



## ITEM 6: 202102030009– Moo Moo Express Car Wash- Development Plan

### Site Location

2607 London Groveport Road (Parcel 040-009919)

### Proposal

A Development Plan 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
- CR-70-06 – Development Plan

### Staff Recommendation

Approval as submitted

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### Case Manager

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### Summary

This is a proposal is a Development Plan to construct an express car wash including a new structure and associated site improvements.

### Zoning Map



### Next Steps

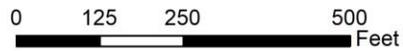
Upon recommendation from Planning Commission, the application will move forward to City Council. If City Council approves the application, the applicant can submit for final engineering plans and building permits.

# 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



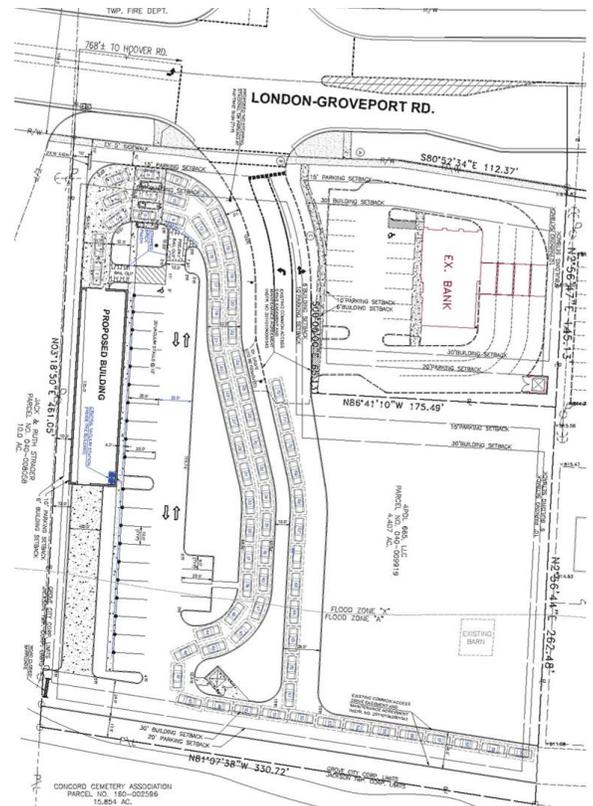
## 2. Analysis Summary

The applicant is requesting approval of a Development Plan for a Moo Moo Express car wash at 2607 London Groveport Road, accessed off an existing drive shared with the Huntington Bank at the signalized intersection south of the Buckeye Grove Shopping Center. The proposed development will extend the shared drive currently terminating at the Huntington Bank entrance to the south, terminating at a proposed southern drive which will serve as an extension of the existing private drive behind CVS and the Goddard School. A Development Plan was originally approved for the site with Resolution CR-70-06 which consisted of four commercial buildings on each quadrant of the property. Only the access drive off London Groveport Road and the Huntington Bank were developed from the approved plan. The proposed Development Plan will utilize the western two quadrants of the site and preserve the southeast quadrant for future commercial development. A separate Special Use Permit application has been submitted to examine the appropriateness of a car wash for the site, and the proposed Development Plan is intended to examine the site improvements associated with the proposed use of a car wash.

## Site Plan

The site will be accessed from a proposed rear access drive, acting as an extension of the existing drive behind CVS and the Goddard School. The existing private drive currently terminating at the Huntington Bank entrance will be extended to intersect with the proposed southern drive to also allow access to the signalized intersection with London-Groveport Road. The stacking lanes to access the car wash will be located off the internal drive aisle for the vacuum stations. The stacking lanes run parallel to the access drive off London Groveport road before turning to access the pay kiosks and car wash building. Three pay kiosks are proposed, with one designated for VIP/unlimited wash customers, while the other two will be for use by all other customers.

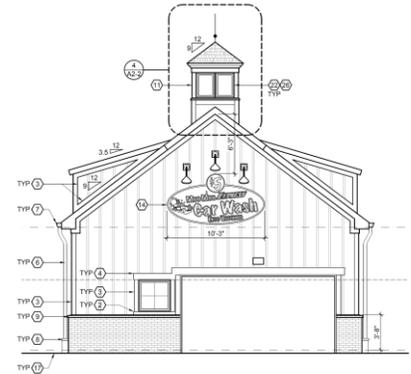
The proposed building is proposed to be set back 10 feet along the western property line, oriented north to south, with vehicles entering the building from the north and exiting to the south. The two bail out lanes, each having a stamped-brick finish, connect from the stacking lanes back to the vacuum area located between the building and the stacking lanes. 20 vacuum stalls and four (4) employee parking spaces are proposed and located centrally on site. Each vacuum stall will have access to a black vacuum station, details for which have been provided in the materials and will be similar in character to those at the existing Moo Moo Car Wash on Stringtown Road. The proposed parking area and spaces meet the minimum dimensions of code, as well as meeting all required parking setbacks. The dumpster enclosure will be accessed off the southern access drive and will match the materials used on the exterior of the building, with cedar gates.



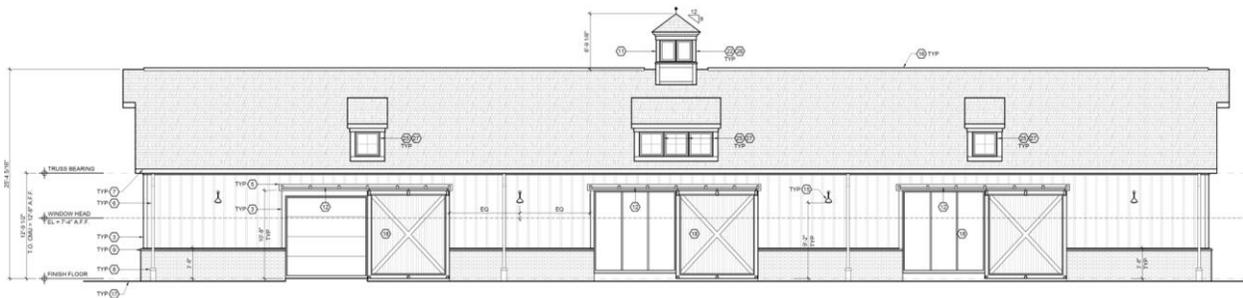
## Building

The proposed building is 130 feet in length, and 30 feet in width, totaling 3,900 square feet. While only one story, the building has the appearance of a 1 1/2 story structure through architectural features, which include a gable roof and dormers. The height from finished floor to the peak of the gable roof is 25' 4 5/16", and measures 32' 1 7/16" to the top of the cupola, which is within the permitted maximum height of 35'.

The building has a 3' 8" brick water table, which resembles the brick used on the adjacent Huntington Bank. Above the water table, Hardie board and batten siding is proposed, to be painted Dover White. The dormers will be finished with the same board and batten material. The trim and soffits will also be painted white. The roofing will be asphalt shingles, colored English Grey Slate. The west elevation also features three decorative barn doors, which are fixed open, revealing storefront style windows. Decorative barn doors are also shown on the eastern elevation but will remain closed.



*North Elevation*



*West elevation*

Details were provided for the three pay kiosks and show the materials matching the finishes used on the building. Brick veneer bases are shown to match the brick on the building. The vertical supports for the canopies are proposed to be wrapped in Hardie siding, with corner trim colored white. The aluminum canopies will be finished black to match the lighting and fixtures used elsewhere on site.

## Landscaping

A Landscape Plan was submitted showing proposed plantings throughout the site. Per the perimeter landscaping requirements of City code, one 2" caliper tree and two 18" in height deciduous shrubs are required per 40 lineal feet of property line. This perimeter landscaping requirement is met along the west property line. Since the proposed development is leaving the southeast quadrant of the site open for potential future development, these plantings are not shown along the property lines shared with Goddard School or Huntington Bank. Staff is supportive of this deviation from code, as this landscaping will be required when this remainder site develops. However, perimeter landscaping was provided in the form of red maple trees and sea green junipers between the stacking lanes and the access drive from London-Groveport Road.

Plans show sea green junipers, compact burning bushes, and red maple trees between the stacking lanes and vacuum area. A continuous row of 36-inch sea green juniper is proposed along the London-Groveport Road frontage to ensure that any potential headlight glare is minimized per Code and emerald arborvitae is proposed as supplemental landscaping around the dumpster enclosure where it does not

inhibit access to the enclosure. A variety of landscaping is shown elsewhere on the site including around the proposed sign and within proposed landscape peninsulas.

## Signage

Signage is not approved with this Development Plan, as this is a straight-zoned C-2 development and will be required to comply with Chapter 1145. However, the applicant has provided preliminary signage information, showing the intended general character. At London-Groveport Road the applicant has proposed an internally lit monument sign with a masonry base to match the primary structure. Wall mounted signage is proposed in the gables of the north and south elevations. The signage is proposed to be illuminated by wall mounted gooseneck fixtures.



## Lighting

A photometric plan was submitted showing all pedestrian and vehicular areas to be lit to at least 0.5 footcandles, meeting the minimum requirement. The proposed pole lighting fixtures are from the same manufacturer and series as those used at the Huntington Bank site, fitting in with the character of the area. Exterior wall mounted gooseneck lighting is shown on all elevations of the building. The proposed fixtures will be finished black to match the lighting used elsewhere on site.

## 3. GroveCity2050 Guiding Principles 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 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 development fits with the existing vehicularly-oriented character of the area, will provide jobs and an additional 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 high-quality materials including brick similar in color to the adjacent Huntington 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 high-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:** The proposed development will extend the existing shared access drives from London Groveport Road at the signalized intersection as well as the southern drive providing access to CVS and the Goddard School from Hoover Road. These extensions will complete the connections originally shown on the approved development plan for the site in 2006 and will

provide safe circulation over this and adjacent parcels. The southern drive will terminate at the western property boundary, allowing for the Straders site to the west to connect in the future.

- (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 and is generally in character with area commercial developments. Additionally, it is unlikely that a service commercial development of this scale could meet the goal of providing a net fiscal benefit to the City.

## 4. Recommendation

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Development Plan as submitted.

## 5. 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 and development plan for a car wash on the site.