



ITEM 5: 202012020061– Moo Moo Express Car Wash- Special Use Permit (Car Wash)

Site Location

2607 London Groveport Road (Parcel 040-009919)

Proposal

A Special Use Permit for an express car wash

Current Zoning

C-2 (Commercial)

Future Land Use

Commercial Center

Property Owner

4PDL 665 LLC

Applicant/Representative

Jeffrey Gilger, Moo Moo Express Wash LLC

Applicable Plans, Policies, and Code Section(s)

- Zoning Code Section 1135.09
- GroveCity2050 Community Plan Future Land Use and Character Map

Staff Recommendation

Approval with one stipulation

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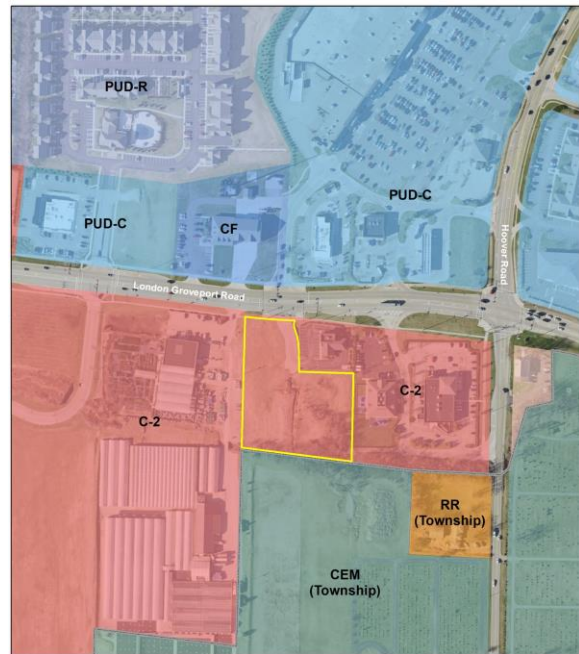
Case Manager

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Summary

This is a proposal is to allow for an express car wash facility on London Groveport Road.

Zoning Map



Next Steps

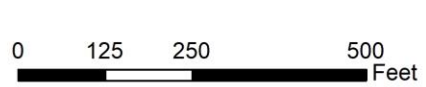
Upon recommendation from Planning Commission, the application will move forward to City Council. If City Council approves the application, the special use goes into effect 30 days after Council approval.

1. Context Map

This site is located at 2607 London Groveport Road (Parcel 040-009919).



202102030009
Moo Moo Express Car Wash
Final Development Plan
PID: 040-009919



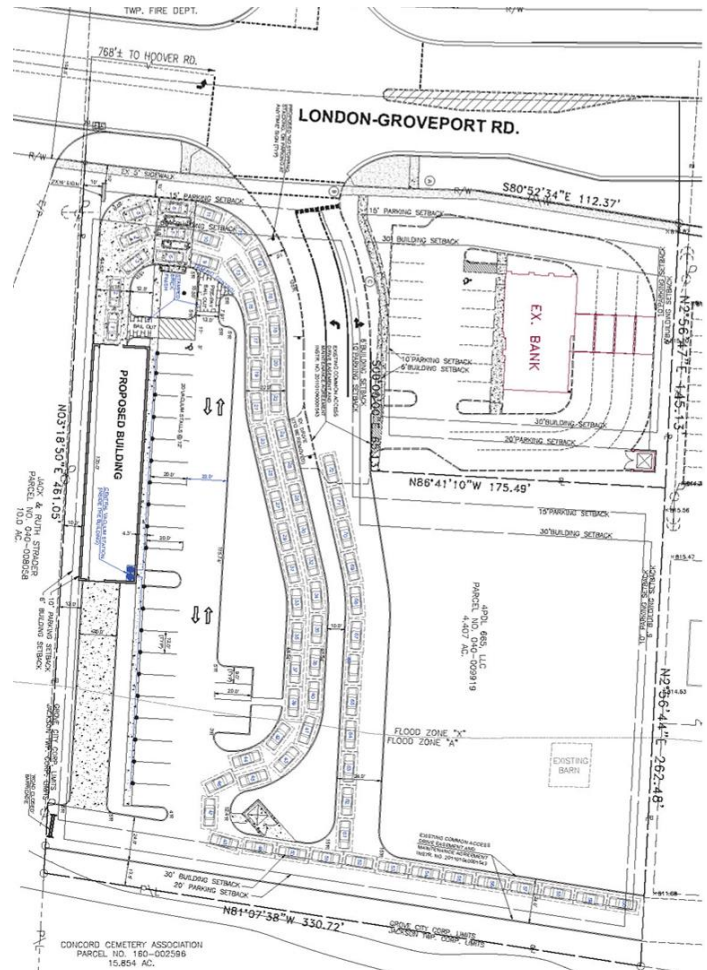
2. Analysis

The applicant is requesting approval of a Special Use Permit for a car wash at 2607 London Groveport Road, adjacent to and sharing the access drive off London Groveport Road with the existing Huntington Bank. This application is being reviewed concurrently with a Development Plan application for the carwash building and associated site improvements.

The facility will operate seven days a week with proposed hours of operation from 7:00am to 8:00pm, with peak hours typically in the afternoon between lunch and dinner. Materials state that during peak hours, approximately 60 cars per hour are expected. The site plan included with the submission indicates that stacking lanes can accommodate 47 vehicles before backing onto the southern access drive and 72 vehicles can stack before impacting any adjacent property. This is significantly more than the car wash disapproved by City Council in 2020 on the same site, which showed stacking to accommodate 33 vehicles, and the Moo Moo Carwash on Stringtown Road which can accommodate 28 cars prior to backing on the road. The applicant has also stated that when necessary, sandwich boards will be used to display wait times and ensure any traffic impacts on the adjacent property are minimized. Additionally, one of the three kiosks will be reserved for VIP customers with no payment processing, allowing for faster service to reduce stacking.

Plans show site access off a private access drive along the southern portion of the property, which also serves as an extension of the existing drive between the CVS and Goddard School properties to the east. As such, the proposed car wash will have no direct access to London Groveport Road. The plans show two stacking lanes which lead to three order kiosks, before turning and entering the car wash building. Two “bail out” lanes are proposed connecting the stacking lane to the vacuum area – one prior to the order kiosks and the other beyond the order kiosk but prior to entering the wash facility. Both “bail out” lanes are proposed to have a stamped brick finish, and to ensure that circulation around the site is maintained in a safe manner, the pre-pay bail out will generally be blocked by traffic control measures such as cones, a chain or cable. Vacuum stations are proposed to be centralized in the site for customer use. The applicant has requested that the facility be allowed to use outdoor speakers to play music for customers using the vacuum amenity, however staff is not supportive of permitting this.

Improvements to the site, including landscaping, are included and reviewed with the Development Plan to ensure that development on the site exhibits the appropriate character for the area.



3. Special Use Permit Analysis

Per Section 1135.09, Planning Commission is responsible for reviewing Special Use Permit requests and recommending approval, approval with modifications or denial to City Council based on findings of compliance with the standards and requirements of this Code (*see relevant code sections*) and subject to the conditions established by the Planning Commission to ensure compliance with the letter and intent of this Code. The following is the Development Department's evaluation based on code standards and requirements.

- 1) **The proposed use shall be in harmony with the existing or intended character of the district and nearby affected districts and shall not change the essential character of the districts;**

Standard is Met: The GroveCity2050 Future Land Use and Character Map recommends this site and much of the surrounding area to be Commercial Center. Commercial Center accommodates a variety of commercial uses along major roadway corridors utilizing shared access drives. This use and the associated Development Plan meet the character of the area, which is primarily auto-oriented commercial uses.

- 2) **The proposed use shall not adversely affect the use of adjacent property;**

Standard Can be Met: The applicant has provided a vehicular stacking plan sheet that shows that 72 vehicles can stack without impacting access to the adjacent Huntington Bank entrance/exit or back onto the Goddard School property to the east. Additionally, the applicant has indicated that sandwich board style signage will be used to post wait times and minimize impacts on the bank.

- 3) **The proposed use shall not adversely affect the health, safety, morals or welfare of persons residing or working in the neighborhood;**

Standard is Met: The carwash is expected to be a benefit and amenity to residents and employees in the area, and will not impact health, safety or welfare.

- 4) **The proposed use shall be served adequately by public facilities and services such as, but not limited to, roads, police and fire protection, storm water facilities, water, sanitary sewer and school;**

Standard is Met: The proposed use would be adequately serviced by public facilities that are already available at the site. Further review will be completed during the Site Improvement Plan.

- 5) **The proposed use shall not impose a traffic impact upon the public right-of-way significantly different from that anticipated from permitted uses of the district;**

Standard is Met: Drive-thru and commercial retail uses permitted in the C-2 district are expected to be auto-centric, and this carwash use does not impose a traffic impact on the public right-of-way that is significantly different than what would be expected. The previously approved Development Plan for the site showed this parcel being used for a quick-service restaurant with a drive-thru and two retail buildings, which would likely generate similar traffic volumes to the proposed car wash.

- 6) **The proposed use shall be in accord with the general and specific objectives, and the purpose and intent of this Zoning Code and the Land Use Plan and any other plans and ordinances of the City;**

Standard is Met: The applicant has provided information that meets Code requirements for this use, and staff believes the proposed use meets the intent of the Zoning Code. The GroveCity2050 Future Land Use and Character Map recommends this site be used for Commercial Center, which includes auto-centric retail and service type uses.

7) The proposed use complies with the applicable specific provisions and standards of this Code;

Standard is Met: The proposed car wash will meet the regulations in Code as well as the approved Special Use Permit provisions.

8) The proposed use shall be found to meet the definition and intent of a use specifically listed as a special use in the district in which it is proposed to be located;

Standard is Met: The site is in a C-2 district, which permits a car wash with a Special Use Permit.

9) A completed application indicating the Specific Special Use permit activity intended by the applicant shall be submitted to the Department of Development by the Council approved submittal dates;

Standard is Met: The applicant submitted a properly completed application.

4. GroveCity2050 Analysis

The City of Grove City adopted the GroveCity2050 Community Plan in January 2018 which contains specific goals, objectives and actions to guide growth in the community. Five (5) guiding principles are identified that articulate Grove City's community values and direct the recommendations in the Plan. Applications submitted to Planning Commission are reviewed based on these 5 Guiding Principles

(1) The City's small-town character is preserved while continuing to bring additional employment opportunities, residents and amenities to the community.

Finding is Met: The proposed use fits with the existing vehicularly-oriented character of the area, will provide some additional jobs and will provide the service amenity of a car wash to the community.

(2) Quality design is emphasized for all uses to create an attractive and distinctive public and private realm.

Finding is Met: The proposed building utilizes brick similar in color to the adjacent bank, Hardie board and batten siding, and asphalt shingles. Additionally, site fixtures will be similar to those used in other area developments. The proposed landscaping will also contribute to an aesthetically pleasing and quality development.

(3) Places will be connected to improve the function of the street network and create safe opportunities to walk, bike and access public transportation throughout the community.

Finding is Met: There is an existing sidewalk along the frontage of the property that will be maintained. The site also utilizes a shared drive access with the property to the east, which was existing with a previously approved Development Plan for the site and fits the desired vehicular transportation access design from London-Groveport Road, as outlined in GroveCity2050.

(4) Future development that will preserve, protect and enhance the City's natural and built character through sustainable practices, prioritizing parks and open space and emphasizing historic preservation.

Not Applicable: The scope of the development is limited in applicability to this principle.

(5) Development provides the City with a net fiscal benefit.

Finding Not Met: While the proposed use will be an amenity to residents, it will likely not provide a net fiscal benefit to the City, which gets most funding from income tax. The proposed use will generate traffic potentially greater than a standard commercial use; however, likely not beyond the traffic that would have been generated by the uses originally approved for the site in 2006 (a quick-service restaurant with a drive-thru and two retail buildings). The proposed development of the site will, however, provide a benefit to the community by raising the value of the property.

5. Recommendation

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Special Use Permit with the following stipulation:

1. Speakers projecting music or other noise shall not be used on site.

6. Detailed History

2006

City Council approved the original development plan for the site with CR-70-06.

2020

City Council denied a special use permit for a car wash on the site.