 19 Item 19 - Easement to Ohio Bell Telephone Co. recorded in Deed Book 9124, Page J-17, Recorder's Office, Franklin County, Ohio, DOES NOT LIE on the subject tract.
- 20 Item 20 - Easement to Columbus & Southern Ohio Electric Co. recorded in Deed Book 3024, Page 604, Recorder's Office, Franklin County, Ohio, DOES NOT LIE on the subject tract.
- 21 Item 21 - Sign Easement recorded in Deed Book 8521, Page D-16, Recorder's Office, Franklin County, Ohio, DOES LIE on the subject tract and is shown hereon.
- 22 Item 22 - Ingress & Egress Easement recorded in Deed Book 3622, Page 397, Recorder's Office, Franklin County, Ohio, DOES NOT LIE within the subject tract.
- 23 Item 23 - Easement to Village of Gahanna recorded in Deed Book 3283, Page 243, Recorder's Office, Franklin County, Ohio, DOES NOT LIE within the subject tract.
- 24 Item 24 - Easement to Village of Gahanna recorded in Deed Book 3288, Page 310, Recorder's Office, Franklin County, Ohio, DOES NOT LIE within the subject tract.
- 25 Item 25 - Easement to Building Setback Lines and Platted Utility Easements recorded in Plat Book 65, Page 52, Recorder's Office, Franklin County, Ohio. DOES LIE on the subject tract and is shown hereon.

REVISION RECORD

DESCRIPTION

VICINITY MAP



LEGEND OF SYMBOLS & ABBREVIATIONS

- | | |
|------------------------|-----------------------------|
| ▲ IRON PIPE SET | * FIRE HYDRANT |
| ■ TRAFFIC BOX | □ VACUUM |
| ● 3/4" IRON PIPE FOUND | + SIGN |
| □ TELEPHONE PEDESTAL | ■ CONCRETE AREA |
| ■ ELECTRIC BOX | — SAN — SANITARY SEWER LINE |
| ★ LIGHT POLE | — G — GAS LINE |
| ⊙ SANITARY MANHOLE | — E — ELECTRIC LINE |
| + BOLLARD | — T — TELEPHONE LINE |
| ■ CATCH BASIN | — STM — STORM SEWER LINE |
| ⊙ GAS METER | ■ CURB INLET |
| ○ GAS VALVE | ⊙ WATER VALVE |
| ⌘ TRAFFIC POLE | |

ALTA/NSPS LAND TITLE SURVEY

PROPOSED MOO MOO CARWASH
259 GRANVILLE ST. GAHANNA, OHIO

bearing upon Title Commitment No. 17-8623
of First American Title Insurance Company
bearing an effective date of January 5 2017 at 7:00 am
Surveyor's Certification

To: First American Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6a, 6b, 7a, 7b, 7c, 8, 9, 13, 14, 18, 17, 18, 19 and 20 of Table A thereof. The field work was completed in January, 2018.

Jennifer L. Blue, P.S.
Registered Surveyor No. 8382
In the State of Ohio
Date of Survey: 1/29/18
Date of Last Revision: 3/7/18

Survey Performed By:
Blue-J Surveying, LLC
14450 State Route 56 West
Mt. Sterling, OH 43113
Phone: 614-774-8577
Fax: 740-477-9865
Email: bluej2121@yahoo.com



14450 ST. RT. 56 W
Mt. Sterling, OH 43113
(614)774-8577
FAX(740)447-9865

MOO MOO GAHANNA
LYING IN
CITY OF GAHANNA
FRANKLIN COUNTY
STATE OF OHIO

DATE: 1/18	SCALE: 1"=20'	SHEET 1 OF 1
DRWN BY: JB	APPROVED BY:	JOB NUMBER
FIELD BY: JB		MOO-GAH

BENCHMARKS

Source Benchmark: Ohio VRS South Coordinate Zone Coordinantes by base setup.
ELEV.=722.32 NAVD 88

BM 1 - A marked "x" on the north rim of the sanitary manhole, located 40.5'± south of the south property line, 4'± south of the south edge of pavement of Lincoln Circle.
ELEV.=794.02' NAVD 88

UTILITY NOTES

- UN1 The utilities are located by above ground observation and markings only. The local utility protection agency was contacted for this exhibit. by Request #A802901272.

SIGNIFICANT OBSERVATIONS

- A There are no encroachments known at the time of survey.

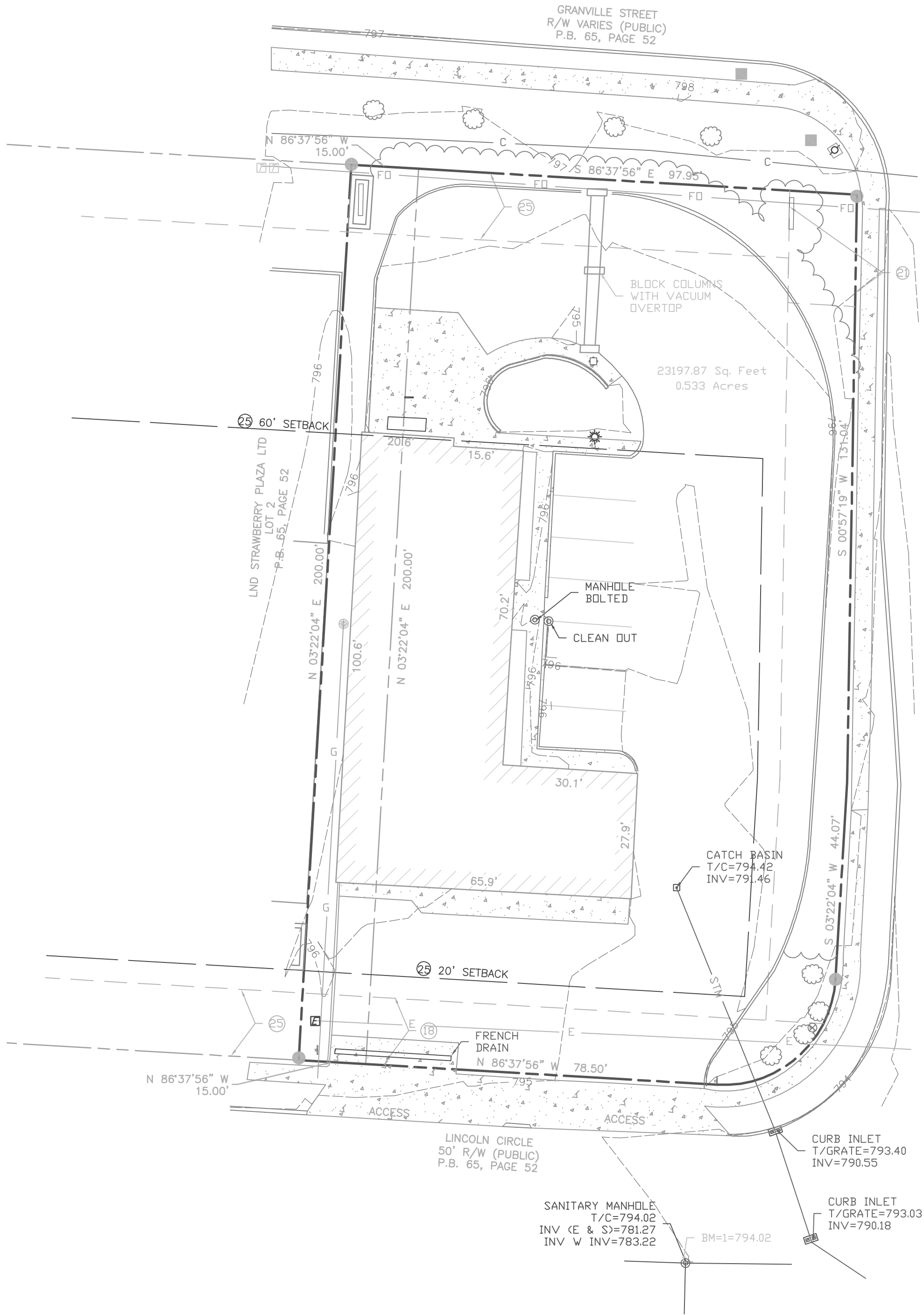
ZONING INFORMATION

There was no zoning information provided to the surveyor at the time of survey byt the title insurer pursuant to item 6a of Table A requirements.

MISCELLANEOUS NOTES

- MN1 Some features shown on this plat may be shown out of scale for clarity.
- MN2 Dimensions on this plat are expressed in feet and decimal parts thereof unless otherwise noted. Bearings are referred to an assumed meridian and are used to denote angles only. Monuments were found at points where indicated.
- MN3 There is observable evidence of earth moving work, building construction or building additions within recent months.
- MN4 There is observable evidence of recent street or sidewalk construction, or repairs or changes in right-of-way lines either completed or proposed and available from the controlling jurisdiction.
- MN5 There is no observable evidence to the site used as a solid waste dump, sump or sanitary landfill.
- MN6 There is no observable evidence of the location of a cemeteries or burial ground.
- MN7 There were no observed wetland areas made known to the surveyor at the time survey or observed as being marked by the appropriate authorities.
- MN8 There were no improvements within any offsite easements or servitudes benefitting the surveyed property that are disclosed in the Record Documents provided to the surveyor and that are observed in the process of conducting the survey.
- MN9 There are 7 regular parking spaces and 0 handicap parking spaces for a total of 7 parking spaces on the subject tract.
- MN10 The bearings are based on the centerline of Granville Street as being South 86°37'56" East as observed by the Ohio VRS Network South Coordinate Zone.

FLOOD NOTE: By graphic plotting only, this property is in Zone(s) X of the Flood Insurance Rate Map, Community Panel No. 39049C0213 K, which bears an effective date of June 17, 2008 and is not in a Special Flood Hazard Area. As shown on the FEMA website (<http://msc.fema.gov>) by FIRMette created on January 30, 2018 we have learned this community does currently participate in the program. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.





North Elevation
Scale: 3/16" = 1'-0"



South Elevation - (Open)
Scale: 3/16" = 1'-0"



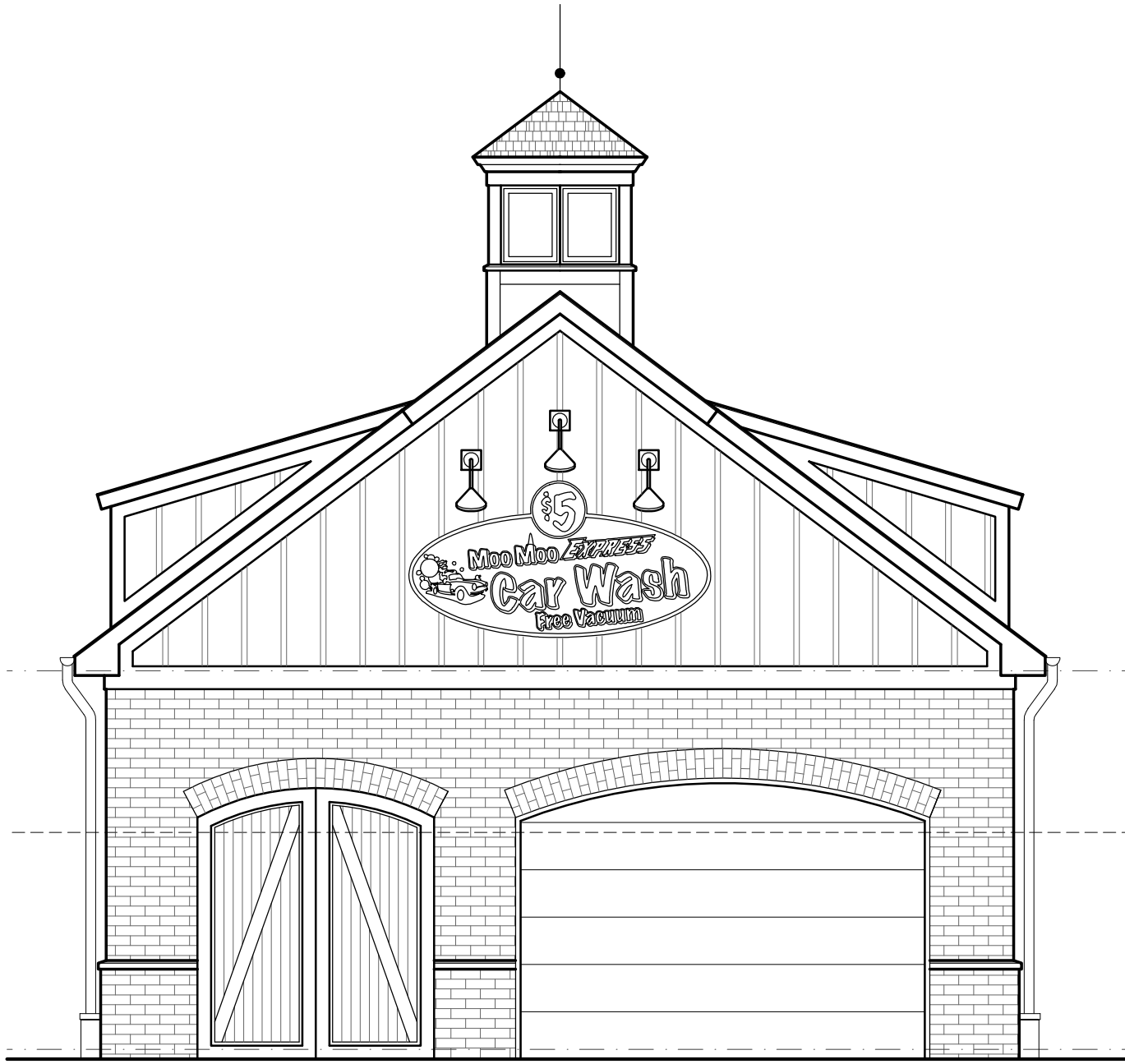
South Elevation - (Closed)
Scale: 3/16" = 1'-0"



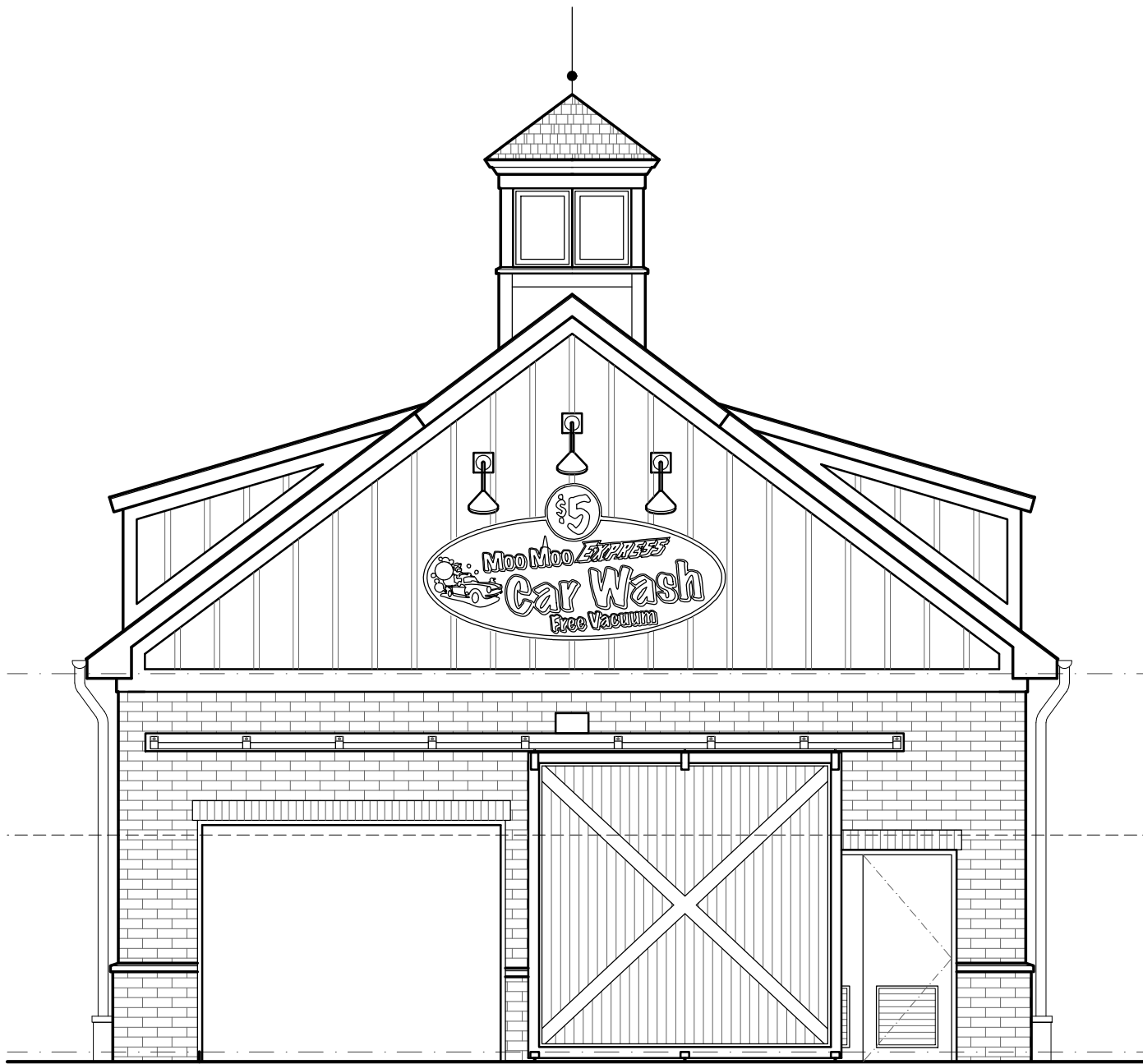
West Elevation
Scale: 3/16" = 1'-0"



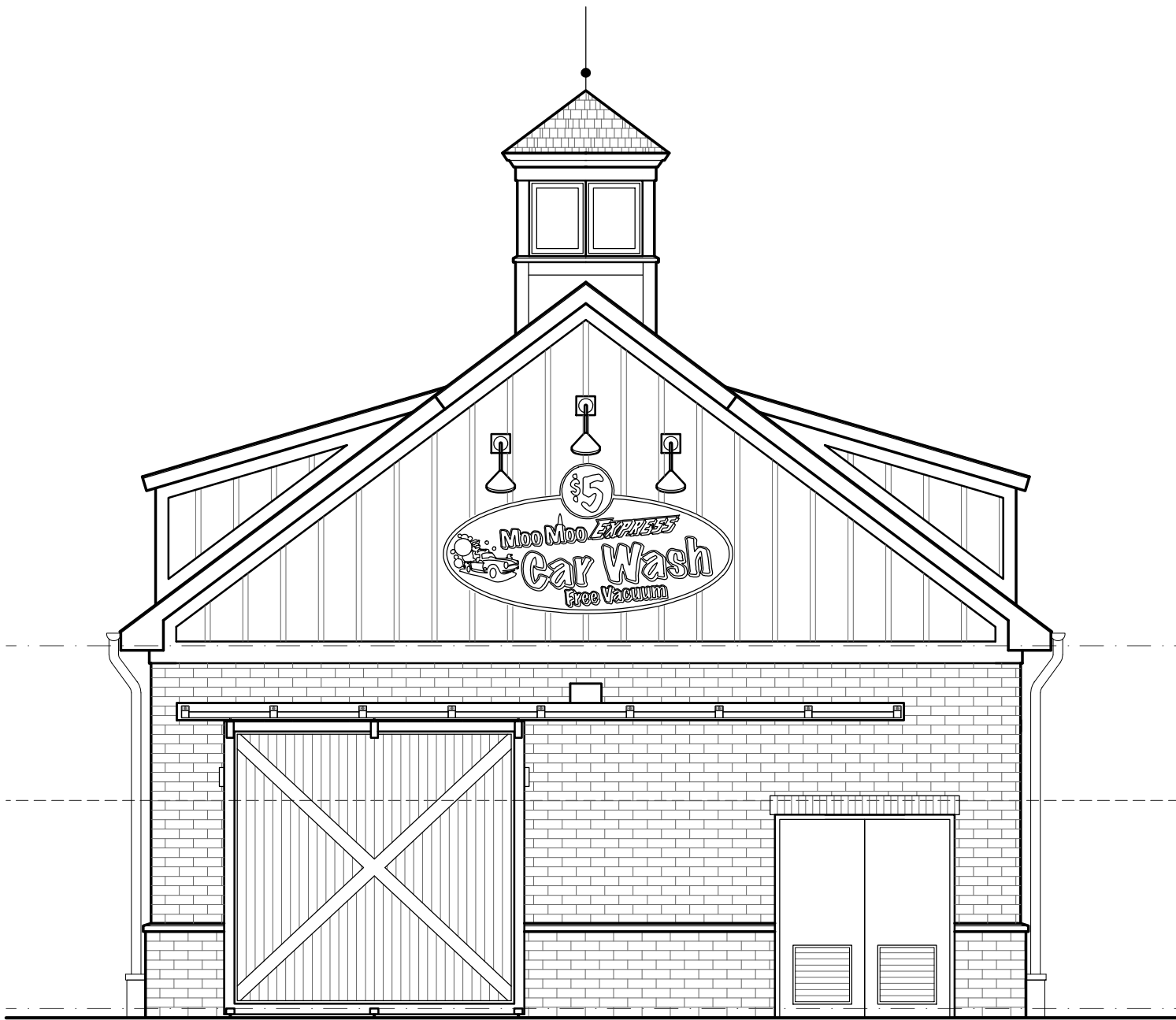
East Elevation
Scale: 3/16" = 1'-0"



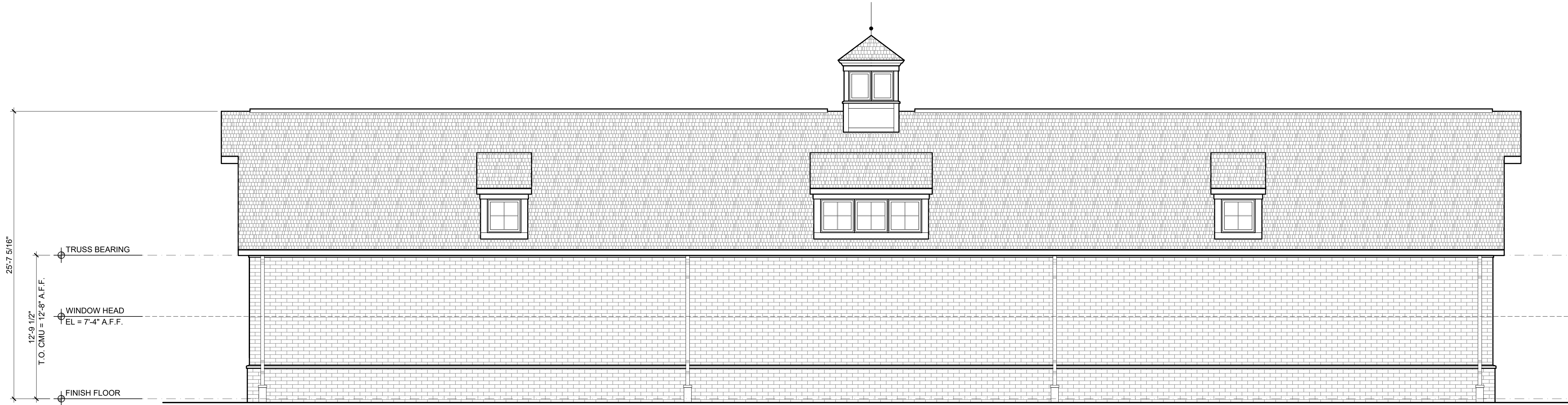
5 NORTH ELEVATION



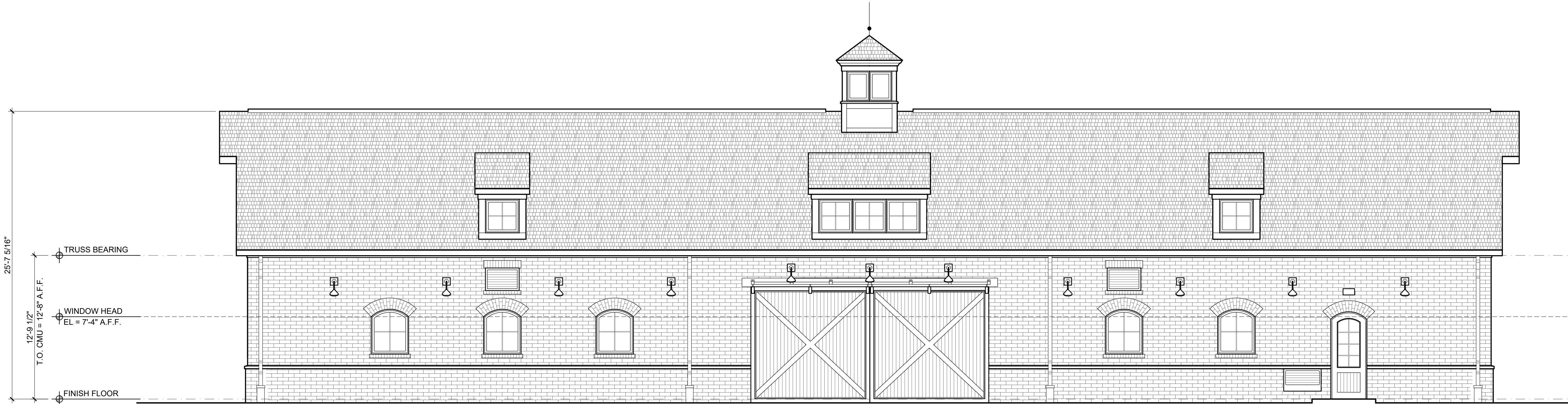
4 SOUTH ELEVATION - OPEN



3 SOUTH ELEVATION - CLOSED

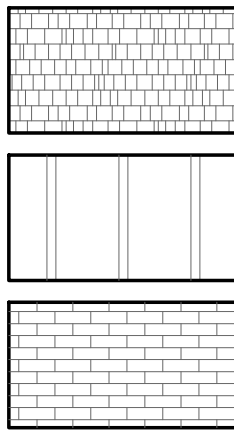


2 WEST ELEVATION



1 EAST ELEVATION

ELEVATION MATERIAL LEGEND



ASPHALT SHINGLES
GAF - SLATELINE
ENGLISH GREY SLATE

HARDIE BOARD & BATTEN SIDING
COLOR: TO BE SELECTED BY OWNER

QUIK-BRIK

TRIM COLOR: SHERWIN WILLIAMS SW7028 - INCREDIBLE WHITE
SOFFIT / FASCIA COLOR: SHERWIN WILLIAMS SW7028 - INCREDIBLE WHITE

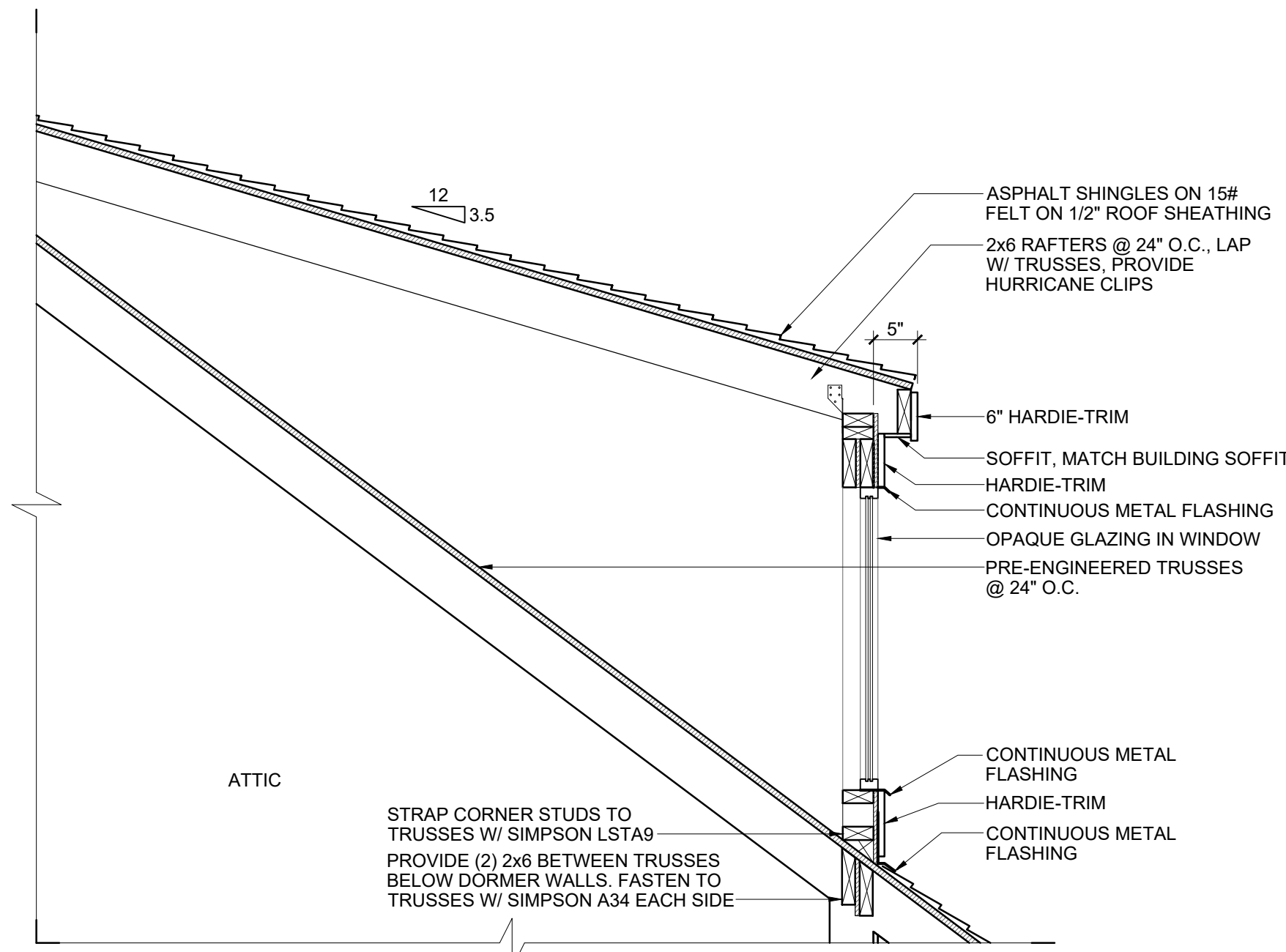
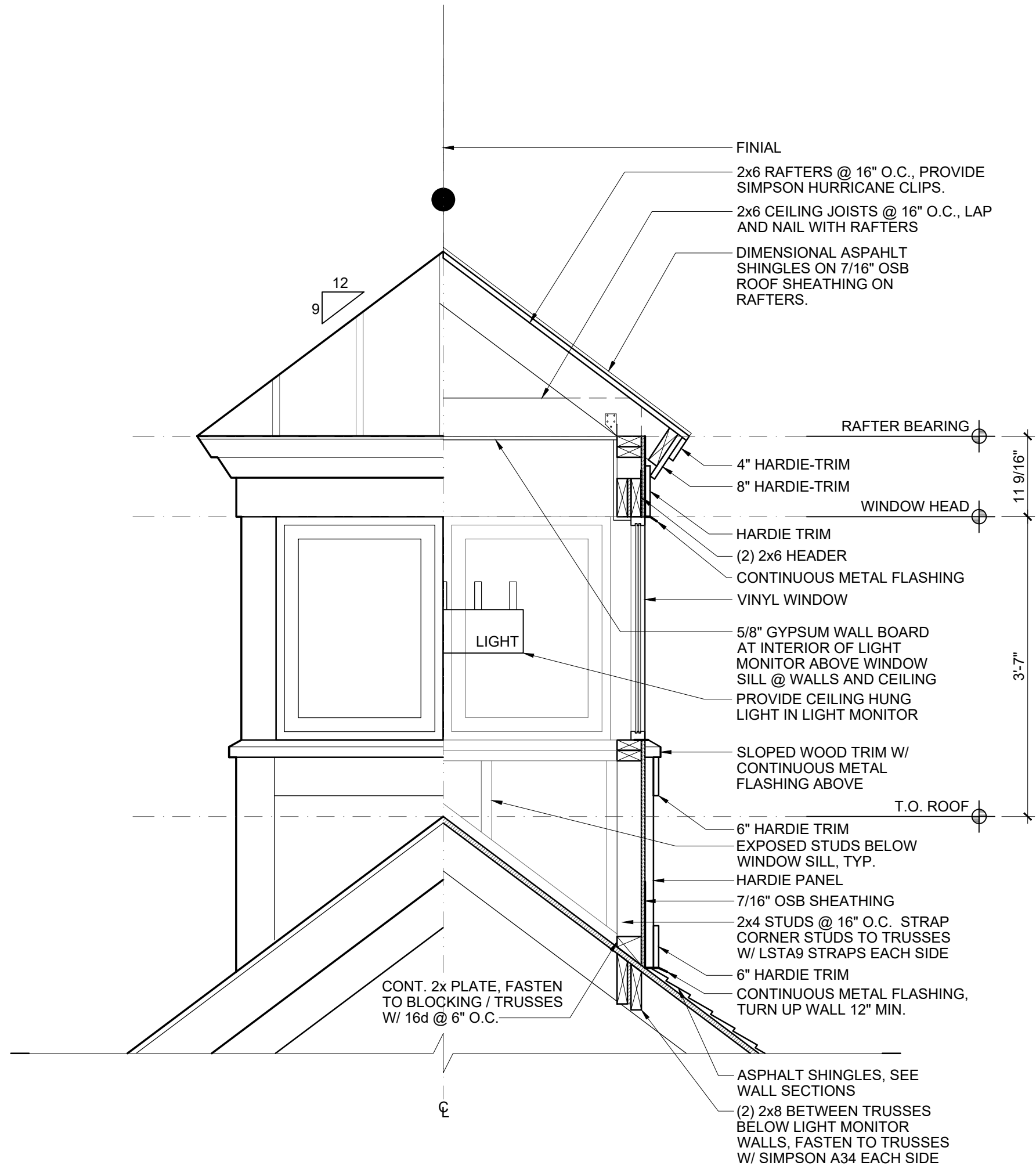
#	DATE	ISSUED WITH: CHANGE DESCRIPTION

MooMoo EXPRESS CAR WASH
259 GRANVILLE ST. - GAHANNA, OH 43230



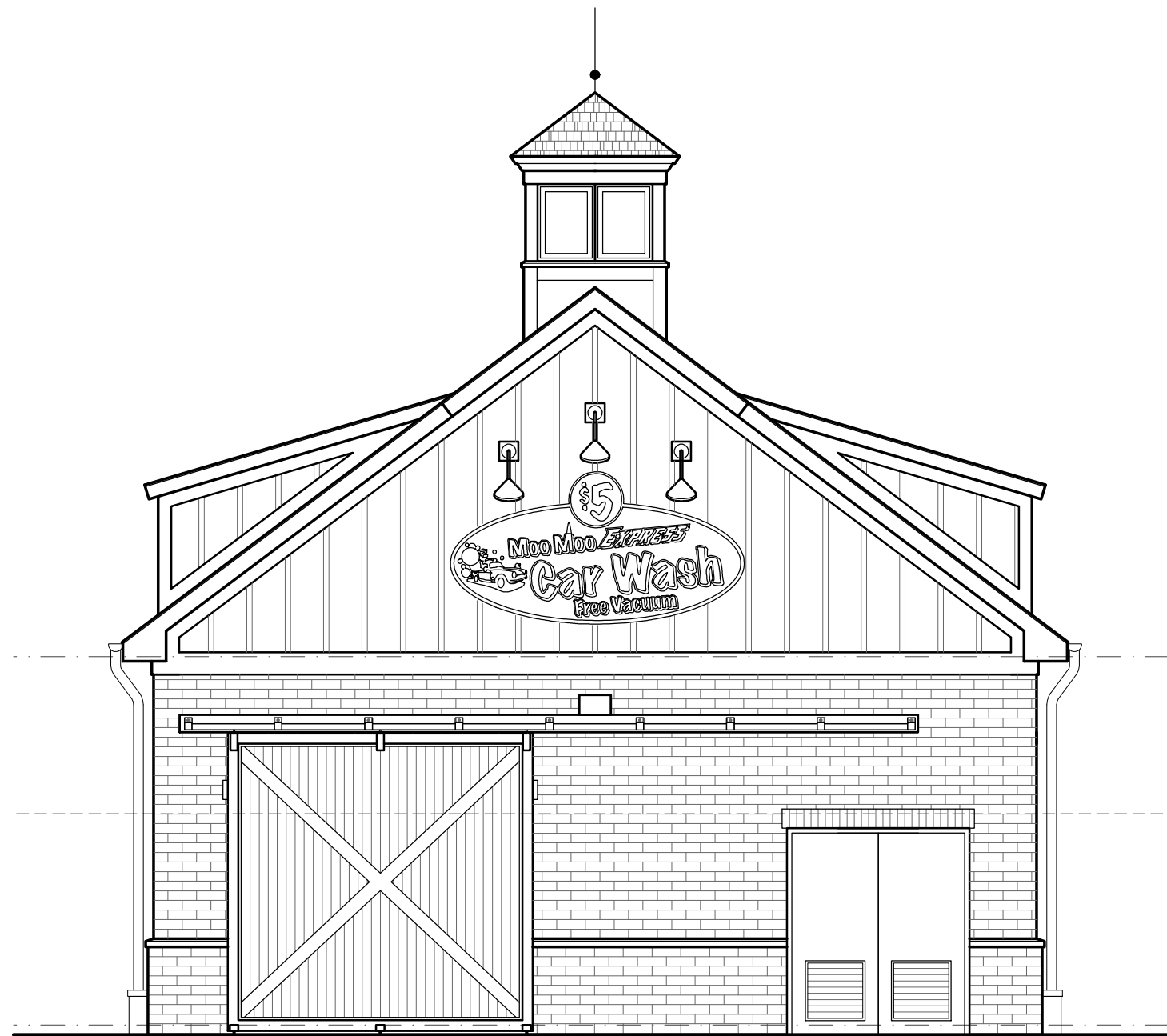
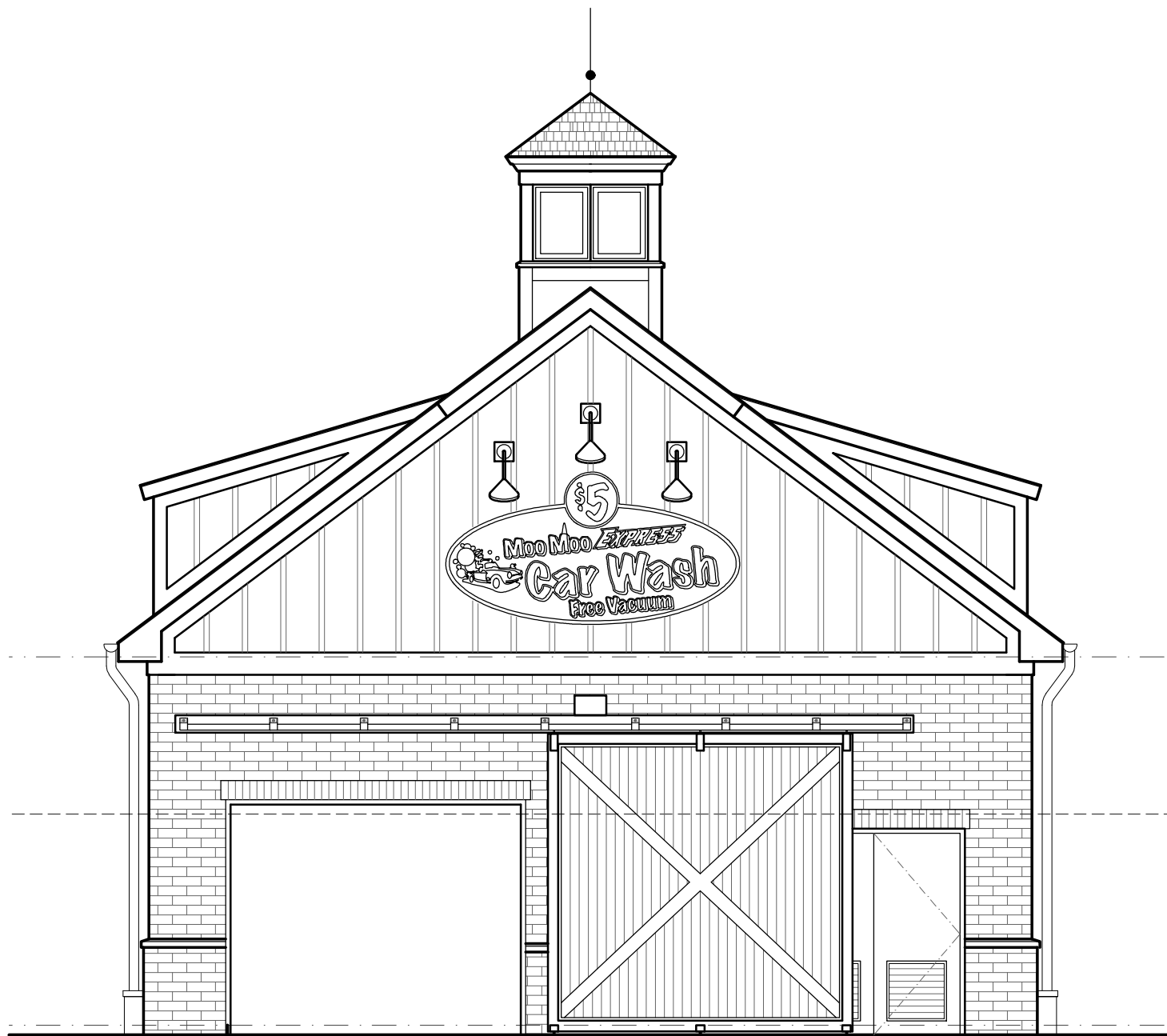
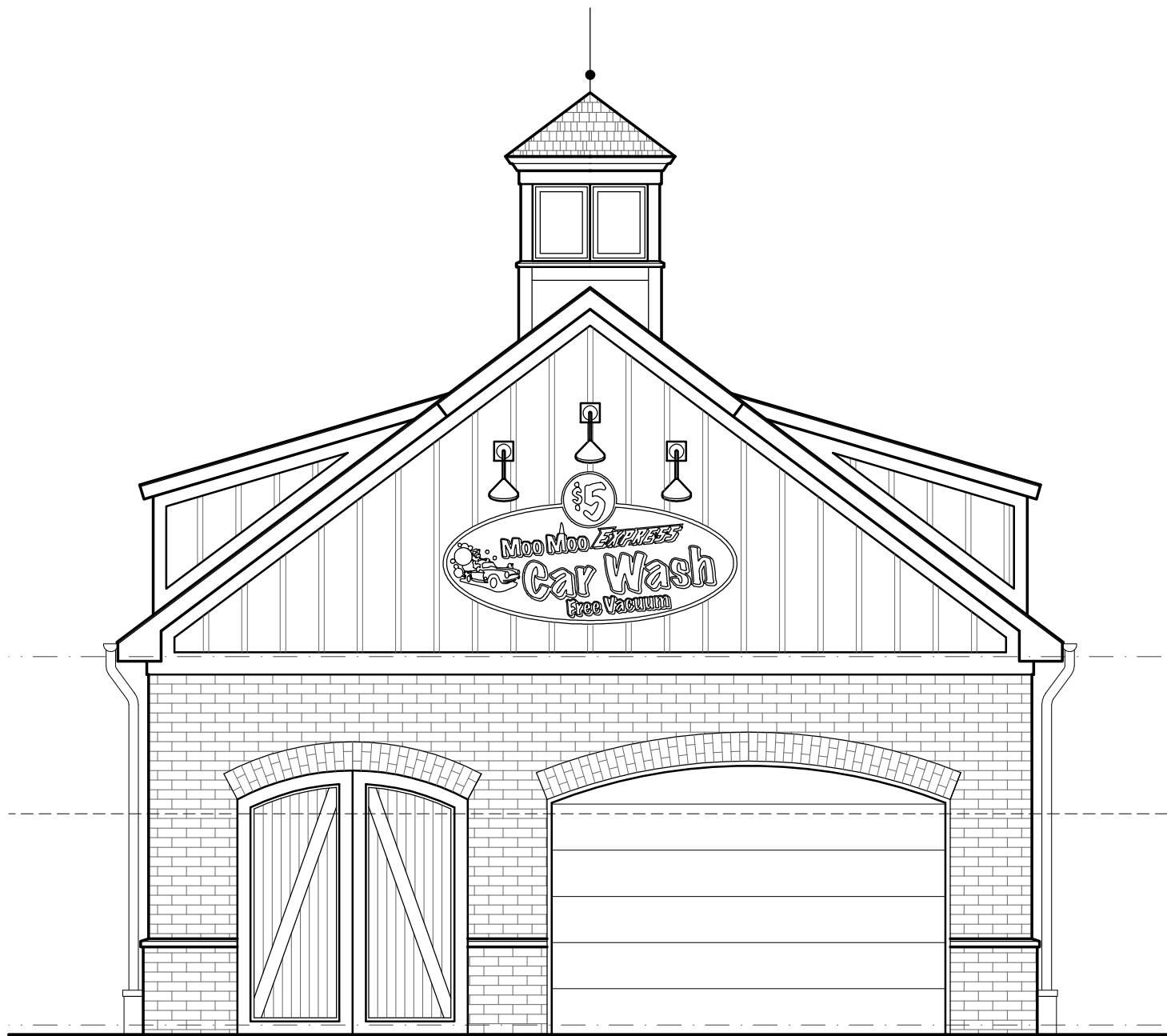
SCOTT B. BAKER, LICENSE #14654
EXPIRATION DATE 12/31/2019

SCALE: 3/16" = 1'-0"
SHEET # / DESCRIPTION
EXTERIOR ELEVATIONS
A2-1
DATE: 01.05.2018
PRELIMINARY DESIGN
SBA STUDIOS PROJECT # 2018-105



5 LIGHT MONITOR SECTION SCALE: 3/4" = 1'-0"

4 DORMER SECTION SCALE: 3/4" = 1'-0"



3 ENTRANCE ELEVATION

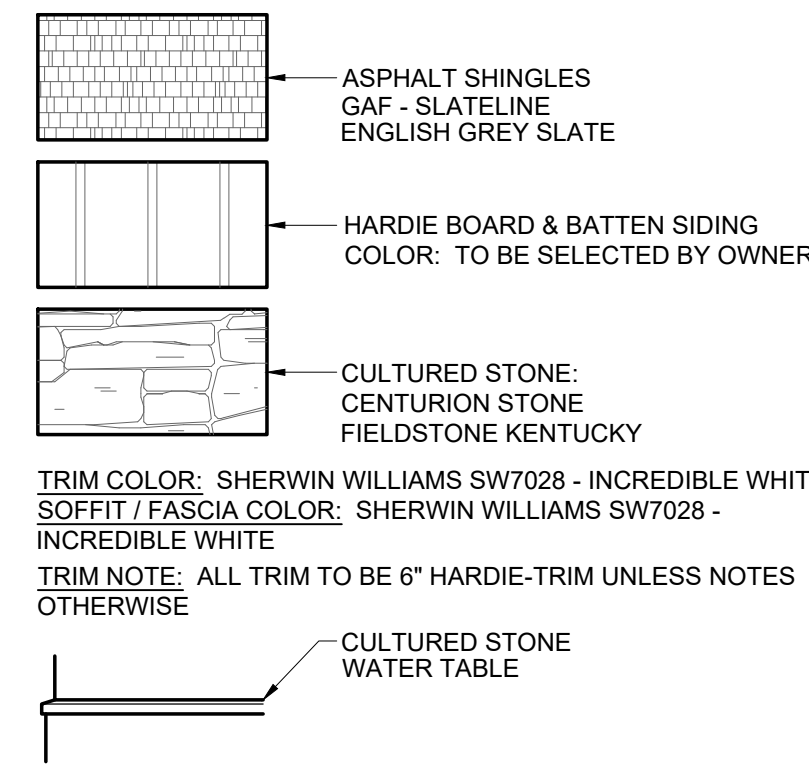
2 EXIT ELEVATION (OPEN)

1 EXIT ELEVATION (CLOSED)

ELEVATION CODED NOTES

- 1x2 HARDIE-TRIM, PAINTED
- 1x4 HARDIE-TRIM, PAINTED
- 1x8 HARDIE-TRIM, PAINTED
- 1x8 HARDE-TRIM, PAINTED
- 1x10 HARDIE-TRIM, PAINTED
- 6" DIA. ALUMINUM DOWNSPOUT, COLOR TO BE WHITE
- 6" ALUMINUM GUTTER, COLOR TO BE WHITE
- DOWNSPOUT BOOT, COLOR TO BE WHITE
- CULTURED STONE WATER TABLE
- 24"x36" LOUVER
- LIGHT MONITOR, SEE DETAIL 4/A2-2
- DECORATIVE SLIDING BARN DOOR HARDWARE AND TRACK
- FUNCTIONAL SLIDING BARN DOOR HARDWARE AND TRACK
- SIGNAGE, BY OWNER
- EXTERIOR WALL MOUNTED LIGHT FIXTURE
- CONTINUOUS RIDGE VENT
- GRADE, COORDINATE W/ CIVIL DRAWINGS
- FIXED 10'-8" WIDE x 10'-4" TALL BARN DOOR
- FIXED 10'-8" WIDE x 10'-4" TALL BARN DOOR
- FUNCTIONAL 10'-8" WIDE x 10'-4" TALL SLIDING BARN DOOR
- PTAC UNIT, SEE MECHANICAL DRAWINGS
- 3'-0" x 3'-0" WINDOW, MATCH LOWER WINDOWS
- 2'-0" WIDE x 3'-0" TALL FALSE BARN DOOR DETAIL
- 3'-0" WIDE x 5'-0" TALL FALSE BARN DOOR DETAIL
- 3'-0" x 4'-4" WINDOW, MATCH LOWER WINDOWS
- 2'-0" x 2'-8" WINDOW W/ CLEAR GLAZING
- FOGGED GLAZING

ELEVATION MATERIAL LEGEND



#	DATE	ISSUED WITH: CHANGE DESCRIPTION

Moo Moo EXPRESS CAR WASH
259 GRANVILLE ST. - GAHANNA, OH 43230



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



SCALE: 3/16" = 1'-0"
SHEET # / DESCRIPTION
EXTERIOR ELEVATIONS
A2-2
DATE: 01.05.2018
PRELIMINARY DESIGN
SCOTT B. BAKER, LICENSE #14654
EXPIRATION DATE 12/31/2019
SBA STUDIOS PROJECT # 2018-105

Property owners contiguous to the proposed Moo Moo Car Wash Site

LND Strawberry Plaza LTD

PO Box 284

Galena, OH 43201

LND Strawberry Plaza, Ltd. Is and Ohio Domestic Limited-Liability Company filed on January 6, 2014. The company's filing status is listed as Active and it's file number is 2258182.

The registered agent on file for this company is Errol D'souza and is located at P.O. Box 284, Galena, OH 43021.

The company has one principal on record, Errol D'souza



200 S. Hamilton Road, Gahanna, OH 43230
Phone(614)342-4010 Fax(614)342-4100

April 4, 2018

John Roush
13375 National Rd Suite C
Reynoldsburg, OH 43068

RE: Project 259 Granville St Final Development Plan

Dear John Roush:

The following comments were generated from the review of the submitted plans and documents for the referenced project. For the next submittal, please provide a disposition of comments, revised plans, and/or other information as requested for further review. The disposition of comments needs to include both the original comment and the appropriate response. If desired, these comments can be emailed. Re-submitted plans that do not include the disposition of comments document will not be reviewed and will be returned to you.

Building - Approval with Conditions

1. The west wall of the building will be required to have a fire rating - depending on the fire separation distance to the west property line, with limitations on openings along the west property line.
(*Building Elevations*)

Public Service & Engineering - Revisions Needed

2. General Comments
 - A formal final engineering plan review will be required following approval of the Final Development Plan (FDP), or concurrently with the FDP process if requested by the Developer at their risk.
3. Site Access
 - Any development that may generate more than 100 vehicle trips in the peak hour, or more than 1,000 total trips in a 24 hour period, will require that a Traffic Impact Study be completed and submitted to our office for review. Please provide documentation according to the ITE trip generation manual that outlines the peak hour generated trips from this development.
 - Two access drives are shown for this development. One provides actual access to the proposed development and the other provides access to the proposed dumpster location. The access locations appear acceptable to our office, however, please be sure that the dumpster enclosure does not block the sidewalk.

4. Sanitary Sewer
 - There is an existing 12 inch sanitary sewer located along Lincoln Circle that be accessed to provide sanitary sewer service for the development. If the tap will require excavation into the roadway, we will require a repair and mill and overlay of a 50' section of the road.
5. Water Service
 - There is an existing 6 inch water line located along Lincoln Circle. This line can be tapped to provide service to the development for both domestic and fire suppression. If the tap will require excavation into the roadway, we will require a repair and mill and overlay of a 50' section of the road.
6. Stormwater Management
 - Storm water detention and water quality requirements shall be addressed on-site. Detention and water quality treatment design to be per City of Gahanna standards, Codified Ordinances Chapter 1193, and 1195.
 - We recommend that consideration be given to incorporating green infrastructure best management practices (BMP's) for detention and water quality measures.
 - Erosion Control design and Post Construction Runoff Control to be per City of Gahanna (Chapter 1195) and Franklin Soil and Water Conservation District requirements.

Fire District - Pending

7. 2018032301 259 Granville Street DR18, FDP18 and V18

The above listed application complies with the provisions of the 2017 Ohio Fire Code. The property is within the City of Gahanna and has access to public streets, public water supply and public fire hydrants. The Fire Division has no objection to the project.

Section 503 Fire apparatus access roads

(1) 503.1 Where required. Fire apparatus access roads shall be provided and maintained in accordance with paragraphs (C)(1)(a)(503.1.1) to (C)(1)(c) (503.1.3) of this rule.

(a) 503.1.1 Buildings and facilities. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction which are not readily accessible from a public and/or private street. The fire apparatus access road shall comply with the requirements of this paragraph and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

Exceptions:

1. The fire code official is authorized to increase the dimension of 150 feet (45 720 mm) where any of the following conditions occur:

1.1. The building is equipped throughout with an approved automatic sprinkler system installed in accordance with paragraph (C)(3)(a)(i)(903.3.1.1), (C)(3)(a)(ii)(903.3.1.2) or (C)(3)(a)(iii)(903.3.1.3) of rule 1301:7-7-09 of the Administrative Code.

1.2. Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an approved alternative means of fire protection is provided.

1.3. There are not more than two Group R-3 or Group U occupancies.

2. Where approved by the fire code official, fire apparatus access roads shall be permitted to be exempted or modified for solar photovoltaic power generation facilities.

Section 507 Fire protection water supplies

(1) 507.1 Required water supply. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction.

(a) 507.1.1. Unobstructed access to water supplies shall be maintained at all times and fire department access to existing water supplies shall not be hindered in any manner.

(2) 507.2 Type of water supply. A water supply shall consist of reservoirs, pressure tanks, elevated tanks, water mains or other fixed systems capable of providing the required fire flow.

(a) 507.2.1 Private fire service mains. Private fire service mains and appurtenances shall be installed in accordance with NFPA 24 as listed in rule 1301:7-7-80 of the Administrative Code.

(b) 507.2.2 Water tanks. Water tanks for private fire protection shall be installed in accordance with NFPA 22 as listed in rule 1301:7-7-80 of the Administrative Code.

(3) 507.3 Fire flow. Fire flow requirements for buildings or portions of buildings and facilities shall be determined by an approved method.

(4) 507.4 Water supply test. The fire code official shall be notified prior to the water supply test. Water supply tests shall be witnessed by the fire code official or approved documentation of the test shall be provided to the fire code official prior to final approval of the water supply system.

(5) 507.5 Fire hydrant systems. Fire hydrant systems shall comply with paragraphs (G)(5)(a)(507.5.1) to (G)(5)(f)(507.5.6) of this rule.

(a) 507.5.1 Where required. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and ma

Soil & Water Conservation District - Pending

8. No comment received

Public Safety - Pending

9. The GPD Administrative Bureau has no concerns. Per Pat Millenbaugh

Community Development - Revisions Needed

10. Page 1 of the FDP depicts a 36' parking setback along the east side of the property along Lincoln Circle but the label states 60'. Please revise the label to state 36'.
11. Chapter 1163.02(a) provides for parking calculations based on proposed use. The code does not have a specific reference for a car wash. In cases where there isn't a specific reference the code states that we use a similar use. There isn't a close match but "retail sales and service establishment not elsewhere classified" is the most logical. 1 space per 250 square feet would be required. Staff has no objections to a variance if 14 spaces is not achievable. Again, the code doesn't have a useful parking calculation that closely matches that of a car wash so no objection to a variance.
12. The FDP application and CH 1163.08 requires the square footage of the parking area in order to calculate the required amount of landscaping. Please revise sheet 2 (landscape/lighting) to include the square footage of the parking area. Please be aware that CH 1163.08(c) requires the amount of interior landscaping be 5% of the total parking lot pavement. One tree per 100 square feet of landscaping is required.

Parks - Pending

13. No Comments Received

If you have any comments or questions, please contact me at kelly.wicker@gahanna.gov or (614) 342-4025.

Sincerely,

Kelly Wicker
Administrative Assistant



April 09, 2018

Mr. Michael Blackford, AICP
Deputy Director
Gahanna Planning and Zoning
200 South Hamilton Road
Gahanna, Ohio 43230

Re: Plan Review Comments, Review Response (dated April 4, 2018) for
Moo Moo Carwash **Final Development Plans ~ FDP-XXX**
259 Granville Street, Gahanna, Ohio

Dear Mr. Blackford:

Please find our plan review comment response following.

Building:

1. The west wall of the building will be required to have a fire rating - depending on the fire separation distance to the west property line, with limitations on openings along the west property line.

The proposed car wash is 5'-0" away from the West property line. The Ohio Building Code Table 602 (attached) states that for a "B" Use Group of Type VB construction that the distance would need to be less than 5'-0" to the property line to be required to be fire rated.

The Ohio Building Code's definition of "Fire Separation Distance" is also attached. Fire Separation Distance is measured from a property line, a building also on your lot, or the centerline of a street.

Our interpretation is that the west wall of the building will not require fire rating although the roof overhang of the west side is less than 5'-0" to the property line and will require fire rating. It is the intent to slide the dormers back 6" on the roof to avoid the need for fire rating the dormer roofs as well.

Public Service and Engineering:

2. A formal final engineering plan review will be required following approval of the Final Development Plan (FDP), or concurrently with the FDP process if requested by the Developer at their risk.

Noted. Engineering plans have been submitted and a concurrent review is requested.

3. Site Access:

Any development that may generate more than 100 vehicle trips in the peak hour, or more than 1,000 total trips in a 24 hour period, will require that a Traffic Impact Study be completed and submitted to our office for review. Please provide documentation according to the ITE trip generation manual that outlines the peak hour generated trips from this development.

Find ITE trip generation table attached. Note peak hourly trips for an automatic carwash to be 14.12 per 1,000 square feet. Proposed building is 3,488 square feet indicating peak hourly traffic to be estimated at 50 vehicles which is less than the threshold requirement of 100 trips to trigger a "Traffic Impact Study."

Two access drives are shown for this development. One provides actual access to the proposed development and the other provides access to the proposed dumpster location. The access locations appear acceptable to our office, however, please be sure that the dumpster enclosure does not block the sidewalk.

Noted.

4. There is an existing 12 inch sanitary sewer located along Lincoln Circle that be accessed to provide sanitary sewer service for the development. If the tap will require excavation into the roadway, we will require a repair and mill and overlay of a 50' section of the road.

The current plan is to tie back into the existing sanitary lateral. Roadway repair will be per the City of Gahanna requirements if needed.

5. There is an existing 6 inch water line located along Lincoln Circle. This line can be tapped to provide service to the development for both domestic and fire suppression. If the tap will require excavation into the roadway, we will require a repair and mill and overlay of a 50' section of the road.

Noted.

6. Stormwater Management:

Storm water detention and water quality requirements shall be addressed on-site. Detention and water quality treatment design to be per City of Gahanna standards, Codified Ordinances Chapter 1193 and 1195.

Noted.

We recommend that consideration be given to incorporating green infrastructure best management practices (BMP's) for detention and water quality measures.

Noted.

Erosion Control design and Post Construction Runoff Control to be per City of Gahanna (Chapter 1195) and Franklin Soil and Water Conservation District requirements.

Noted.

Fire District:

7. No comments.

Noted.

Soil and Water Conservation District:

8. No comments.

Noted.

Public Service and Engineering:

9. No comments.

Noted.

Community Development:

10. Page 1 of the FDP depicts a 36' parking setback along the east side of the property along Lincoln Circle but the label states 60'. Please revise the label to state 36'.

Text has been revised.

11. Chapter 1163.02(a) provides for parking calculations based on proposed use. The code does not have a specific reference for a car wash. In cases where there isn't a specific reference the code states that we use a similar use. There isn't a close match but "retail sales and service establishment not elsewhere classified" is the most logical. 1 space per 250 square feet would be required. Staff has no objections to a variance if 14 spaces is not achievable. Again, the code doesn't have a useful parking calculation that closely matches that of a car wash so no objection to a variance.

Parking space count is included in the variance request for the site.

12. The FDP application and CH 1163.08 requires the square footage of the parking area in order to calculate the required amount of landscaping. Please revise sheet 2 (landscape/lighting) to include the square footage of the parking area. Please be aware that CH 1163.08(c) requires the amount of interior landscaping be 5% of the total parking lot pavement. One tree per 100 square feet of landscaping is required.

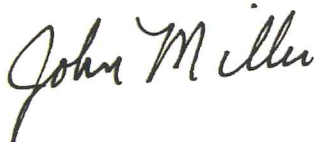
Landscaping plan has been revised to show compliance. Also note landscape data table for compliance requirements.

Parks:

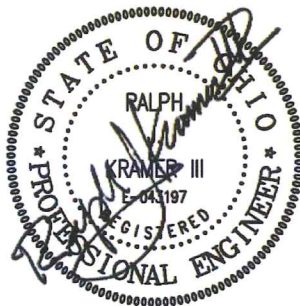
13. No comments.

Noted.

If any questions, please call.



John Miller
Kramer Engineers



602.4.1 Fire-retardant-treated wood in exterior walls.

Fire-retardant-treated wood framing complying with Section 2303.2 shall be permitted within exterior wall assemblies with a 2-hour rating or less.

602.4.2 Cross-laminated timber in exterior walls.

Cross-laminated timber complying with Section 2303.1.4 shall be permitted within exterior wall assemblies with a 2-hour rating or less, provided the exterior surface of the cross-laminated timber is protected by one the following:

1. Fire-retardant-treated wood sheathing complying with Section 2303.2 and not less than $1\frac{5}{32}$ inch (12 mm) thick;
2. Gypsum board not less than $\frac{1}{2}$ inch (12.7 mm) thick; or
3. A noncombustible material.

602.4.3 Columns. Wood columns shall be sawn or glued laminated and shall be not less than 8 inches (203 mm), nominal, in any dimension where supporting floor loads and not less than 6 inches (152 mm) nominal in width and

not less than 8 inches (203 mm) nominal in depth where supporting roof and ceiling loads only. Columns shall be continuous or superimposed and connected in an approved manner. Protection in accordance with Section 704.2 is not required.

602.4.4 Floor framing. Wood beams and girders shall be of sawn or glued-laminated timber and shall be not less than 6 inches (152 mm) nominal in width and not less than 10 inches (254 mm) nominal in depth. Framed sawn or glued-laminated timber arches, which spring from the floor line and support floor loads, shall be not less than 8 inches (203 mm) nominal in any dimension. Framed timber trusses supporting floor loads shall have members of not less than 8 inches (203 mm) nominal in any dimension.

602.4.5 Roof framing. Wood-frame or glued-laminated arches for roof construction, which spring from the floor line or from grade and do not support floor loads, shall have members not less than 6 inches (152 mm) nominal in width and have not less than 8 inches (203 mm) nominal

TABLE 602
FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE^{a, d, g, h}

FIRE SEPARATION DISTANCE = X (feet)	TYPE OF CONSTRUCTION	OCCUPANCY GROUP H ^e	OCCUPANCY GROUP F-1, M, S-1 ^f	OCCUPANCY GROUP A, B, E, F-2, I, R, S-2, U ⁱ
$X < 5^b$	All	3	2	1
$5 \leq X < 10$	IA Others	3 2	2 1	1 1
$10 \leq X < 30$	IA, IB IIB, VB Others	2 1 1	1 0 1	1 ^c 0 1 ^c
$X \geq 30$	All	0	0	0

For SI: 1 foot = 304.8 mm.

a. Load-bearing exterior walls shall also comply with the fire-resistance rating requirements of Table 601.

b. See Section 706.1.1 for party walls.

c. Open parking garages complying with Section 406 shall not be required to have a fire-resistance rating.

d. The fire-resistance rating of an exterior wall is determined based upon the fire separation distance of the exterior wall and the story in which the wall is located.

e. For special requirements for Group H occupancies, see Section 415.6.

f. For special requirements for Group S aircraft hangars, see Section 412.4.1.

g. Where Table 705.8 permits nonbearing exterior walls with unlimited area of unprotected openings, the required fire-resistance rating for the exterior walls is 0 hours.

h. Buildings and structures with an occupancy in Group H-3 used for the display, sale or storage of fireworks, 1.4G, shall be located in accordance with Section 415 and the fire code.

i. For a building containing only a Group U occupancy private garage or carport, the exterior wall shall not be required to have a fire-resistance rating where the fire separation distance is 5 feet (1523 mm) or greater.

TABLE 602.4
WOOD MEMBER SIZE EQUIVALENCIES

MINIMUM NOMINAL SOLID SAWN SIZE		MINIMUM GLUED-LAMINATED NET SIZE		MINIMUM STRUCTURAL COMPOSITE LUMBER NET SIZE	
Width, inch	Depth, inch	Width, inch	Depth, inch	Width, inch	Depth, inch
8	8	$6\frac{3}{4}$	$8\frac{1}{4}$	7	$7\frac{1}{2}$
6	10	5	$10\frac{1}{2}$	$5\frac{1}{4}$	$9\frac{1}{2}$
6	8	5	$8\frac{1}{4}$	$5\frac{1}{4}$	$7\frac{1}{2}$
6	6	5	6	$5\frac{1}{4}$	$5\frac{1}{2}$
4	6	3	$6\frac{7}{8}$	$3\frac{1}{2}$	$5\frac{1}{2}$

For SI: 1 inch = 25.4 mm.

DEFINITIONS

FIRE DOOR ASSEMBLY. Any combination of a fire door, frame, hardware and other accessories that together provide a specific degree of fire protection to the opening.

FIRE DOOR ASSEMBLY, FLOOR. See "Floor fire door assembly."

FIRE EXIT HARDWARE. Panic hardware that is listed for use on fire door assemblies.

FIRE LANE. A road or other passageway developed to allow the passage of fire apparatus. A fire lane is not necessarily intended for vehicular traffic other than fire apparatus. *A fire lane shall not be interpreted to mean a residential and/or public street.*

FIRE PARTITION. A vertical assembly of materials designed to restrict the spread of fire in which openings are protected.

FIRE PRÉVENTION. *The preventative measures which provide for the safe conduct and operation of hazardous processes, storage of combustible and flammable materials, conducting of fire drills and the maintenance of fire protection, detection and extinguishing service equipment and good housekeeping conditions.*

FIRE PROTECTION RATING. The period of time that an opening protective will maintain the ability to confine a fire as determined by tests specified in Section 716. Ratings are stated in hours or minutes.

FIRE PROTECTION SYSTEM. Approved devices, equipment and systems or combinations of systems used to detect a fire, activate an alarm, extinguish or control a fire, control or manage smoke and products of a fire or any combination thereof.

FIRE-RATED GLAZING. Glazing with either a fire protection rating or a fire-resistance rating.

FIRE RESISTANCE. That property of materials or their assemblies that prevents or retards the passage of excessive heat, hot gases or flames under conditions of use.

FIRE-RESISTANCE RATING. The period of time a building element, component or assembly maintains the ability to confine a fire, continues to perform a given structural function, or both, as determined by the tests, or the methods based on tests, prescribed in Section 703.

FIRE-RESISTANT JOINT SYSTEM. An assemblage of specific materials or products that are designed, tested and fire-resistance rated in accordance with either ASTM E1966 or UL 2079 to resist for a prescribed period of time the passage of fire through joints made in or between fire-resistance-rated assemblies.

FIRE SAFETY FUNCTIONS. Building and fire control functions that are intended to increase the level of life safety for occupants or to control the spread of harmful effects of fire.

FIRE SEPARATION DISTANCE. The distance measured from the building face to one of the following:

1. The closest interior lot line.
2. To the centerline of a street, an alley or public way.

3. To an imaginary line between two buildings on the lot.

The distance shall be measured at right angles from the face of the wall.

FIRE WALL. A fire-resistance-rated wall having protected openings, which restricts the spread of fire and extends continuously from the foundation to or through the roof, with sufficient structural stability under fire conditions to allow collapse of construction on either side without collapse of the wall.

FIRE WINDOW ASSEMBLY. A window constructed and glazed to give protection against the passage of fire.

FIREBLOCKING. Building materials, or materials approved for use as fireblocking, installed to resist the free passage of flame to other areas of the building through concealed spaces.

FIREPLACE. A hearth and fire chamber or similar prepared place in which a fire may be made and which is built in conjunction with a chimney.

FIREPLACE THROAT. The opening between the top of the firebox and the smoke chamber.

FIRESTOP, MEMBRANE-PENETRATION. See "Membrane-penetration firestop."

FIRESTOP, PENETRATION. See "Penetration firestop."

FIRESTOP SYSTEM, THROUGH-PENETRATION. See "Through-penetration firestop system."

FIREWORKS. Any composition or device for the purpose of producing a visible or audible effect for entertainment purposes by combustion, deflagration or detonation that meets the definition of 1.4G fireworks or 1.3G fireworks.

Fireworks, 1.3G. Large fireworks devices, which are explosive materials, intended for use in fireworks displays and designed to produce audible or visible effects by combustion, deflagration or detonation. Such 1.3G fireworks include, but are not limited to, firecrackers containing more than 130 milligrams (2 grains) of explosive composition, aerial shells containing more than 40 grams of pyrotechnic composition, and other display pieces which exceed the limits for classification as 1.4G fireworks. Such 1.3G fireworks are also described as fireworks, UN0335 by the DOTn.

Fireworks, 1.4G. Small fireworks devices containing restricted amounts of pyrotechnic composition designed primarily to produce visible or audible effects by combustion. Such 1.4G fireworks which comply with the construction, chemical composition and labeling regulations of the DOTn for fireworks, UN0336, and the U.S. Consumer Product Safety Commission (CPSC) as set forth in CPSC 16 CFR: Parts 1500 and 1507, are not explosive materials for the purpose of this code.

FIXED BASE OPERATOR (FBO). A commercial business granted the right by the airport sponsor to operate on an airport and provide aeronautical services, such as fueling, hangaring, tie-down and parking, aircraft rental, aircraft maintenance and flight instruction.

INSTITUTE OF TRANSPORTATION ENGINEERS

COMMON TRIP GENERATION RATES (PM Peak Hour)

(Trip Generation Manual, 9th Edition)

Code	Description	Unit of Measure	Trips Per Unit
PORT AND TERMINAL			
30	Truck Terminal	Acres	6.55
90	Park and Ride Lot with Bus Service	Parking Spaces	0.62
INDUSTRIAL			
110	General Light Industrial	1,000 SF	0.97
120	General Heavy Industrial	Acres	2.16
130	Industrial Park	1,000 SF	0.85
140	Manufacturing	1,000 SF	0.73
150	Warehousing	1,000 SF	0.32
151	Mini-Warehouse	1,000 SF	0.26
152	High-Cube Warehouse	1,000 SF	0.12
170	Utilities	1,000 SF	0.76
RESIDENTIAL			
210	Single-Family Detached Housing	Dwelling Units	1.00
220	Apartment	Dwelling Units	0.62
221	Low-Rise Apartment	Dwelling Units	0.58
230	Residential Condominium / Townhouse	Dwelling Units	0.52
240	Mobile Home Park	Dwelling Units	0.59
251	Senior Adult Housing - Detached	Dwelling Units	0.27
252	Senior Adult Housing - Attached	Dwelling Units	0.25
253	Congregate Care Facility	Dwelling Units	0.17
254	Assisted Living	Beds	0.22
255	Continuing Care Retirement Community	Dwelling Units	0.16
LODGING			
310	Hotel	Rooms	0.60
320	Motel	Rooms	0.47
330	Resort Hotel	Rooms	0.42
RECREATIONAL			
411	City Park	Acres	0.19
412	County Park	Acres	0.09
413	State Park	Acres	0.07
415	Beach Park	Acres	1.30
416	Campground / Recreation Vehicle Park	Camp Sites	0.27
417	Regional Park	Acres	0.20
420	Marina	Berths	0.19
430	Golf Course	Acres	0.30
431	Miniature Golf Course	Holes	0.33

Code	Description	Unit of Measure	Trips Per Unit
432	Golf Driving Range	Tees / Driving Positions	1.25
433	Batting Cages	Cages	2.22
435	Multi-Purpose Recreational Facility	Acres	5.77
437	Bowling Alley	1,000 SF	1.71
441	Live Theater	Seats	0.02
443	Movie Theater without Matinee	1,000 SF	6.16
444	Movie Theater with Matinee	1,000 SF	3.80
445	Multiplex Movie Theater	1,000 SF	4.91
452	Horse Race Track	Acres	4.30
454	Dog Race Track	Attendance Capacity	0.15
460	Arena	Acres	3.33
473	Casino / Video Lottery Establishment	1,000 SF	13.43
480	Amusement Park	Acres	3.95
488	Soccer Complex	Fields	17.70
490	Tennis Courts	Courts	3.88
491	Racquet / Tennis Club	Courts	3.35
492	Health / Fitness Club	1,000 SF	3.53
493	Athletic Club	1,000 SF	5.96
495	Recreational Community Center	1,000 SF	1.45
INSTITUTIONAL			
520	Elementary School	1,000 SF	1.21
522	Middle School / Junior High School	1,000 SF	1.19
530	High School	1,000 SF	0.97
536	Private School (K-12)	Students	0.17
540	Junior / Community College	1,000 SF	2.54
560	Church	1,000 SF	0.55
565	Daycare Center	1,000 SF	12.46
566	Cemetery	Acres	0.84
571	Prison	1,000 SF	2.91
580	Museum	1,000 SF	0.18
590	Library	1,000 SF	7.30
591	Lodge / Fraternal Organization	Members	0.03
MEDICAL			
610	Hospital	1,000 SF	0.93
620	Nursing Home	1,000 SF	0.74
630	Clinic	1,000 SF	5.18
640	Animal Hospital / Veterinary Clinic	1,000 SF	4.72

Code	Description	Unit of Measure	Trips Per Unit
OFFICE			
710	General Office Building	1,000 SF	1.49
714	Corporate Headquarters Building	1,000 SF	1.41
715	Single Tenant Office Building	1,000 SF	1.74
720	Medical-Dental Office Building	1,000 SF	3.57
730	Government Office Building	1,000 SF	1.21
732	United States Post Office	1,000 SF	1.22
733	Government Office Complex	1,000 SF	2.85
750	Office Park	1,000 SF	1.48
760	Research and Development Center	1,000 SF	1.07
770	Business Park	1,000 SF	1.29
RETAIL			
812	Building Materials and Lumber Store	1,000 SF	4.49
813	Free-Standing Discount Superstore	1,000 SF	4.35
814	Variety Store	1,000 SF	6.82
815	Free Standing Discount Store	1,000 SF	4.98
816	Hardware / Paint Store	1,000 SF	4.84
817	Nursery (Garden Center)	1,000 SF	6.94
818	Nursery (Wholesale)	1,000 SF	5.17
820	Shopping Center	1,000 SF	3.71
823	Factory Outlet Center	1,000 SF	2.29
826	Specialty Retail Center	1,000 SF	2.71
841	New Car Sales	1,000 SF	2.62
842	Recreational Vehicle Sales	1,000 SF	2.54
843	Automobile Parts Sales	1,000 SF	5.98
848	Tire Store	1,000 SF	4.15
850	Supermarket	1,000 SF	9.48
851	Convenience Market (Open 24 Hours)	1,000 SF	52.41
852	Convenience Market (Open 15-16 Hours)	1,000 SF	34.57
853	Convenience Market with Gasoline Pumps	1,000 SF	50.92
854	Discount Supermarket	1,000 SF	8.34
857	Discount Club	1,000 SF	4.18
860	Wholesale Market	1,000 SF	0.88
861	Sporting Goods Superstore	1,000 SF	1.84
862	Home Improvement Superstore	1,000 SF	2.33
863	Electronics Superstore	1,000 SF	4.50
864	Toy / Children's Superstore	1,000 SF	4.99
866	Pet Supply Superstore	1,000 SF	3.38
867	Office Supply Superstore	1,000 SF	3.40
875	Department Store	1,000 SF	1.87

Code	Description	Unit of Measure	Trips Per Unit
876	Apparel Store	1,000 SF	3.83
879	Arts and Craft Store	1,000 SF	6.21
880	Pharmacy / Drugstore without Drive-Through Window	1,000 SF	8.4
881	Pharmacy / Drugstore with Drive-Through Window	1,000 SF	9.91
890	Furniture Store	1,000 SF	0.45
896	DVD/Video Rental Store	1,000 SF	13.60
SERVICES			
911	Walk-In Bank	1,000 SF	12.13
912	Drive-In Bank	1,000 SF	24.30
918	Hair Salon	1,000 SF	1.93
925	Drinking Place	1,000 SF	11.34
931	Quality Restaurant	1,000 SF	7.49
932	High-Turnover (Sit-Down) Restaurant	1,000 SF	11.15
933	Fast Food Restaurant without Drive-Through Window	1,000 SF	26.15
934	Fast Food Restaurant with Drive-Through Window	1,000 SF	33.84
935	Fast Food Restaurant with Drive-Through Window and No Indoor Seating	1,000 SF	153.85
936	Coffee / Donut Shop without Drive-Through Window	1,000 SF	40.75
937	Coffee / Donut Shop with Drive-Through Window	1,000 SF	42.8
938	Coffee / Donut Shop with Drive-Through Window and No Indoor Seating	1,000 SF	75
940	Bread / Donut / Bagel Shop with Drive-Through Window	1,000 SF	18.99
941	Quick Lubrication Vehicle Shop	Service Bays	5.19
942	Automobile Care Center	1,000 SF	3.11
943	Automobile Parts and Service Center	1,000 SF	4.46
944	Gasoline / Service Station	Fueling Positions	13.87
945	Gasoline / Service Station with Convenience Market	Fueling Positions	13.51
946	Gasoline / Service Station with Convenience Market and Car Wash	Fueling Positions	13.94
947	Self Service Car Wash	Stalls	5.54
948	Automated Car Wash	1,000 SF	14.12
950	Truck Stop	1,000 SF	13.63

Note: All land uses in the 800 and 900 series are entitled to a "passby" trip reduction of 60% if less than 50,000 ft² or a reduction of 40% if equal to or greater than 50,000 ft².

* Approximated by 10% of Weekday average rate.



CITY OF GAHANNA

PLANNING AND DEVELOPMENT STAFF REPORT

Request Summary

This is a request to redevelop the property located at 259 Granville Street. The property is currently occupied by golden touch car wash. The applicant is requesting Final Development Plan (FDP), Design Review (DR), and variance approval in order to construct a new car wash. The plan is to demolish the existing building and construct a new state of the art facility. The site layout and building size are extremely similar to that of the current site.



Existing facility as
seen from Lincoln
Circle and
Granville Street

The property is zoned Community Commercial (CC). A car wash is permissible by conditional use. The site received conditional use approval for a car wash in 1988. The approval runs with the land and therefore a new conditional use is not required. However, since the existing building is to be demolished and the site redeveloped, adherence to current code requirements is required. Adherence to the strict letter of the zoning code is nearly impossible for this site for a few reasons. The main reason is that the property is abutted on three sides by right-of-way. This means that the property has three frontages and three front yards. Setback requirements for commercially zoned property are almost always the greatest for front yards. Strict adherence to the front yard setback requirements would render the site undevelopable.

The property is not located within an area plan or listed as a target site within the Economic Development Strategy. Additionally, it is located just to the east of Olde Gahanna and therefore does not have to abide by the unique architectural guidelines for this area of the City.



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Variance

Several variances to the zoning code have been requested. Although rare to see an application request so many variances, they are necessary. The property is not overly large as it is only .53 acres in size. Smaller properties routinely have difficulty meeting the requirements of the code. The property has three frontages. The more frontages a property has, the more the property is devoted to setbacks rather than development. Lastly, the property is being redeveloped. Redeveloped properties often times have great issues with the requirements of a zoning code compared to a greenfield site. Given these factors, staff is supportive of the variance requests. Without variance approval, this site is essentially undevelopable.

When the property was originally developed, several variances were granted related to building and parking setbacks, parking requirements, and access drive locations. Many of these are the same variances being requested with the redevelopment proposal. The previously approved variances contained language that the variances would not run with the land. Meaning a redevelopment of the site would require new variance applications to be filed.

Variances to seven sections of the zoning code have been requested. They are for the following: building setbacks, lot coverage, number of parking spaces, driveway width, driveway location, dumpster setback, and parking setback.

A variance to building setbacks is requested for all sides of the property. The north, east, and south sides of the property are front yards and are required a 60' building setback. The west property line is a rear yard and is required a 10' building setback. This variance request is essentially identical to that of the original development. Staff has no objection to the variance for a reduced building setback. If variances are not granted, then the site would be undevelopable.

An additional variance has been requested to lot coverage. Lot coverage in CC zoning is limited to 75%. The applicants are requesting 88%. The requested lot coverage total is nearly identical to that of the existing development. Staff has no objection to the variance as granting it would allow the same intensity of development as what currently exists.

A variance to the parking requirements has been requested. The zoning code does not have a parking calculation for car washes. In cases where the code does not have a specific reference, you assign the most similar calculation. The code doesn't have a close match. The closest match would be "retail or service establishment not elsewhere classified". This requires one space per 200 square feet. This use requires very little parking as the majority of customers drive through the facility. This variance was granted for the existing business. Staff has no objection to this variance since the use requires very little parking, the variance was granted for the existing car wash, and the code does not have a close match for calculating parking.



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A variance has been requested to Chapter 1163.03(a) driveway width. The code requires the width of a drive not to exceed 35' in width. The proposal exceeds this. However, the proposed driveway width is less than what exists currently. Staff does not object to this variance given the existing conditions and the fact that the proposal is for less width than what currently exists. The image below shows the current conditions of the site. The southern property line is one giant driveway that far exceeds today's code requirements.



A variance to Chapter 1163.03(b) driveway location has been requested. The code requires driveways to be located 20' or more from another driveway. The proposal is for two driveways to be located on the southern portion of the property. Two driveways are necessary in order to provide access to a dumpster and to provide customer access to the site. No objections from staff as the current conditions of the site have the southern property line as one giant driveway. Given the extremely tight conditions of the site, it appears that two driveways are necessary.

A variance to allow the dumpster to be located in the front yard has been requested. The code requires dumpsters to be located to the rear of the main structure. This is nearly impossible to achieve as the property has three front yards. Staff has no objections to this variance request. Without the variance, the site probably would not be able to accommodate a dumpster.

A variance for a reduced parking setback has been requested. The code requires parking setbacks to be 60% of the front yard setback. A front yard of 60' is required which means the parking setback is 36'. Not only is parking required to be setback 36', but loading spaces and stacking areas are as well. The



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variance is required in order to accommodate the stacking lanes for the facility. Without the variance, the site may not be developable.

Staff supports the approval of the variances requested. The site may not be developable without them and many of them were previously granted.

Planning Commission shall not grant a variance unless it finds that all of the following conditions apply to the case in question:

- a) There are special circumstances or conditions applying to the land, building or use referred to in the application.
- b) The granting of the variance is necessary for the preservation and enjoyment of substantial property rights.
- c) The granting of the application will not materially affect adversely the health or safety of persons residing or working in the neighborhood of the proposed use and will not be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood.

Final Development Plan

Planning Commission shall approve an FDP application if the following four conditions are met:

- A. The proposed development meets the applicable development standards of this Zoning Ordinance.
- B. The proposed development is in accord with appropriate plans for the area.
- C. The proposed development would not have undesirable effects on the surrounding area.
- D. The proposed development would be in keeping with the existing land use character and physical development potential of the area.

Design Review

The property is zoned CC and therefore subject to the standards of Design Review District 3 (DRD-3). Relevant standards include the following:

- Brick, stone, cement, aluminum, wood, and other materials that will enhance the development in a positive manner are encouraged.
- Specific colors and color schemes are not identified but colors should be designed to ensure universal harmony on all commercial developments.
- Orientation of the development should focus on and compliment the surrounding topographic features and existing developments.



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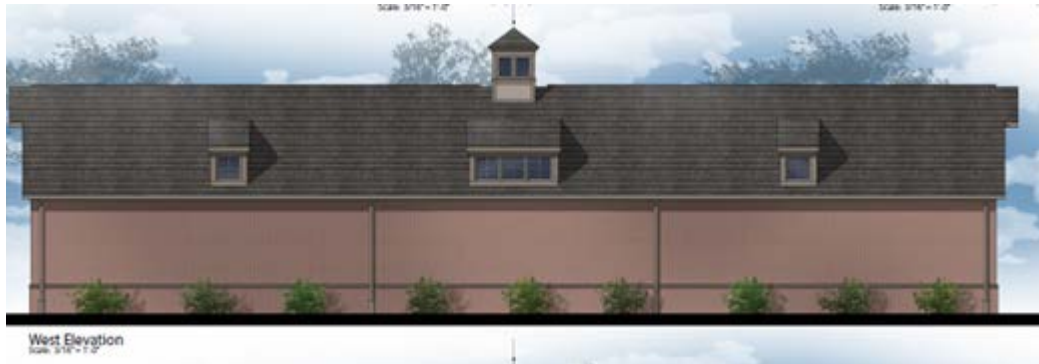
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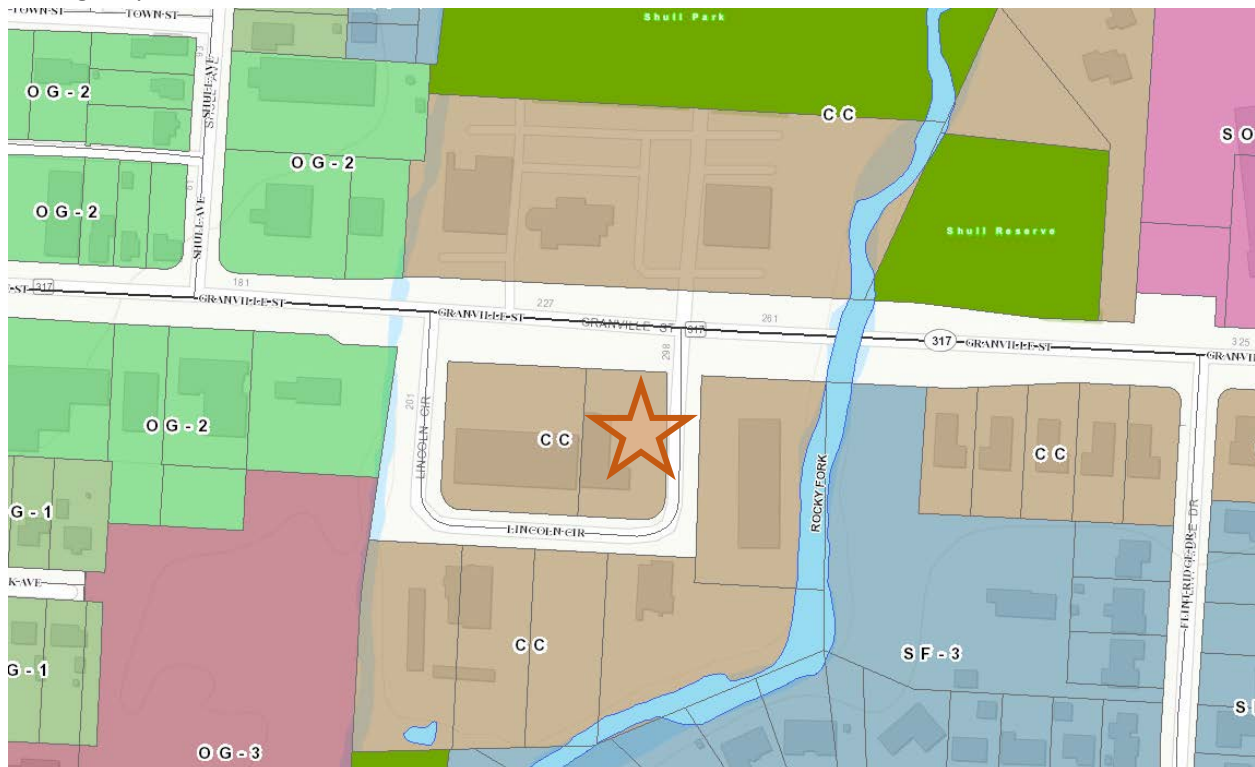
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There is one comment outstanding from Planning and Development staff regarding the building elevations. Staff recommends additional architectural elements be added to the west façade. This façade does not contain as much fenestration as the east façade. However, the west façade is partially obstructed by the shopping plaza immediately adjacent to this site.

West Elevation



Zoning Map



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Building Elevations



Respectfully Submitted By:
Michael Blackford, AICP
Deputy Director



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