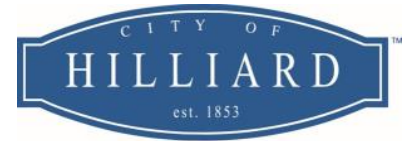


# MEETING AGENDA

## Planning & Zoning Commission

City Hall, 3800 Municipal Way, Hilliard, Ohio 43026

and Live-Streaming on YouTube



Real People. Real Possibilities.™

Thursday, June 8, 2023 | 7:00 PM

Page

1. Call to Order
2. Pledge of Allegiance to the Flag
3. Roll Call
4. Approval of the Meeting Minutes - May 11, 2023
5. Oath to Tell the Truth
6. Changes to the Agenda

(requests for postponements, withdrawals, or change in the order of cases)

### 7. New Cases

**Case 1: PZ-23-3 – STAR COLUMBUS TRANSPORTATION LLC. – 3810 LACON ROAD** 3 - 32

**PARCEL NUMBER(S):** 050-004914 (3800 & 3810 LACON SUBDIVISION)

**APPLICANT:** Star Columbus Transportation LLC., c/o Kultar Singh, 3810 Lacon Road, Hilliard, OH 43026; represented by Underhill & Hodge, LLC., c/o David Hodge and Eric Zartman, 8000 Walton Parkway, Suite #260, New Albany, OH 43054.

**REQUEST:** Review and approval of a conditional use under the provisions of Sections 1123.03 and 1123.04 to permit an 8,400-square-foot "truck and heavy equipment repair" facility and Section 1123.17 to permit "outdoor storage accessory to a permitted principal use exceeding 10 percent of the total area of the lot or parcel" on 1.85 acres and review and approval of a Level "B" Site Plan under the provisions of Hilliard Code Chapter 1131.

[Case PZ-23-3 – STAR COLUMBUS TRANSPORTATION LLC. – 3810 LACON ROAD - Pdf](#)

**Case 2: PZ-23-18 – MOO MOO EXPRESS CAR WASH – 3880 BROWN PARK DRIVE** 33 - 44

**PARCEL NUMBER(S):** 050-007563 (BROWN COMMERCE PARK)

**APPLICANT:** Moo Moo Cemetery Hilliard LLC., 13375 National Road SW, Suite D, Reynoldsburg, OH 43068; c/o Jeff Gilger, Express Wash Concepts, 13375 National Road SW, Suite D, Etna, OH 43068; c/o Kelly Roth, Morrison Sign Company Inc., 2757 Scioto Parkway, Columbus, OH 43221.

**REQUEST:** Review and approval of variances under the provisions of Hilliard Code Section 1129.08 for additional signage to an approved comprehensive sign package for a 4,900-square-foot car wash.

[Case PZ-23-18 – MOO MOO EXPRESS CAR WASH – 3880 BROWN PARK DRIVE - Pdf](#)

- Case 3:**      **PZ-23-19 – ADVANCED DRAINAGE SYSTEMS – 4381 DAVIDSON ROAD**      45 - 63  
**PARCEL NUMBER(S):** 050-011833 (ANSMIL PUD – SUBAREA C2)  
**APPLICANT:** Ansmil LLC, c/o Daniel Smith, 203 S. Stanwood Road, Columbus, OH 43209; and Rene Jimenez, Geis Companies, 10020 Aurora-Hudson Road, Streetsboro, OH 44241.  
**REQUEST:** Review and approval of a PUD text modification concerning fence height under the provisions of Hilliard Code Section 1117.08 and the Ansmil PUD Development Text.  
[Case PZ-23-19 – ADVANCED DRAINAGE SYSTEMS – 4381 DAVIDSON ROAD - Pdf](#)
- Case 4:**      **PZ-23-20 – SUNOCO – 4144 MAIN STREET**      64 - 67  
**PARCEL NUMBER(S):** 050-000136, 050-002288  
**APPLICANT:** KMH Business Holdings LLC, 4144 Main Street, Hilliard, OH 43026; c/o Tyler Sikkema, CB Sign Service, 862 Cypress Point Court, Cincinnati, OH 45245.  
**REQUEST:** Review and approval of alternative curbing under the provisions of Section 1127.04(b)(8) for an existing gas station parking lot.  
[Case PZ-23-20 – SUNOCO – 4144 MAIN STREET - Pdf](#)

8. Discussion Items
9. Chairman's Communication
10. Committee Communications
11. Adjournment

# STAFF REPORT

## Planning & Zoning Commission

City Hall | 3800 Municipal Way | Hilliard, Ohio 43026

and Live-Streaming on YouTube

**Meeting Date: June 8, 2023**



Real People. Real Possibilities.™

### Case: PZ-23-3 – STAR COLUMBUS TRANSPORTATION LLC. – 3810 LACON ROAD

**PARCEL NUMBER(S):** 050-004914 (3800 & 3810 LACON SUBDIVISION)

**APPLICANT:** Star Columbus Transportation LLC., c/o Kultar Singh, 3810 Lacon Road, Hilliard, OH 43026; represented by Underhill & Hodge, LLC., c/o David Hodge and Eric Zartman, 8000 Walton Parkway, Suite #260, New Albany, OH 43054.

**REQUEST:** Review and approval of a conditional use under the provisions of Sections 1123.03 and 1123.04 to permit an 8,400-square-foot "truck and heavy equipment repair" facility and Section 1123.17 to permit "outdoor storage accessory to a permitted principal use exceeding 10 percent of the total area of the lot or parcel" on 1.85 acres and review and approval of a Level "B" Site Plan under the provisions of Hilliard Code Chapter 1131.

## BACKGROUND

The site is 1.85 acres located on the north side of Easthill Drive (private), approximately 470 feet east of Lacon Road. The site and properties to the north, west and south are zoned M-1, Restricted Industrial District. Perotta's Marble Shop is located west of the property at 3808 Lacon Road, and the multi-tenant building which includes Dynomite is located to the south at 3700-3720 Lacon Road. The CSX railroad is adjacent to the property along the extent of the east property line, and the Tudor Ditch traverses the northern end of the site. Portions of the north end of the site are located within the 100-year flood plain and Stream Corridor Protection Zone.

The Planning and Zoning Commission approved an M-5 development plan for the site in 1973 for a truck service facility. The 1973 plan included construction of the 8,400-square foot building and related gravel parking. The Commission later approved a conditional use for the site to allow an automobile service station with ancillary service uses in 2010. The Zoning Code was then updated in 2014 and the site was zoned to M-1, Restricted Industrial District.

This is a request for review and approval of a conditional use for a "Truck and Heavy Equipment" repair facility and outdoor storage that exceeds 10% of the site. A Level "B" site plan is also requested for the proposed site improvements.

## CONSIDERATIONS

- **Outdoor Storage Criteria.** In addition to the general criteria for conditional uses, Section 1123.17(c) includes the following specific criteria for outdoor storage accessory to an allowed principal use:
  1. Outdoor storage and display shall be arranged to provide safe pedestrian and vehicular circulation and emergency access free of all obstructions.
  2. A drive shall be provided, graded, paved and maintained from the street permitting free access of emergency vehicles at any time.
  3. Sales or outdoor display of merchandise shall not be permitted within required setback areas.
  4. Storage and display areas on parking lots shall not reduce available parking spaces to fewer than required by Code.
  5. No outdoor display or parking serving an outdoor display shall be located within 75 feet of any residential district boundary line or residential use.
  6. Storage of soil, sand, mulch or similar loosely packaged materials shall be contained and covered to prevent blowing onto adjacent properties (outdoor storage of fertilizers, pesticides and other hazardous materials unless packaged in approved containers is prohibited).
  7. A sight-obscuring screen that meets maximum fence height requirements for the zoning district may be required. Outdoor storage may not be piled or stacked higher than the obscuring screen.

8. Outdoor display and sales areas shall be paved with a permanent, durable and dustless surface and shall be graded/drainage to dispose of surface water.
  9. All loading and truck maneuvering shall be accommodated on-site or on a dedicated easement. Maneuvering in the public right-of-way is prohibited.
  10. Security lighting may be required. All lighting shall be shielded from residential areas and adhere to the Hilliard Design Manual.
- **Additional Review Criteria.** Code Section 1123.04 states that reasonable conditions may be imposed on the approval of a conditional land use to achieve the following:
    1. Ensure public services and facilities affected by the proposed use or activity will be capable of accommodating increased service and facility loads necessitated by the proposed use.
    2. Ensure that the use is compatible with adjacent conforming land uses and activities.
    3. Protect natural resources; the health, safety, and welfare; and the social and economic well-being of those who will use the land or activity under consideration, the residents, business owners and landowners immediately adjacent to the proposed use or activity, and the community as a whole.
    4. Relate to the valid exercise of the police power and purposes which are affected by the proposed use or activity.
    5. Meet the purpose of the zoning code, be in compliance with the standards established in the code for the land use or activity under consideration and be in compliance with the zoning district standards.
  - **Comprehensive Plan.** The newly adopted Hilliard Community Plan identifies the site as Urban Mixed Use. This category recommends a higher-density mix of uses that encourage an urban, walkable environment; however, the site is currently zoned for light industrial uses and the proposed conditional use would improve current site conditions.
  - **Prior Commission Approvals.** An original M-5 industrial site plan approval was granted by the Planning Commission in April 1973 for a truck and trailer service facility. The Commission later approved a conditional use for an automobile service station and ancillary uses in 2010. The old zoning code used a category of "automotive service" that did not differentiate between cars and trucks. The approval included the following conditions:
    1. Operations were limited to automobile service and ancillary service uses
    2. Employee and customer parking south of the building was required to occur on paved surfaces
    3. Outdoor storage was limited to 10% of the site
    4. The conditional use terminated with a change in scope or intensity of the use or if revised plans were not submitted.
  - **Adoption of Zoning Code.** In 2014, a new Hilliard Zoning Code was approved with Ordinance 14-29. The Ordinance created new zoning districts and the site was zoned M-1, Restricted Industrial District as part of that city-wide zoning. The Code specifies "Truck and Heavy Equipment Repair" as a conditional use within the M-1 District. The site also includes Outdoor Storage greater than 10% of the site, which is also a conditional use. No "Truck and Heavy Equipment Repair" uses have been approved for the site since adoption of the Code. Custom Clutch operated on the site until near the end of 2021, but had no valid zoning certificate.
  - **Site Purchase.** The applicant purchased the site on February 28, 2022. No records are available that indicate when operations for Star Columbus Transportation, LLC. commenced. The need for conditional use approval and a site plan was discussed in multiple meetings with the applicant prior to them operating.
  - **Certificate of Occupancy.** A Certificate of Occupancy (CO) was granted for the building on this site on October 10, 2022, as an existing structure/pre-existing condition. The CO generally signifies only that the building is safe to enter/occupy. No zoning approval was obtained to begin operations.
  - **Zoning Certificate to Operate.** On November 14, 2022, a violation notice was sent to both Star Columbus Transportation and Custom Clutch Joint and Hydraulics for not having a valid zoning certificate. A final notice of violation was sent on December 1, 2022; The City was informed on December 21, 2022, that Custom Clutch had not operated at the site for over one year and issued a violation notice to Star Columbus Transportation to remove the abandoned sign. Staff met with the applicant who indicated that no business was in operation.
  - **Conditional Use Application.** After being informed by Norwich Township Fire Department of an operating business, a notice of violation was sent on January 11, 2023. The property owner submitted a conditional use application on January 27, 2023. After no response to a staff comment letter requesting plan materials necessary for their application, a final notice of violation was sent on February 22, 2023. The business continued to operate during this time.
  - **Cease-and-Desist.** Following no response from the property owner a cease-and-desist order was issued on April 3, 2023, to halt operations on the site. The owner indicated to Code Enforcement that operations would continue. On April 20, 2023, Code Enforcement again noted business activity. The premises were secured by Code Enforcement, Service Department and Hilliard Police Department on April 21st.

- **Zoning Certificate.** On May 1, 2023, a zoning certificate was issued that approved limited use of the building for administrative office functions *only* at the request of the applicant's legal counsel. No other uses were approved and the service bay doors of the building remain locked in accordance with the Cease-and-Desist order.
- **Land Use Definitions.** Representatives for the applicant insist the proposed use fits under the definition of "Vehicle Repair - Minor", a permitted use within the M-1 District. Section 1103.06(b)(1) of the Code specifies "The particular shall control the general and the use of a general term shall not be taken to have the same meaning as another specific term." Truck and heavy equipment repair is a more specific term than vehicle repair, requiring the conditional use approval for the premises. All plans should be revised to reference the correct zoning use category.
- **Stormwater Management.** The site includes 100-year floodplain and a Stream Corridor Protection Zone. Existing gravel will be removed in these areas and the site will be fine graded and seeded. Plans should note that those areas will be seeded with an approved mix of grasses and/or wildflowers that will be left to grow naturally as part of the stream corridor. Stormwater detention is provided to address runoff and final details will be addressed with the City Engineer as part of permit review. Staff recommends that the area be fine graded and seeded and not indicated as gravel.
- **Parking.** Proposed plans include the paving of a parking lot area on the south and east sides of the building to create a total of 13 spaces, including the service bays. 19 spaces are required and the proposed plan will require a variance from the Board of Zoning Appeals. The Zoning Code prohibits the leasing of spaces for truck parking at this location.
- **Gravel.** The applicant is proposing to maintain a gravel lot behind the building that is approximately 24,000 square feet in area. Section 1127.04(b)(1) of the Code requires that all parking areas are finished with an approved surface such as concrete or asphalt. A variance from the Board of Zoning Appeals will be necessary for the proposed gravel surface.
- **Outdoor Storage.** As part of the gravel lot located behind the building, the applicant is proposing to use wheel stops as a barrier along the edge to prevent its expansion. Submitted plans identify a 108'x72' area as outdoor storage (9.6% of the site). Staff identifies the entire 24,000-square-foot gravel area - including identified truck parking and associated maneuvering space - as outdoor storage (30% of the site) that requires a conditional use. Staff recommends that plans be revised to correctly identify the outdoor storage area and that a less mobile solution to contain the outdoor storage area be provided...such as a bollard and chain system that would prevent expansion of the gravel area and simplify enforcement. Plans should also specify that the outdoor storage area (gravel) will be used for Truck and Heavy Equipment Repair parking and that no outdoor storage of parts is permitted.
- **Landscaping.** The applicant has proposed the incorporation of trees and shrubs across the front of the building. Section 1125.05(b) requires 30 shrubs and 2 trees per 100 linear feet of pavement around the perimeter of parking areas. Section 1125.04(c) also requires general landscape areas for the building that includes 168 square feet and 5.6 inches of trees. One interior landscape island is also required by code that would include one tree and 4 shrubs. Staff recommends adjusting plans to meet these aspects of Zoning Code.
- **Fencing.** The site includes existing fencing that encloses the perimeter of the site behind the front elevation of the building. As part of improvements, the gate at the east end of the building will be adjusted and screening will be incorporated into fencing facing the private street. Staff recommends that details for the fencing be submitted as part of plan review for the site.
- **Service Structures.** Plans indicate a dumpster location behind existing fencing adjacent to the proposed storm water detention area. Code requires service structures to be screened on all four sides and staff recommends that it be relocated to the rear of the building and meet Code requirements for screening.
- **Lighting.** No lighting is proposed as part of the improvements. Hilliard Code Section 1127.04(b)(10) requires parking lots to be illuminated for safety purposes.
- **Signage.** No sign details are provided. Any signage will require a sign permit prior to installation.

## COMMISSION ROLE

Conditional Uses differ from permitted uses in that they may have a greater impact on the surrounding area and thus require special review and approval. The Commission is to ensure that the proposal will be compatible in this location. In considering the application, the Commission may impose such requirements and conditions as the Commission may deem necessary for the protection of adjacent properties and the public interest using the following review criteria as provided in Section 1123.03:

- That the proposed use will be consistent with the intent and purposes of the zoning code and the Comprehensive Plan and is compatible with the character of the general vicinity.
- That the proposed use complies with applicable requirements of the zoning code, except as specifically altered in the approved conditional use.

- That the proposed use and site layout will not impede the orderly development of the surrounding property for uses permitted in the district. Due consideration will be given to the location and height of proposed buildings and structures, location and type of proposed fences or walls, location and screening of parking areas, and the location and type of proposed landscaping.
- That the area and proposed use will be adequately served by essential public facilities and services, as applicable, such as highways, streets, police, and fire protection, drainage structures, refuse disposal, water and sewer. The applicant or landowner will be required to install public utilities, streets or other public infrastructure as required by the city, state or other agencies to applicable specifications that are necessitated by the conditional use development. Dedication of said public infrastructure may be required.
- That the proposed use will not involve uses, activities, processes, materials, equipment or conditions of operation detrimental to any persons, property, or the general welfare by reason of excessive traffic, noise, smoke, fumes, glare, odor or other characteristic not comparable to permitted uses.
- The location and scale of the use, the nature and intensity of the proposed operations, the site layout and the relation of the proposed use to surrounding streets will not cause undue traffic congestion or hazards beyond that which would be normally expected based on the existing pattern of uses and the planned character reflected in the city's Comprehensive Plan.

Following a recommendation on the conditional use from the Commission, the application will be forwarded to City Council for a final disposition.

The Commission is to also review the proposed Level "B" Site Plan under the provisions of Hilliard Code Chapter 1131. Specifically, the Commission is to utilize the review standards provided in Section 1131.06 which outlines the following review criteria:

- That the site must be designed in a manner that is harmonious to the character of the surrounding area to the greatest extent possible;
- That the site is designed to minimize hazards and reduce negative effects of traffic, noise, smoke, fumes and glare to adjacent properties to the greatest extent possible; and
- That the proposed site plan addresses traffic circulation, stormwater management, landscaping, screening, lighting, utility service, exterior uses, emergency access, water and sewer, and signage as defined within Section 1131.06.

Following approval by the Commission and upon approval of the Conditional Use, the applicant may submit for civil plan approval of final engineering details and building permits to begin construction of the proposed improvements according to the requirements of the Code and conditions set forth by the Commission and City Council.

## STAFF RECOMMENDATION

### ***Motion 1: Conditional Use.***

Staff finds that the proposed truck and heavy equipment repair will generally be compatible with the surrounding area and will bring an aging industrial site further into compliance with the Code. Staff finds that the proposed outdoor storage will also be adequately screened in a manner that meets the intent of the Code and will further protect natural resources on the site. Staff finds that the reuse of the existing site has been designed in a manner, as modified below, to address specific criteria as listed in Sections 1123.03 and 1123.17 and recommends approval with the following five conditions:

1. That a zoning certificate is obtained following construction and prior to any conditional use operation on the property;
2. That all plan notes are revised to identify the proposed use as "Truck and Heavy Equipment Repair" and to correctly identify the extent and purpose of the "Outdoor Storage Area;"
3. That the proposed use conforms to the provisions of Hilliard Code Section 1123.17(c) for outdoor storage as approved;
4. That leasing of truck parking spaces is not permitted on the site and that the outdoor storage of truck parts on the site is prohibited unless otherwise specifically approved by City Council; and
5. That any expansion of the approved conditional uses require prior approval by City Council.

### ***Motion 2: Level "B" Site Plan.***

Staff finds that the proposed site plan is generally consistent with the original approved plan for the site and the overall intent of the Code and addresses basic issues that are outlined as part of the site plan review. The proposed improvements will address Code compliance issues and will blend with the surrounding area in a manner that will minimize off-site impacts. Based on these finding, staff recommends that the proposed Level "B" Site Plan be approved with nine conditions:

1. That variances for parking and the use of gravel as an approved surface are obtained from the Board of Zoning Appeals or that Code is met;
2. That portions of the site within the floodplain and SCPZ are fine graded and seeded with an approved mix of grasses/wildflower and not mowed;
3. That portions of the site containing the stormwater detention area be fine graded and seeded with turf grass and that all stormwater management meet the requirements of the City Engineer;
4. That revised landscape plans are submitted that meet Code requirements and include one interior parking lot island with required landscaping, subject to staff approval;
5. That material samples for the proposed fence screening be provided, subject to staff approval;
6. That the dumpster is relocated to the rear of the building and screened per Code and that no outdoor storage of parts is permitted;
7. That parking lot lighting required by Section 1127.04(b)(10) is provided; and
8. That the proposed wheel stops are replaced with a bollard and chain system or equivalent alternative, subject to staff approval.

## **ATTACHMENTS**

[PZ-23-3 Star Columbus Transp LLC](#)

# HILLIARD / FRANKLIN COUNTY, OHIO SITE PLAN FOR STAR COLUMBUS TRANSPORTATION 2023

**OWNER**  
SHIKHA SAHA  
STAR COLUMBUS TRANSPORTATION, LLC  
3810 LACON ROAD  
HILLIARD, OH 43026  
PHONE: (330) 313-0512  
EMAIL: STARCOLUMBUS1@GMAIL.COM

**PLAN DESIGNER**  
ABOVE GRADE, LLC  
7901 GREENSIDE LN  
COLUMBUS, OH 43235  
PHONE: (614) 365-0578  
EMAIL: BRYAN@ABOVEGRADECONSULTANTS.COM

**SITE DATA**

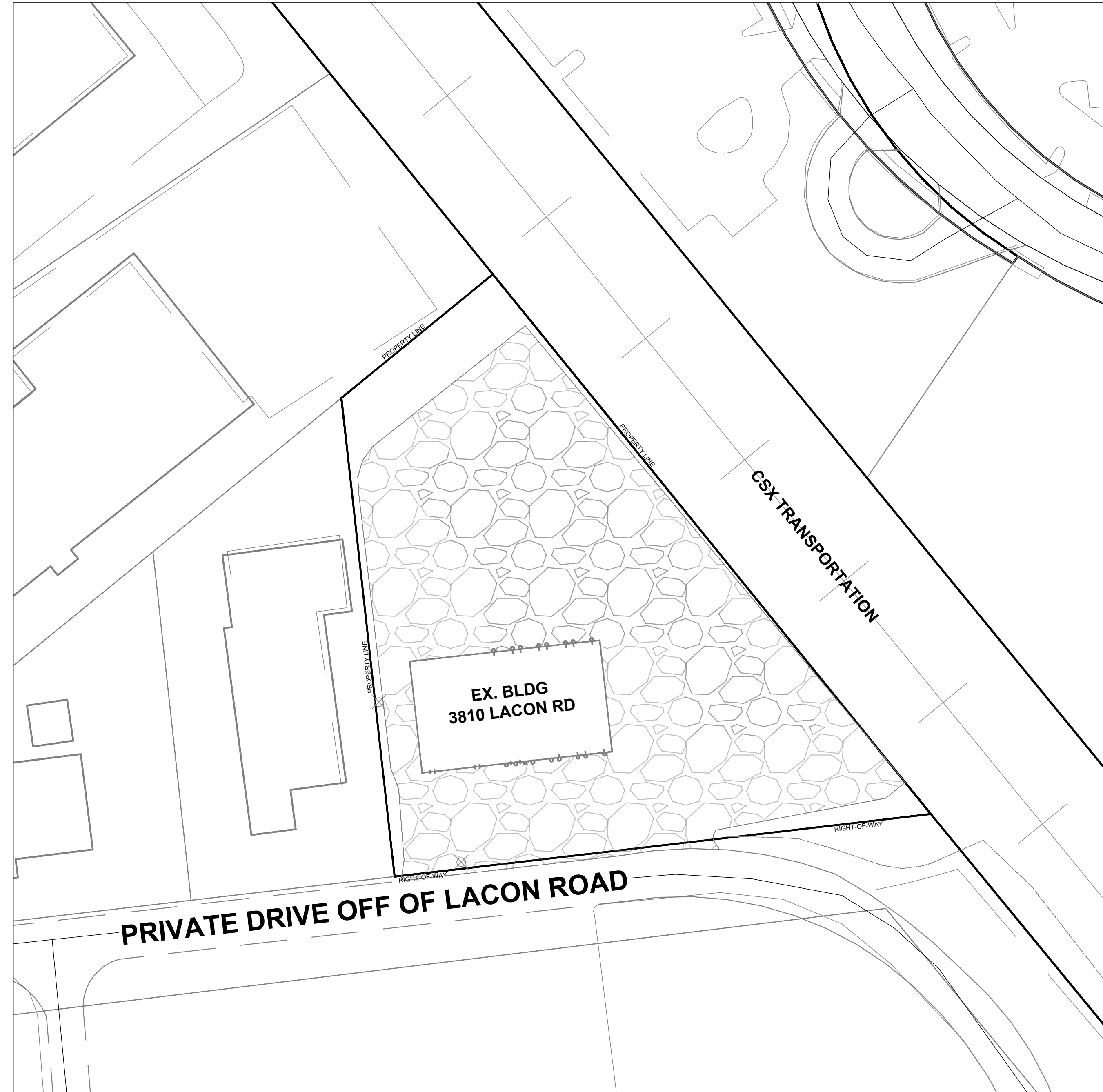
- A. **PROJECT ADDRESS:** 3810 LACON ROAD, HILLIARD, OHIO 43026
- B. **PID:** 050-004914-00
- C. **DISTURBED AREA:** 0.79 AC
- D. **TOTAL SITE AREA:** 1.85 AC
- E. **ZONING:** M1, RESTRICTED INDUSTRIAL DISTRICT
- F. **SETBACKS:** FRONT (PARKING): 25 FT  
FRONT (BLDG): 50 FT  
SIDE: 20 FT  
REAR: 40 FT
- G. **MAXIMUM BLDG HEIGHT:** 45 FT
- H. **BLDG USE & SPACES:** VEHICLE REPAIR - MINOR  
TOTAL BLDG AREA - 8,400 S.F.  
SHOP - 7,076 S.F.  
OFFICE - 1,324 S.F.
- I. **LOT COVERAGE:** 30% MAX = 24,175 S.F., PROPOSED = 8,400 S.F. (10.4%) INCLUDES EXISTING BUILDING AREA
- J. **OUTDOOR STORAGE:** 10% MAX STORAGE, 9.6% PROVIDED (108 FT X 72 FT)
- K. **IMPERVIOUS ADDED:** 10,798 S.F.
- L. **FLOOD DESIGNATION:** ZONE X, MAP 39049CO327K, 06/17/2008
- M. **MINIMUM PARKING SPACES:** 19 SPACES MINIMUM  
20 SPACES MAXIMUM  
OFFICE: 1 PER 300 S.F. (5 SPACES MIN)  
VEHICLE REPAIR ESTABLISHMENT: 2 PER SERVICE STALL (4 SERVICE STALLS), PLUS 1 PER EMPLOYEE (6) = (14 SPACES MIN)
- N. **PROVIDED PARKING SPACES:** 13 SPACES TOTAL (1 HANDICAP, VAN ACCESSIBLE, 4 SERVICE BAY SPACES)

**APPLICABLE CODE SECTIONS:**

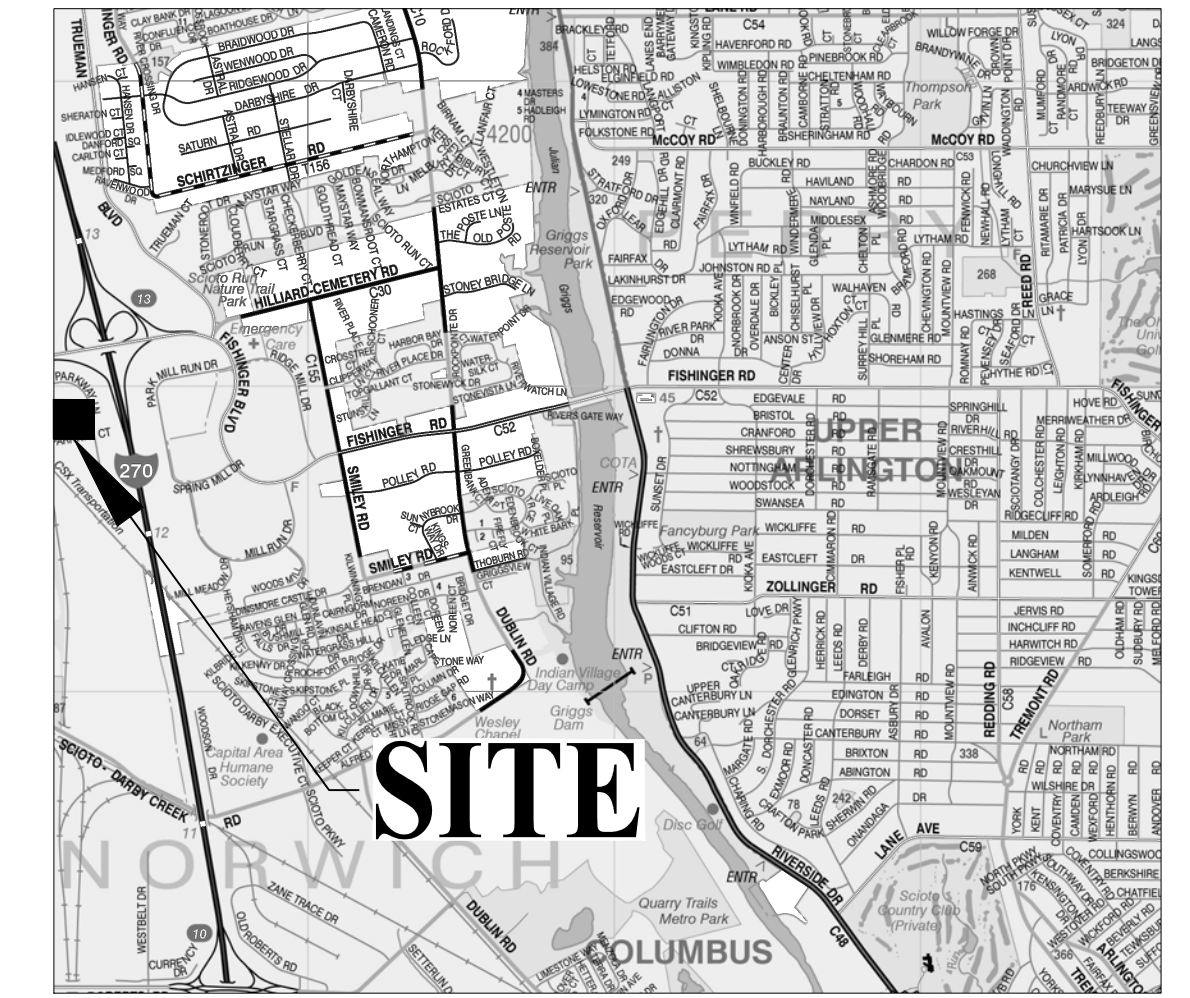
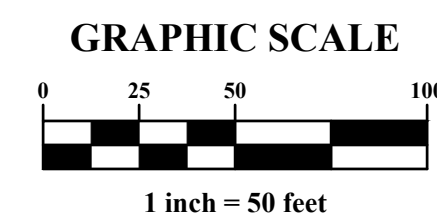
- CHAPTER 1113 - INDUSTRIAL DISTRICTS
- CHAPTER 1121 - ZONING GENERAL PROVISIONS
- CHAPTER 1123 - CONDITIONAL USES
- CHAPTER 1125 - LANDSCAPE AND TREE STANDARDS
- CHAPTER 1127 - OFF-STREET PARKING AND LOADING
- CHAPTER 1131 - SITE PLAN REVIEW

**SURVEY NOTE:**

NO FIELD SURVEY HAS BEEN PERFORMED. THE EXISTING CONDITIONS ARE BASED OFF OF THE LATEST AVAILABLE DATA FROM FRANKLIN COUNTY G.I.S. INFORMATION AND FROM SITE VISITS AND PHOTOGRAPHS.



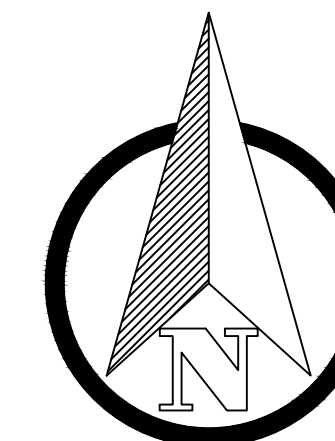
**INDEX MAP**  
1" = 50'



**LOCATION MAP**  
NOT TO SCALE

**SHEET INDEX**

TITLE SHEET.....	1
EXISTING CONDITIONS PLAN.....	2
SITE PLAN.....	3



MARK	DATE	DESCRIPTION

HILLIARD / FRANKLIN COUNTY, OHIO  
 SITE PLAN  
 FOR  
**STAR COLUMBUS  
 TRANSPORTATION**

PLANS PREPARED BY:



**ABOVE GRADE LLC**  
7901 GREENSIDE LANE  
COLUMBUS, OH 43235  
PH: 614-365-0578

DATE

May 23, 2023

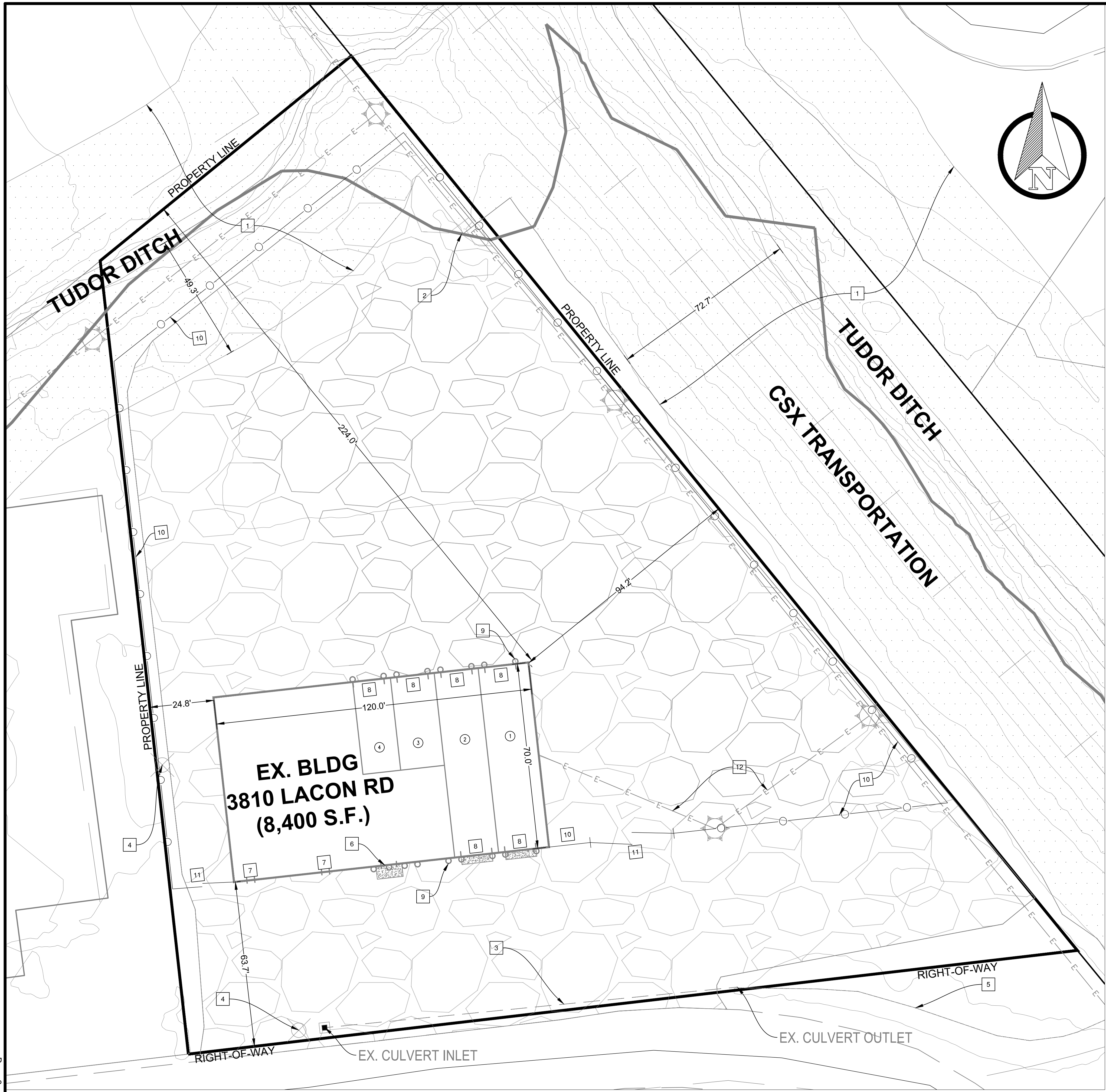
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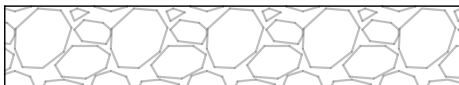
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SHEET

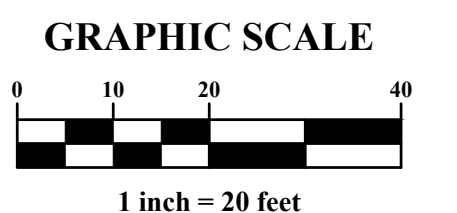
1/3





 STREAM CORRIDOR PROTECTION ZONE  
 EX GRAVEL

KEYED NOTES	
1	STREAM CORRIDOR PROTECTION ZONE LIMITS.
2	100-YR. FLOODPLAIN
3	EXISTING 12" CMP STORM CULVERT
4	EXISTING COMMUNICATIONS ENCLOSURES (TO REMAIN)
5	EXISTING SWALE
6	EXISTING DOUBLE MAN DOOR (SLIDER)
7	EXISTING MAN DOOR TO OFFICE SPACE
8	EXISTING OVERHEAD DOOR (SERVICE BAY)
9	EXISTING BOLLARD (TYP.)
10	EXISTING 6 FT CHAIN LINK FENCE
11	EXISTING GATE (6 FT TALL CHAIN LINK)
12	EXISTING OVERHEAD ELECTRIC




MARK	DATE	DESCRIPTION

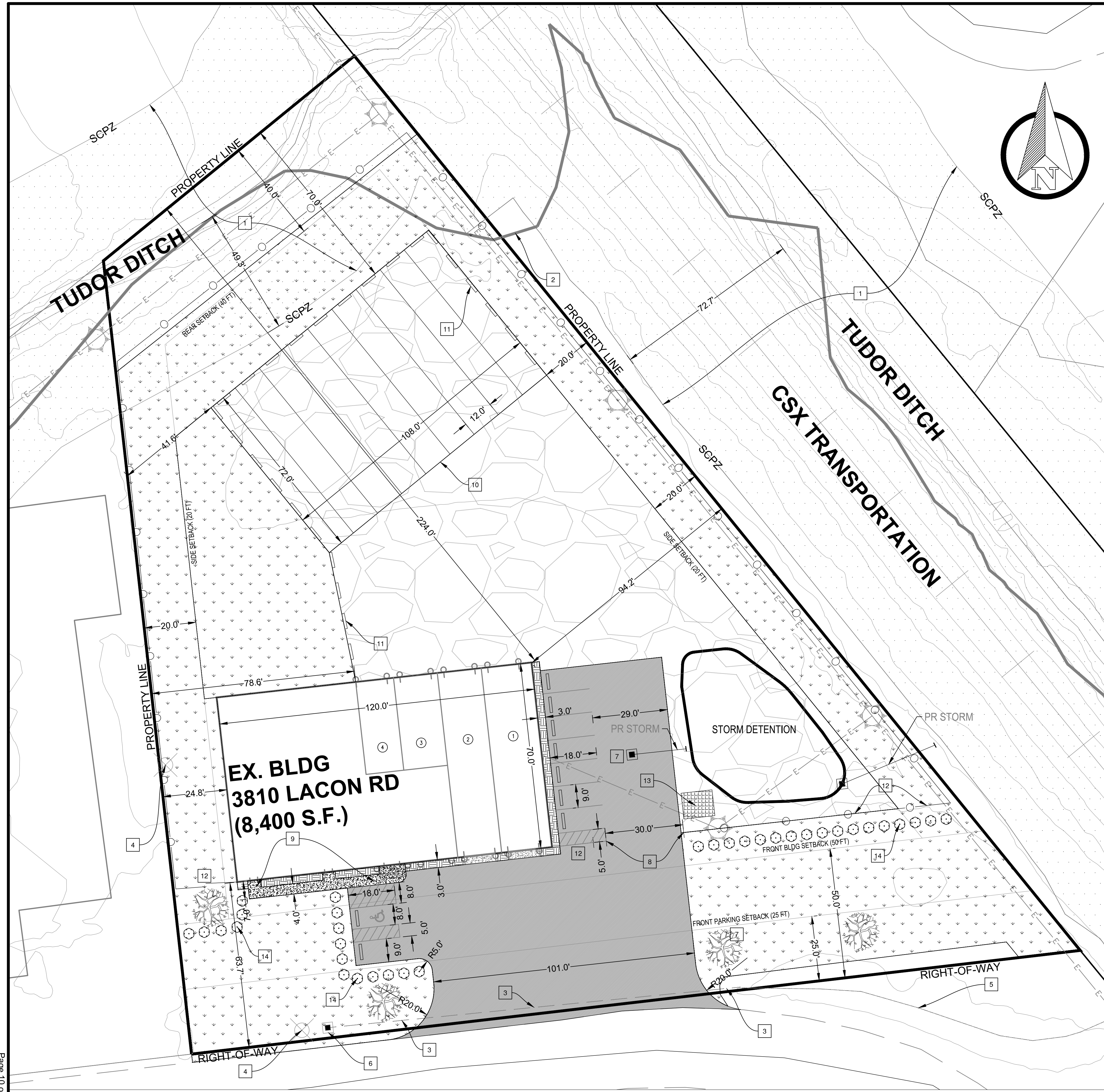
HILLIARD / FRANKLIN COUNTY, OHIO  
 EXISTING CONDITIONS PLAN  
 FOR  
**STAR COLUMBUS**  
 TRANSPORTATION

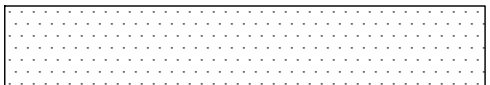

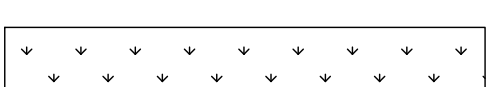

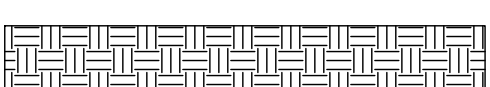
PLANS PREPARED BY:



**ABOVE GRADE LLC**  
 7901 GREENSIDE LANE  
 COLUMBUS, OH 43235  
 PH: 614-385-0578

DATE	May 23, 2023
SCALE	As Noted
SHEET	2/3

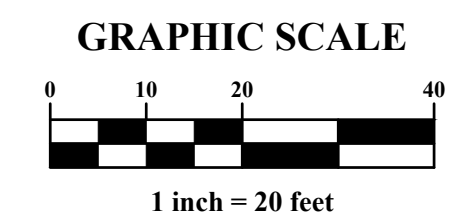


-  STREAM CORRIDOR PROTECTION ZONE
-  EXISTING GRAVEL (TO BE MAINTAINED WITH ADDITIONAL GRAVEL AS REGULAR MAINTENANCE), ADD INITIAL 1 INCH GRAVEL OVERLAY
-  PROPOSED LAWN (GRASS) AREA. REMOVE GRAVEL, FINE GRADE, AND REPLACE WITH 3-4 INCHES OF TOPSOIL AND PLANT GRASS.
-  PROPOSED ASPHALT PAVEMENT OR CONCRETE (10,798 S.F.)
-  PROPOSED 3 FT MULCH BED AGAINST EXISTING BUILDING

KEYED NOTES	
1	STREAM CORRIDOR PROTECTION ZONE LIMITS.
2	100-YR. FLOODPLAIN
3	EXISTING 12" CMP STORM CULVERT (TO REMAIN)
4	EXISTING COMMUNICATIONS ENCLOSURES (TO REMAIN)
5	EXISTING SWALE
6	EXISTING CATCH BASIN (TO REMAIN WITH NEW CASTING)
7	PROPOSED STORM CATCH BASIN.
8	ADJUST FENCE OPENING TO COVER THE END OF THE PROPOSED PARKING STALLS AND 1 FT BEYOND THE PROPOSED PAVEMENT ON THE EAST END AS SHOWN.
9	PROPOSED CONCRETE SIDEWALK. PROVIDE STOOP FOR MAN DOOR LOCATIONS.
10	PROPOSED OUTDOOR STORAGE ACCESSORY TO MINOR VEHICLE REPAIR. 7,776 S.F. (9.6%)
11	PROPOSED PARKING BLOCKS TO DEFINE OUTDOOR STORAGE AREA SPACED WITH 6 FT BETWEEN BLOCKS.
12	PROVIDE SCREEN ON BACKSIDE OF EXISTING FRONTAGE FENCE TO PROVIDE ADDITIONAL OPAQUENESS AND BLOCK VIEWS TO REAR YARD AREAS FROM THE ROAD FRONTAGE. OTHER AREAS ARE SCREENED NATURALLY OR HAVE SIMILAR USES AND ZONING.
13	PROPOSED DUMPSTER. SCREENING PROVIDED BY PROPOSED FENCE SCREEN.
14	PROPOSED BUSHES (34 IN TOTAL).

**STORM WATER MANAGEMENT SUMMARY:**

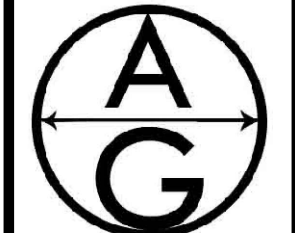
THE EXCESS STORM WATER RUNOFF, INCREASED FROM THE EXISTING GRAVEL TO THE PROPOSED PAVEMENT AREA, WILL BE ROUTED TO A STORM WATER POND/DEPRESSION AND ALLOWED TO POND THE NEW PARKING LOT AREA DURING THE HIGHER INTENSITY STORM EVENTS. FINAL ENGINEERING CALCULATIONS AND STUDY WILL BE REQUIRED TO VERIFY THE VALIDITY OF THIS STRATEGY. ADDITIONAL OR LARGER PIPE MAY BE NECESSARY AS WELL AS ADDITIONAL CATCH BASINS TO COLLECT AND EFFECTIVELY POND THE STORM WATER RUNOFF GENERATED FROM THE INCREASED RUNOFF.



MARK	DATE	DESCRIPTION

HILLIARD / FRANKLIN COUNTY, OHIO  
 SITE PLAN  
 FOR  
**STAR COLUMBUS  
 TRANSPORTATION**

PLANS PREPARED BY:



**ABOVE GRADE LLC**  
 7901 GREENSIDE LANE  
 COLUMBUS, OH 43235  
 PH: 614-385-0578

DATE

May 23, 2023

SCALE

As Noted

SHEET

3/3



The Office of  
the City Manager

April 3, 2023

Star Columbus Transportation LLC  
3810 Lacon Rd.  
Hilliard, OH 43026

## ORDER

### Injunction – Cease and Desist Operations

The City of Hilliard has sufficient evidence that **Star Columbus Transportation, LLC**, located at 3810 Lacon Road, Parcel Number 050-004914 is continuing to operate without an approved Zoning Certificate in violation of Hilliard City Code. The building located at 3810 Lacon Road is owned by **Star Columbus Transportation, LLC**, with a tax mailing address of 3810 Lacon Road.

The building located at 3810 Lacon Road is located within the M-1 Zoning District which only allows truck repair as a conditional use that must be approved by Hilliard City Council in order to receive a Zoning Certificate, and is an industrial district that does not permit commercial truck parking. Star Columbus Transportation, LLC became owner of 3810 Lacon Road on January 24, 2022. The City mailed a Notice of Violation to Star Columbus Transportation, LLC on December 21, 2022 for failure to remove the previous business sign from what was believed to be a vacant building.

The City received information on January 11, 2023 that Star Columbus Transportation, LLC was occupying and operating a truck repair business at 3810 Lacon Road without a zoning certificate. After consultation with City Staff, Star Columbus Transportation, LLC filed an application for conditional use as a truck repair shop on January 27, 2023, without any of the necessary supporting documents. On February 10, 2023, City Staff requested additional information including a dimension site plan, landscape plan, floor plan, civil plans, lighting plans and any other proposed improvements as required by Hilliard City Code as part of the application for conditional use to be reviewed. On the same date, Star Columbus Transportation, LLC was advised they were in violation of Hilliard's Zoning Code and were given a deadline of February 22, 2023, to provide the requested materials in a good faith effort towards gaining proper zoning approval.

A Final Notice of Violation letter was sent February 23, 2023 detailing the same violations of Hilliard Zoning Code. The Final Notice stated that by "3/29/2023 – Please submit all requested documentation for the conditional use application PZ-23-3 for Star Columbus Transportation, LLC, and please remove the large trucks being parked on site as truck parking is not a permitted use in the industrial district." The letter further advised if "the City does not receive the requested documentation by the 3/29/2023 deadline provided above, the City will be moving forward with issuing a cease and desist business operations order."

Star Columbus Transportation, LLC has continued to provide truck repair services on the property located at 3810 Lacon Road without the proper Zoning Certificate, there continue to be commercial trucks parked on the property, and there has been no good faith effort to provide the documents necessary for the conditional use application to move forward for consideration. **Section 1141.02 of the Hilliard Codified Ordinances authorizes the City to issue an injunction and demand that properties cease and desist from engaging in uses that are unlawful because they violate the City's Codified Ordinances.**

1. **Star Columbus Transportation, LLC** shall "Cease and Desist" all vehicle repair and other operations not authorized by the City of Hilliard's Codified Ordinances and M-1 Zoning District on the premises located at 3810 Lacon Road.



The Office of  
the City Manager

Real People. Real Possibilities.

2. **Star Columbus Transportation, LLC** shall cease and desist all unlawful operations no later than April 10, 2023, at midnight. In the event the above Order is not completed by April 10, 2023, the Hilliard Division of Police shall accompany City of Hilliard Staff, as designated by the Hilliard City Manager, in removing any occupants from the premises.

Star Columbus Transportation, LLC cannot engage in any business operations on 3810 Lacon Road until they have an approved Zoning Certificate. To move forward with obtaining a Zoning Certificate for truck repair, they need to submit the requested additional documentation. The application and plans must go before the Planning and Zoning Commission for a recommendation, and then to City Council for final approval before a Zoning Certificate could be granted. This Order shall remain in effect unless and until a proper Zoning Certificate is obtained.

Failure to comply with this Notice will lead to further actions as described herein, including criminal and civil remedies available under the law.

A handwritten signature in black ink that reads "Michelle L. Crandall".

Michelle L. Crandall  
City Manager, City of Hilliard, Ohio

Enclosures: 2/10/23 Staff Review Letter & Zoning Code Officer Email Notice of Violation  
2/23/2023 Final Notice of Violation

Cc: Philip Hartmann, Law Director  
John Talentino, Planning Director  
Michael Woods, Police Chief



February 10, 2023

RE: PZ-23-3  
Star Columbus Transportation  
3810 Lacon Road

To Whom it May Concern

On February 3, 2023, comments were made by staff through the online portal to you indicating the need for more information in order to determine your application as being complete for review. To date, no response has been received. The City of Hilliard has also reviewed your application to the Planning and Zoning Commission for the proposed conditional use at 3810 Lacon Road at our monthly staff review meeting held this week. Based upon Code requirements and staff review of your application, please submit the following information:

- A dimensioned site plan that identifies all existing and proposed areas/uses on the site;
- A landscape plan that indicates existing and proposed landscaping;
- Floor plan that identifies specific spaces within the building;
- Civil plans that address issues such as stormwater management and site improvements;
- Lighting plans that provide photometric calculations; and
- Any other proposed improvements that could be considered as part of the conditional use review.

I would strongly encourage you to contact our office for a meeting to discuss the status of your project and what would be necessary for the conditional use review to move forward. ***To be considered for the Planning and Zoning Commission agenda for the March 9 meeting, a complete submission should be provided to our office by noon on Wednesday, February 22<sup>nd</sup>.***

Highest regards,

A handwritten signature in blue ink, appearing to read "Carson Combs".

Carson Combs  
Planning Manager  
(614) 334-2548  
[ccombs@hilliardohio.gov](mailto:ccombs@hilliardohio.gov)



**NOTICE OF VIOLATION**  
**CITY OF HILLIARD CODE ORDER**

January 11, 2023

Star Columbus Transportation LLC  
3810 Lacon Rd.  
Hilliard, OH 43026

RE: 3810 LACON RD  
Hilliard OH 43026  
Tax District: 050 Parcel Number: 004914

The property located at the above-referenced address was brought to my attention that certain code violations may exist. Code violations exist at the above referenced property, for which you are listed as the owner, or managing, or having charge, control or occupancy of and real property. Enclosed is a photo of the violation.

I conducted an initial investigation on January 11, 2023 when I observed the following code violations on the property.

<u>Code Sections</u>	<u>Description of Violation</u>
1141.03 - ZONING CERTIFICATES. (a)Certificate Required. It shall be unlawful for an owner to use or to permit the use of any structure, building, land or part thereof, hereafter created, erected, changed, converted or enlarged, wholly or partly, until a zoning certificate has been issued by the zoning inspector. It shall be the duty of the zoning inspector to issue a certificate, provided he/she is satisfied that the structure, building or premises, and the proposed use thereof conform to all the requirements of this zoning code. No permit for excavation, construction or reconstruction shall be issued by the zoning inspector unless the plans, specifications and intended use conform to the provisions of this zoning code.	Star Columbus Transportation, LLC is operating and occupying at this property without an approved Zoning Certificate.
1113-2 Schedule of Uses: Industrial District	Commercial truck parking is not a permitted use in the industrial district.

**In order to bring your property into compliance you are hereby ordered to do the following:**

**By: 1/27/2022** - Please obtain an approved zoning certificate for Star Columbus Transportation, LLC. and please remove the large trucks being parked on the site as truck parking is not a permitted use in the industrial district.

**Failure to comply with this notice of violation can result in charges being filed against you for a minor misdemeanor degree. Each day that such violation continues shall constitute a separate offense. The City shall pursue any other penalty applicable under Ohio law or any legal remedy available to the City.**

4/4/23, 4:25 PM

about:blank

**Any person directly affected by a decision of the code official or notice or order issued under this code shall have the right to appeal to the City of Hilliard Board of Zoning Appeals within 20 days of the date of this order.**

Please contact me if you have any questions or concerns. Your anticipated cooperation in this matter will be highly appreciated.

Sincerely,

Forest Runnels  
Zoning Inspector  
614.334.2458  
frunnels@hilliardohio.gov



**FINAL**  
**NOTICE OF VIOLATION**  
**CITY OF HILLIARD CODE ORDER**

February 23, 2023

Star Columbus Transportation LLC  
3810 Lacon Rd.  
Hilliard, OH 43026

**RE:** 3810 LACON RD  
Hilliard OH 43026  
Tax District: 050 Parcel Number: 004914

I conducted an investigation on January 11, 2023 and as of February 23, 2023 there are violations that have not been corrected. Code violations exist at the above referenced property for which you are listed as the owner. **This is the final notice that will be sent prior to citations being issued if the violations are not corrected.** I observed the following code violations on the property:

Code Sections	Description of Violation
1141.03 - ZONING CERTIFICATES. (a)Certificate Required. It shall be unlawful for an owner to use or to permit the use of any structure, building, land or part thereof, hereafter created, erected, changed, converted or enlarged, wholly or partly, until a zoning certificate has been issued by the zoning inspector. It shall be the duty of the zoning inspector to issue a certificate, provided he/she is satisfied that the structure, building or premises, and the proposed use thereof conform to all the requirements of this zoning code. No permit for excavation, construction or reconstruction shall be issued by the zoning inspector unless the plans, specifications and intended use conform to the provisions of this zoning code.	Star Columbus Transportation, LLC is operating and occupying at this property without an approved Zoning Certificate.
1113-2 Schedule of Uses: Industrial District	Commercial truck parking is not a permitted use in the industrial district.

In order to bring your property into compliance you are hereby **ORDERED** to do the following:

By: 3/29/2023 - Please submit all requested documentation for the conditional use application PZ-23-3 for Star Columbus Transportation, LLC., and please remove the large trucks being parked on the site as truck parking is not a permitted use in the industrial district.

**\*\*Please note: A copy of the letter requesting said documentation (mailed February 10, 2023) has been included as a reference. If the City does not receive the requested documentation by the 3/29/2023 deadline provided above, the City will be moving forward with issuing a cease and desist business operations order.\*\***

**A re-inspection of the property will be conducted to verify compliance. Failure to comply with this notice of violation can result in charges being filed against you for a minor misdemeanor degree. Each day that such violation continues shall constitute a separate offense. The City shall pursue any other penalty applicable under Ohio law or any legal remedy available to the City.**



4/4/23, 4:25 PM

about:blank

**Any person directly affected by a decision of the code official or notice or order issued under this code shall have the right to appeal to the City of Hilliard Board of Zoning Appeals within 20 days of the date of this order.**

Please contact me if you have any questions or concerns. Your anticipated cooperation in this matter will be highly appreciated.

Sincerely,

Forest Runnels  
Zoning Inspector  
614.334.2458  
frunnels@hilliardohio.gov



04/20/2023 11:49



04/20/2023 11:51



04/20/2023 11:49



04/20/2023 11:49





# Certificate of Occupancy

Address: 3810 LACON RD

Approved As: Pre-Existing Condition

Project Description: Existing building

Plan Approval Application Number: ECO-22-3

Code Edition: 2017 Ohio Building Code

Occupancy Groups: S-2

Construction Types: 2A

Design Occupant load: 49

Fire Protection Systems:

Stipulations, Conditions, Variances:  
EXISTING STRUCTURE

This Certificate represents an approval that is valid only when the building and its facilities are used as stated and is conditional upon all building systems being maintained and tested in accordance with the applicable Ohio Board of Building Standards rules and applicable equipment or system schedules. This certifies conformance with Chapters 3781. and 3791. of the Revised Code and the applicable provisions of the rules of the Ohio Board of Building Standards.



Chief Building Official

October 10, 2022

Date





# City of Hilliard

3800 Municipal Way • Hilliard, Ohio 43026-1696 • Municipal Offices (614) 876-7361 • FAX (614) 529-6017

Planning and Zoning Commission  
Record of Action  
May 13, 2010

The Planning and Zoning Commission took the following action at this meeting:

**CASE 4: 10-0011-LC - Sparks Commercial Tire, Inc. - 3810 Lacon Rd.**

**PARCEL NUMBER:** 050-004914

**APPLICANT:** Harold and Teresa Salyers, 1520 Rathmell Road, Lockbourne, OH 43137 and Terry L. Sparks, 16764 State Route 12 East, Findlay, OH 45839.

**REQUEST:** Review and approval of a conditional use under the provisions of Hilliard Code Section 1123.02 to permit an automobile service station and ancillary service uses.

**MOTION:** Mr. Herath proposed a motion for the approval of a conditional use under the provisions of Hilliard Code Section 1123.02 to permit an automobile service station and ancillary service uses with the following eight conditions:

- 1) That the conditional use is limited to the proposed automobile service station and ancillary service uses;
- 2) That employee and customer parking located south of the building is prohibited on unpaved surfaces;
- 3) That additional paved surfaces shall meet the City Engineer's requirements concerning storm water management;
- 4) That a revised site plan showing the existing easements and demonstrating that the outside storage area will be limited to a maximum of ten percent of the site is submitted by May 27, 2010, subject to staff approval;
- 5) That a revised floor plan is submitted to staff by May 27, 2010;
- 6) That the perimeter fencing is repaired by July 13, 2010;
- 7) That signage meets the provisions of the Graphics and Sign Code; and
- 8) That the conditional use terminates with a change in the scope or intensity of the approved use, or if the applicant fails to submit the revised floor plan and site plan by May 27, 2010.

The motion was seconded by Mr. Bryner.

**VOTE:** 6-0

**STATUS:** The motion was carried, 6-0 and CASE 4: 10-0011LC - Sparks Commercial Tire, Inc. - 3810 Lacon Rd. was approved with eight conditions.

*Sparks Commercial Tire (ROA) 2*

**RECORDED VOTES:**

Mr. Lewie	Yes
Mayor Schonhardt	Yes
Mr. Herath	Yes
Mr. Bryner	Yes
Mr. Vertal	Yes
Chairman Lyden	Yes

**CERTIFICATION:**

---

Tara L. Maine, CMC 05/17/10  
City Clerk

Any person aggrieved by the decision of the Planning and Zoning Commission may appeal that decision to a court of competent jurisdiction within thirty (30) days per O.R.C. §2505.07.

**CASE 4: 10-0011LC - Sparks Commercial Tire, Inc. – 3810 Lacon Rd.**

**PARCEL NUMBER:** 050-004914

**APPLICANT:** Harold and Teresa Salyers, 1520 Rathmell Road, Lockbourne, OH 43137 and Terry L. Sparks, 16764 State Route 12 East, Findlay, OH 45839.

**REQUEST:** Review and approval of a conditional use under the provisions of Hilliard Code Section 1123.02 to permit an automobile service station and ancillary service uses.

**BACKGROUND:**

The site is 1.85 acres located approximately 500 feet east of Lacon Road and approximately 800 feet south of Cemetery Road and also bordering the railroad tracks to the east. On April 12, 1973, the Planning and Zoning Commission approved an M-5 plan to permit a truck/trailer service facility. One of the conditions of approval required paved parking for employees and visitors. The applicant is now requesting approval of a conditional use to permit an automotive service station and ancillary service uses.

**COMMISSION ROLE:**

The Commission is to review the proposal for conformance to the provisions of Hilliard Code Section 1123.02. Conditional uses differ from permitted uses in that they may have a greater impact on the surrounding area and thus require special review and approval. The Commission is to ensure that the nature and intensity, location, size, and site layout of the proposed use shall be such that it shall be a harmonious part of the business district in which it is situated. The Commission is also to ensure that its relation to streets giving access to it shall be such that vehicular traffic to and from the use shall not be more hazardous than the normal traffic of the district, both at the time and as traffic may be expected to increase with increasing development of the City, taking into account vehicular turning movements in relation to routes of traffic flow, relation to street intersections, sight distances and relation to pedestrian traffic.

**STAFF RECOMMENDATION:**


Staff finds that the nature, location, and site layout of the proposed use are such that it could be a harmonious part of the M-5 district in which it is located. Based on these findings, staff recommends that the proposed conditional use to permit automobile service station and ancillary retail/service uses be approved with eight conditions:

- 1) That the conditional use is limited to the proposed automobile service station and ancillary service uses;
- 2) That employee and customer parking located south of the building is prohibited on unpaved surfaces;
- 3) That additional paved surfaces shall meet the City Engineer's requirements concerning storm water management;
- 4) That a revised site plan showing the existing easements and demonstrating that the outside storage area will be limited to a maximum of ten percent of the site is submitted by May 27, 2010, subject to staff approval;
- 5) That a revised floor plan is submitted to staff by May 27, 2010;
- 6) That the perimeter fencing is repaired by July 13, 2010;
- 7) That signage meets the provisions of the Graphics and Sign Code;
- 8) That the conditional use terminates with a change in the scope or intensity of the approved use, or if the applicant fails to submit the revised floor plan and site plan by May 27, 2010.

**CONSIDERATIONS:**

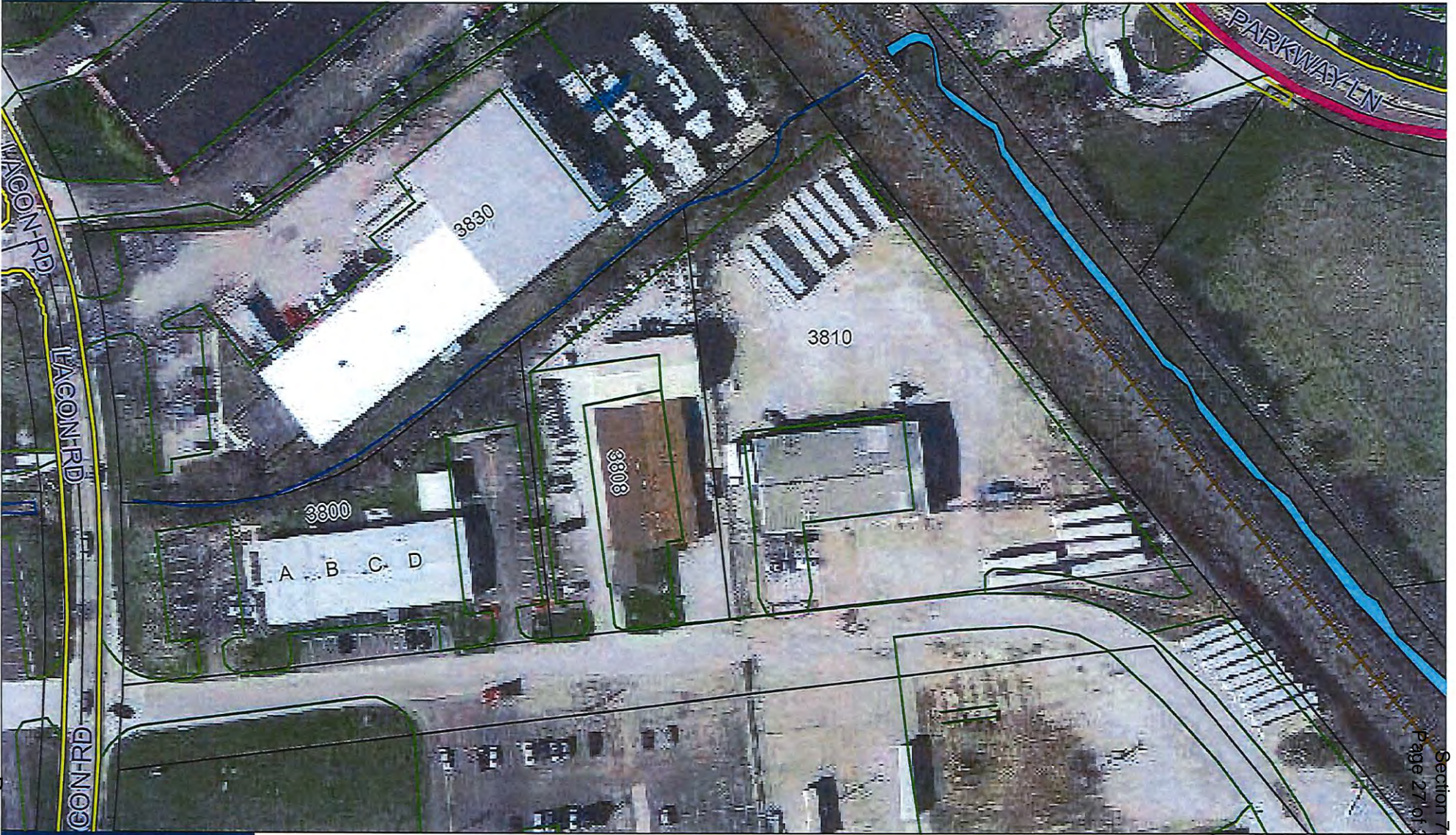
- The site and adjacent properties are zoned M-5, Planned Industrial Park. Tudor Ditch runs along the northern property line. There is a 20-foot-wide easement along the northern property line, and a ten-foot-wide easement along the railroad property. Automobile service stations and ancillary service uses are conditional uses in the M-5 zoning district.
- The Zoning Code states that “automobile service stations” means a space, building or part of a building used for retail sale or supply of motor fuels, lubricants, air, water and other commodities essential to the operation of a motor vehicle, including the customary facilities for the installation of such commodities in or on vehicles. This term shall not include facilities for tire recapping, metal repair, valve grinding, spray painting or similar operations which by nature may become noxious to occupants of adjacent property or the general public. “Ancillary retail/service” means a commercial establishment where retailing or business services are dependent upon each other. A service or repair business for specialty goods or commercial or recreational vehicles not requiring a salvage yard is an example of such an establishment.
- The application states that there will be three employees initially, and that approximately 90 percent of the business involves providing tire repair service to businesses off-site, especially those with unusually large tires. The business will also provide ancillary service/repair on-site to fleet vehicles.

**Site layout and parking**

- Access to the site is from Lacon Road via a private drive through the adjacent property to the south. The proposed plan shows employee and customer parking located on the north, east and south sides of the building. Some portions of the perimeter fencing is in need of repair, particularly along the railroad property.
-  The outside storage of raw material, product, stock and equipment is limited to ten percent of the tract area (0.185 acre or 8059 square feet). The proposed plan shows that approximately 19 percent of the site will be used for outside storage of tires. Staff recommends that a revised site plan demonstrating that the outside storage area will be limited to a maximum of ten percent of the site; otherwise a variance from the Board of Zoning Appeals to exceed the maximum ten percent for outside storage would be required.
- Required parking is based on one parking space per 300 feet of floor area for office uses. Code Section 1133.01(b)(2) requires all off-street parking areas to be paved with all-weather paving, adequately drained and lighted. Cut-off type light fixtures shall be used, and the lighting shall be so arranged as to reflect the light away from adjoining property, subject to the approval of the Zoning Officer. No site lighting is proposed with this application.

**Landscaping and Signage**

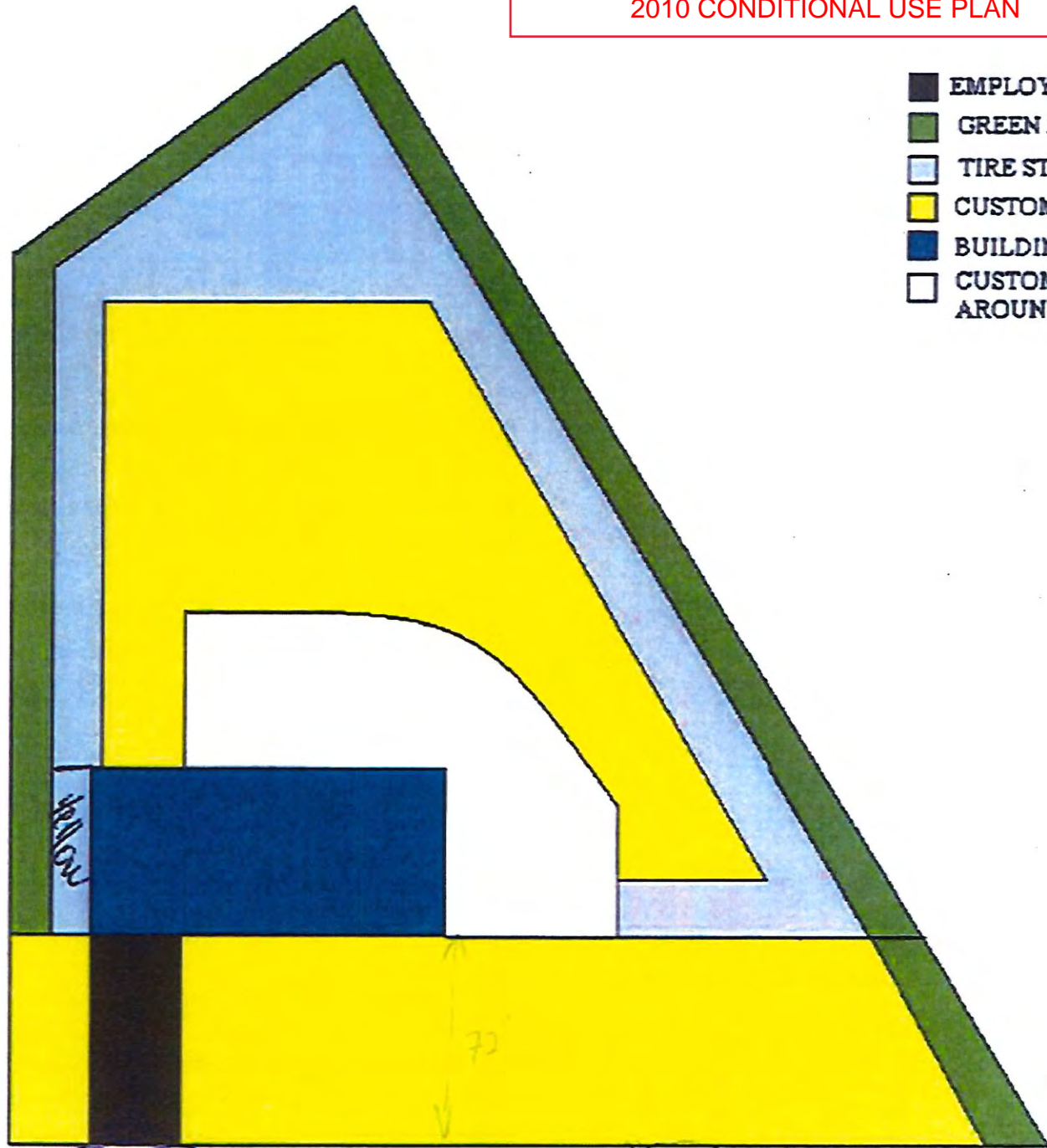
- For any additional paved parking areas, landscaping must conform to the provisions of the Zoning Code concerning landscape buffers and interior parking lot landscaping.
- Proposed signage consists of a 32-square-foot (8'x4') non-illuminated mounted sign with black letters on a white background. All signage shall conform to the provisions of the Graphics and Sign Code.





2010 CONDITIONAL USE PLAN

- EMPLOYEE PARKING
- GREEN ZONE NO TIRES
- TIRE STORAGE
- CUSTOMER PARING
- BUILDING
- CUSTOMER TURN AROUND



8 spots

70'

HILLIARD







# STAFF REPORT

## Planning & Zoning Commission

City Hall | 3800 Municipal Way | Hilliard, Ohio 43026

and Live-Streaming on YouTube

**Meeting Date: June 8, 2023**



Real People. Real Possibilities.™

### Case: PZ-23-18 – MOO MOO EXPRESS CAR WASH – 3880 BROWN PARK DRIVE

**PARCEL NUMBER(S):** 050-007563 (BROWN COMMERCE PARK)

**APPLICANT:** Moo Moo Cemetery Hilliard LLC., 13375 National Road SW, Suite D, Reynoldsburg, OH 43068; c/o Jeff Gilger, Express Wash Concepts, 13375 National Road SW, Suite D, Etna, OH 43068; c/o Kelly Roth, Morrison Sign Company Inc., 2757 Scioto Parkway, Columbus, OH 43221.

**REQUEST:** Review and approval of variances under the provisions of Hilliard Code Section 1129.08 for additional signage to an approved comprehensive sign package for a 4,900-square-foot car wash.

## BACKGROUND

The site includes a 0.8-acre parcel located at the northeast corner of Cemetery Road and Brown Park Drive within the Brown Commerce Park. The original car wash was constructed in the late 1980's according to development requirements at that time. In 1994, a lot split was approved and the car wash sold to the operators. The site includes a full access point onto Cemetery Road provided through a shared access easement with the adjacent auto repair site (now ATL Total Car Care) as part of that lot split.

In 1998, the 4,600-square-foot car wash was granted approval for a 1,200-square foot detailing bay addition to the west side of the building. The car wash received a Level "A" site plan approval by staff in 2018 to install 8 vacuum canisters along the west side of the building, and the Planning and Zoning Commission (October 2019) approved a sign variance to permit an internally illuminated menu board.

On June 16, 2022, the Board of Zoning Appeals approved variances to reduce the required parking setback along Brown Park Drive from 20 feet to 16 feet, to reduce the maneuvering lane width for one-way stacking lanes from 14 feet to 11.25 feet, and to reduce the required landscaping for perimeter parking lot from 180 to 112 shrubs in order to permit the redevelopment of the site as a Moo Moo Car Wash. On January 12, 2023, the Planning & Zoning Commission approved a variance for a comprehensive sign package for a total of 10 signs as part of the development:

- Two 31-square-foot wall signs on the west and south elevations
- One 32-square-foot ground sign adjacent to the intersection
- One "Members Only" canopy sign with height clearance information at the pay gate
- One "Cash Credit Club" canopy sign with height clearance information at the pay gate
- One 9.93-square-foot digital menu board at the pay gate
- One "Responsibilities" sign placed at the north car wash entrance
- One standard "Stop" sign and one "Do Not Enter" sign within the parking lot
- One 4-square foot lighted "Exit" sign placed outside the south car wash exit door

The applicant is now requesting a revised comprehensive sign package that consists of ten additional signs beyond the original approved package:

- Sign A - two 8.2-square-foot gate arm signs
- Sign B - three 5.0-square-foot kiosk signs
- Sign C - three 4.7-square-foot cone signs
- Sign D - one 5.4-square-foot air machine sign
- Sign E - one internally illuminated "drying" sign with advertisement frame

## CONSIDERATIONS

- **Site Context.** The site is zoned B-2, Community Business District and is bordered by B-2 properties to the North, East, and across Brown Park Drive to the West. Properties to the South across Cemetery Road are zoned PUD, Planned Unit Development District.
- **Zoning Approval.** Moo Moo Express Car Wash obtained their approved Zoning Certificate to operate as a use within the B-2 zoning district on October 6, 2022, and is currently operating. The Planning and Zoning Commission approved a comprehensive sign package for the site during its January 2023 meeting.
- **Sign Code Intent.** City Code Section 1129.01(a) states "The regulations of this chapter are intended to provide reasonable identification for businesses and other uses within the community; but are not intended to serve as a means of advertising."
- **Gate Signs (A).** Two interchangeable signs are proposed that would cover the gate arms and provide advertising messages. The proposed signs are 74" x 16" (8.2 square feet each) and include more than four colors as required by Section 1129.02(b)(2) of the Code. These signs have been installed without permits and staff recommends immediate removal.
- **Kiosk Graphic (B).** The applicant is requesting approval of three 5-square foot advertising stickers (19" x 38") that would be affixed to the pay kiosks before entering the wash. The proposed signs are also considered as advertising and do not meet the intent of the Code. These signs have been installed without permits and staff recommends immediate removal.
- **"Directional" Cones (C).** Three cone stickers are proposed that would be located between the stacking lanes. The graphics would be attached to cones and are 4.75 square feet in area (18" x 38"). The proposed cone signs are a combination of directional information and advertising. Section 1129.05 of the Code limits onsite directional signage to two square feet and three feet in height. The code does not permit logos or advertising. The proposed cones have already been in use and staff recommends immediate removal.
- **Air Machine Sign (D).** A 34" x 23" free air sign has been placed on the west elevation of the building to identify the location of this on-site service to customers. Staff recommends that the sign be approved and that a permit is obtained.
- **Drying/Go Sign (E).** In January the Commission approved signage with the condition that no bottom advertising panel is permitted (PZ-22-71 Record of Action, January 12, 2023). The approved condition states the following: "That Sign "E" be revised to remove advertising and be no larger than 12 square feet in size and no greater than 7 feet in height." The panel restricted by the Commission has been used for advertising since installation, and the applicant is again requesting approval.
- **Slim LED Lights.** Following approval of the comprehensive sign package in January, unapproved flashing lights that include a red "x" or green arrow were added to the canopy signs at the pay kiosk. This is a request to convert the lights from flashing to solid - similar to a bank drive-thru. Staff recommends approval of the solid lighting if a sign permit is properly obtained.

## COMMISSION ROLE

The Commission is to review the proposal for conformance to the provisions of Code Section 1129.08. Specifically, the Code provides for the granting of variances to the Sign Code under the review criteria as outlined by Section 1129.08(d):

- Whether the property will yield a reasonable return or whether there can be any beneficial use of the property without the variance;
- Whether the variance is substantial;
- Whether the essential character of the neighborhood would be substantially altered or whether adjoining property owners would suffer substantial detriment as a result of granting the variance;
- Whether the variance would adversely affect the delivery of governmental services;
- Whether the property owner purchased the property with knowledge of the zoning restrictions;
- Whether the property owner's predicament feasibly can be obviated through some method other than variance; and
- Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.

Following approval by the Commission, the applicant is responsible for obtaining a sign permit prior to installation for each sign that conforms to the requirements and conditions set forth by the Commission.

## STAFF RECOMMENDATION

Staff finds that the sign package, as proposed, represents a significant departure from the provisions of the Sign Code concerning the number of signs and is not consistent with the spirit or intent of the Sign Code. In its January 2023 meeting, the Commission approved a comprehensive package of signs for this site, and staff finds that the additional signage as proposed is excessive and establishes a negative precedent. Staff finds that the sign package as amended

below is generally consistent with the provisions and intent of the Sign Code. Based on these findings, staff recommends approval of the sign package with the following four conditions:

1. That the proposed Gate Arm Signs, Kiosk Signs, Cone Signs and advertising panel on the Drying Sign be removed immediately;
2. That a sign permit is obtained for the "Free Air" sign;
3. That a sign permit is obtained for the solid illuminated lane signs (green arrow and red "x") located above the pay kiosks; and
4. That no additional signage is permitted on the site without prior approval from the Planning and Zoning Commission.

## **ATTACHMENTS**

[PZ-23-18 Moo Moo Car Wash](#)





## GATE ARM COVERS

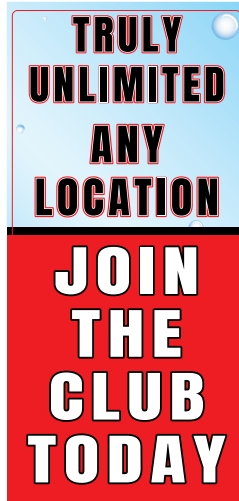
Dimensions: 74" x 16" (die-cut)

**"A - Gate Signs**  
(See Site Plan)

## KIOSK STICKERS

Dimensions: 19" x 38" 3M sticker

**B - Kiosk Graphic**  
(See Site Plan)



## CONES WITH STICKERS

Cone Dimensions: 44.5" H x 14.75" W  
Sticker Dimensions: 18" x 38" 3M Sticker

**C - Directional Cones**  
(See Site Plan)

**Temporary Signs**

**LARGE NOW OPEN SIGN**

Dimensions: 96" x 48" coroplast sign, Single Sided



**D - Free Air Sign** (See Site Plan)

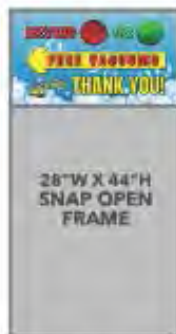
**FREE AIR SIGN**

Dimensions: 34" x 23" Aluminum



**FLASHING SLIM LED**

Dimensions: 13" x 13"  
Converted to solid lights



x1 CUSTOM 2 SECTION SIGN  
W/ SNAP FRAME  
MISC-EXTERIOR STROBES  
REF: 72522

**E - Drying/Go Sign** (See Site Plan)

**Temporary Signs**

**SMALL NOW OPEN SIGN**

Dimensions: 36" x 18" coroplast, single sided





APPROVED WALL SIGN – SOUTH ELEVATION



APPROVED WALL SIGN – WEST ELEVATION



APPROVED GROUND SIGN – CEMETERY & BROWN PARK

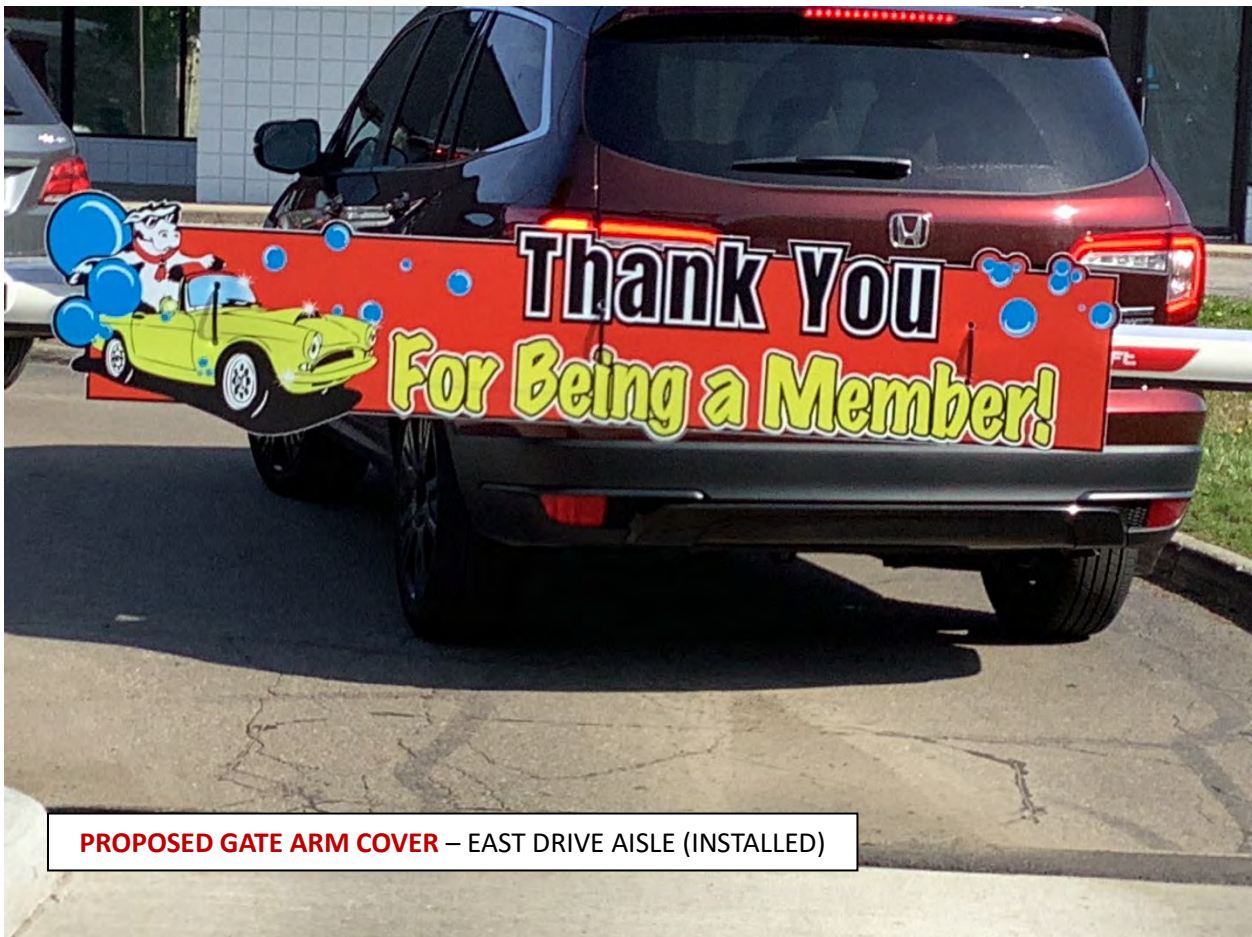


APPROVED WALL SIGN – NORTH ELEVATION





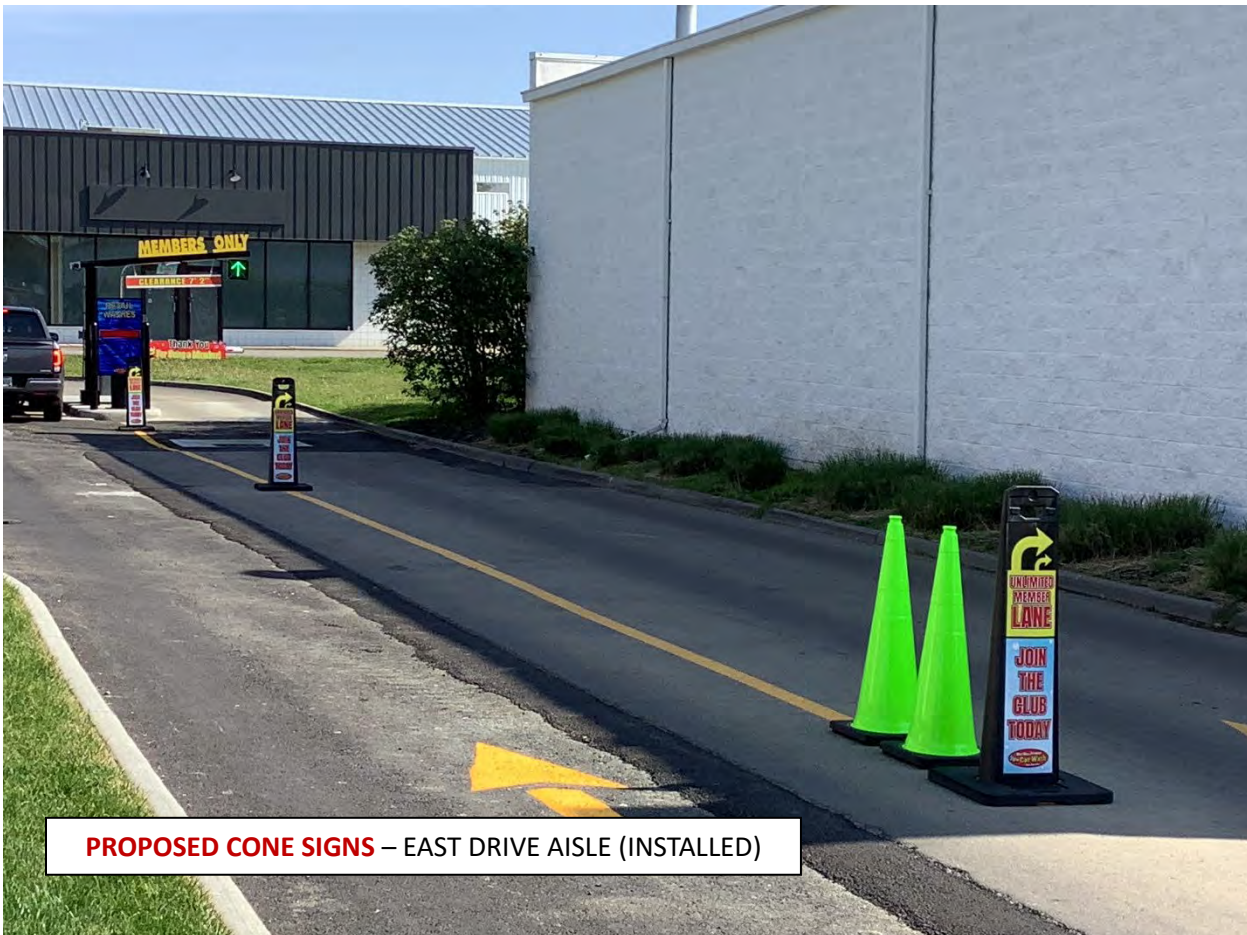
**PROPOSED FREE AIR SIGN** – WEST ELEVATION (INSTALLED)



**PROPOSED GATE ARM COVER** – EAST DRIVE AISLE (INSTALLED)



APPROVED DRYING/GO SIGN WITH **UNAPPROVED ADVERTISING**



**PROPOSED CONE SIGNS** – EAST DRIVE AISLE (INSTALLED)



**PROPOSED KIOSK STICKERS** – EAST DRIVE AISLE  
(INSTALLED)



**PROPOSED GATE ARM COVER** – EAST ELEVATION (INSTALLED)

# RECORD OF ACTION



## Planning & Zoning Commission

City Hall • 3800 Municipal Way • Hilliard, Ohio 43026  
and Live-Streaming on YouTube

Thursday, January 12, 2023 | 7:00 pm

**CASE 6: PZ-22-71 – MOO MOO EXPRESS CAR WASH – 3880 BROWN PARK DRIVE  
PARCEL NUMBER: 050-007563**

**APPLICANT:** Moo Moo Cemetery Hilliard LLC., 13375 National Road SW, Suite D, Reynoldsburg, OH 43068; c/o Jeff Gilger, Express Wash Concepts, 13375 National Road SW, Suite D, Etna, OH 43068; c/o Kelly Roth, Morrison Sign Company Inc., 2757 Scioto Parkway, Columbus, OH 43221.

**REQUEST:** Review and approval of variances under the provisions of Hilliard Code Section 1129.08 for a comprehensive sign package for a 4,900-square-foot car wash.

**The Planning and Zoning Commission took the following action at this meeting:**

### MOTION:

Ms. Nixon made a motion to approve variances under the provisions of Hilliard Code Section 1129.08 for a comprehensive sign package for a 4,900-square-foot car wash with the following eight conditions:

- 1) That the following signs are eliminated as they are excessive and unnecessary: Signs "D" and "L";
- 2) That Sign "E" be revised to remove advertising and be no larger than 12 square feet in size and no greater than 7 feet in height;
- 3) That Sign "I" shall be located on the north elevation of the building;
- 4) That the digital menu reader board (sign "H") be no more than 9.5 square feet in area and no greater than 6 feet in height;
- 5) That the ground sign (sign "C") landscaping meets Code requirements for screening;
- 6) That no additional signage is permitted on the site without prior approval from the Planning and Zoning Commission;
- 7) That sign permits are obtained for any sign prior to installation; and
- 8) That there be no logo on Sign "K".

Vice Chair Schneck seconded the motion.

### VOTE:

Chairman Muether	Yes
Vice Chair Schneck	Yes
Mr. Gutknecht	Yes
Mr. Lewie	Excused
Ms. Nixon	Yes
Mr. Pannett	Yes
Mr. Uttley	Yes

### STATUS:

Case #6: PZ-22-71 is approved (6-0) with eight conditions.

### CERTIFICATION:




---

Carson Combs, Planning Manager  
January 13, 2023

[END OF RECORD]



# STAFF REPORT

## Planning & Zoning Commission

City Hall | 3800 Municipal Way | Hilliard, Ohio 43026

and Live-Streaming on YouTube

**Meeting Date: June 8, 2023**

### Case: PZ-23-19 – ADVANCED DRAINAGE SYSTEMS – 4381 DAVIDSON ROAD

**PARCEL NUMBER(S):** 050-011833 (ANSMIL PUD – SUBAREA C2)

**APPLICANT:** Ansmil LLC, c/o Daniel Smith, 203 S. Stanwood Road, Columbus, OH 43209; and Rene Jimenez, Geis Companies, 10020 Aurora-Hudson Road, Streetsboro, OH 44241.

**REQUEST:** Review and approval of a PUD text modification concerning fence height under the provisions of Hilliard Code Section 1117.08 and the Ansmil PUD Development Text.

## BACKGROUND

The site consists of 16.66 acres located on the south and west sides of Lyman Drive approximately 120 feet south of Davidson Road. The site is located within Subarea C2 of the Ansmil PUD. On September 14, 2017, the Commission approved a Final Plat to dedicate right-of-way for a portion of North Clara Circle to the west of this site. On August 11, 2022, the Commission approved a PUD text modification concerning standards for setbacks, parking, and landscaping for an office development on 16.66 acres.

The applicant is now requesting approval of a PUD text modification to modify the permitted fence height for the outdoor storage area from six feet to ten feet.

## CONSIDERATIONS

- Site Context.** The site consists of the eastern portion of Subarea C2. It has approximately 40 feet of frontage on Davidson Road, approximately 1,400 feet of frontage on Lyman Drive, and approximately 760 feet of frontage on the future Raindrop Way that will connect Britton Parkway to Lyman Drive in the southern portion of the site. I-270 is located to the east of the site across Lyman Drive. Property to the south is undeveloped land within Ansmil PUD Subarea C3 zoned for commercial and office uses, and commercial businesses zoned B-4, I-270 Corridor District. To the west is the Mount Carmel medical office building within Ansmil PUD Subarea C2, which is zoned for office uses. To the north, across Davidson Road, is an AEP substation zoned B-3, Office/Institutional District.
- Approved Development.** The approved plans show a two-story, 107,500-square-foot office building. Vehicular access to the site will be via one full-service access point from the north on Lyman Drive, one full-service access point from the east on Lyman Drive, and one full-service access point from the south on the future Raindrop Way which will connect Britton Parkway to Lyman Drive along the southern boundary of Subarea C2. This access point on Raindrop Way provides access to the rear of the building and the screened service yard.
- Accessory Storage.** The plans show an accessory storage building in the northern portion of the outdoor storage area. The office building and the accessory storage building will be connected by a 20-foot-tall metal building wall that will extend from the northwest corner of the office building along the boundary of the outdoor storage area to the accessory building. The wall will feature white and black metal panels and a green accent stripe consistent with those on the office building. The black panels will simulate architectural columns.
- Proposed Fencing.** The plans show a maximum 10-foot-tall black solid metal fence that will extend from the northwest corner of the accessory storage building along the west, south, and east boundaries of the outdoor storage area. The fence includes a gate across the Raindrop Way driveway.
- Proposed Text Modification.** This proposal modifies Section C2.05.12.a of the Subarea C2 development text as follows:

“No materials, supplies, equipment, or products shall be stored or permitted to remain on any portion of the parcel outside the permitted structure, except within one contiguous area within the entire Sub Area C2 not to exceed 80,000 square feet that is accessory to an approved office building and which area shall be screened from view from adjacent properties and rights-of-way with a ~~6-foot-tall solid~~ fence of a maximum height of 10 feet and a combination of mounding, evergreen trees, and deciduous trees. Mechanical equipment or other

utility hardware on roof, ground, or buildings shall be screened from view with material harmonious with the building.”

## COMMISSION ROLE

The Commission is to review the proposal for conformance to the provisions of Hilliard Code Section 1117.08 and the Ansmil PUD Concept Plan. The Code specifically provides the following requirements for making modifications to an approved PUD Final Development Plan, development text or zoning map in Section 1117.06 of the Code:

- The proposed development is consistent with the purpose of the PUD in Section 1117.01;
- The proposed development meets the qualifying conditions as outlined in Section 1117.02;
- The PUD is consistent with the recommendations of the Hilliard Comprehensive Plan;
- The development is compatible with the existing and intended uses surrounding the site;
- The design and layout is harmonious with the natural character of the site and surrounding area and employs best management practices to ensure their conservation;
- The proposed development does not place undue burdens on public facilities and services;
- The PUD includes uses or conditional uses that are not injurious to public health, safety and welfare;
- The development conforms to the requirements of the Code unless specifically modified and approved;
- The final development plan is substantially consistent with the approved Concept Plan for the PUD; and
- Approval will result in a recognized and substantial benefit to the users of the project and the community in a way not otherwise feasible under conventional zoning.

Following a recommendation by the Commission, a resolution for the proposed PUD text modification will be forwarded to City Council for review and approval. The proposed change in use will become effective upon Council’s approval. The applicant in accordance with the approved final development plan may submit for a fence permit prior to construction.

## STAFF RECOMMENDATION

Staff finds that the proposed PUD modification is consistent with the approved Ansmil PUD Concept Plan and the recommendations for land use contained within the Hilliard Comprehensive Plan. Based on these findings, staff recommends approval of the proposed PUD text modifications with the following two conditions:

1. That the 20-foot-tall building wall extension is located only along the north boundary of the outdoor storage area to connect to two buildings and that a maximum 10-foot-tall fence may only be used for screening the balance of the outdoor storage area; and
2. That the Development Text is revised to conform to all conditions of Planning and Zoning Commission approval prior to being scheduled on a City Council agenda.

## ATTACHMENTS

### [ADS ATTACHMENTS](#)

## **SUBAREA C2**

Subarea C2 is located south of Davidson Road, west of I-270, east of Britton Parkway and north of Arthur Drive. The site is +/-25.4 acres.

### **I. Permitted Uses**

1. The uses listed below shall be permitted uses within this Sub Area. Unless the definition of a use is provided in this Development Text, the use definitions contained in the City's codified ordinances shall apply.
  - a) Institutions and Offices
  - b) Public Uses
  - c) Regional and Professional Offices
  - d) Professional Activities
2. Restaurants and Banks are permitted within office buildings, subject to receiving conditional use approval by the Planning and Zoning Commission.
3. Parking Garages are permitted, subject to receiving conditional use approval by the Planning and Zoning Commission.
4. Hospitals are permitted, subject to receiving conditional use approval by the Planning and Zoning Commission.

### **II. Unit Types**

All buildings shall comply with the design guidelines of the development standards in this text.

### **III. Development Standards**

Unless otherwise specified in this written text, the development standards of Chapter 1117 of the Codified Ordinances of the City of Hilliard shall apply to this sub area. Basic development standards are compiled regarding proposed density, site issues, traffic, circulation, landscape and architectural standards. These component standards ensure consistency and quality throughout the parcel's development.

#### **C2.01 Density, Height, Lot and/or Setback Commitments**

1. There shall be a maximum density of 18,000 square feet per acre.
2. There shall be a minimum building footprint of 25,000 square feet and a minimum height of 3 stories except for hospitals which shall have no minimum height, and office buildings which shall not be less than 2 stories.
3. The lot coverage shall not exceed 40% as defined by Hilliard City Code Chapter

1105.

4. The maximum height limit shall be 100 feet within 400 feet of I-270. Buildings next to Britton Parkway Extension shall have a maximum height limit of 45 feet within 300 feet. The balance of the site shall have buildings with a maximum height limit of 65 feet.
5. There shall be a minimum side yard of 20 feet.
6. There shall be a minimum rear yard of 30 feet.
7. There shall be a 40-foot building and pavement setback from the right-of-way of Davidson Road.
8. There shall be a 50-foot building setback and no minimum pavement setback from the right-of-way of I-270.
9. There shall be a minimum 30-foot pavement and 30-foot building setback from the right-of-way of the east-west road connecting Britton Parkway and Lyman Drive along the southern portion of Sub Areas C1a and C2.
10. There shall be a 40-foot building and pavement setback from the Britton Parkway Extension right-of-way.

#### **C2.02 Access, Loading, Parking and/or Traffic Related Commitments**

1. Unless otherwise specified in this text, parking and loading requirements for an individual use within Sub Area C2 shall be as set forth in Hilliard City Code Chapter 1127. For hospital uses there shall be 1 space per 2 beds, and 1 space per peak staff. For medical office uses there shall be 1 space per 300 square feet of usable floor area. The maximum parking requirement shall be no greater than 32 percent above the minimum requirement.
2. Cross-access easements are required within this sub area between adjoining uses subject to approval of the City Law Director.
3. Lyman Drive shall be removed as a through roadway when Britton Parkway Arthur Drive and Clara Circle are open to public traffic.
4. See Exhibit E, Access Management Plan for all access locations.
5. Five-foot-wide sidewalks shall be provided along all sides of streets within this sub area where bike paths are not present. The sidewalk shall be installed with roadway improvements and will be dedicated to the City of Hilliard.

#### **C2.03 Architectural Standards**



The building materials and design shall be consistent and compatible with the freeway-oriented office buildings along the west side of the I-270 outer belt between Tuttle Crossing and Davidson Road.

1. Color Palette: Buildings shall be constructed of subdued, earth tone materials; muted colors are preferred. Accent colors brighter hues are permitted for building accent features only.
2. Materials: Brick, stone, stucco stone, pre-cast concrete, metal panel, metal window frames and glass are all permitted building materials.
3. Roof: Mansard roofs are permitted so that the roof appears to be pitched when viewed from each side provided all roof top mechanical units are fully screened from view. Flat roofs are permitted provided that screening materials for all rooftop mechanical units shall extend above the height of each unit.
4. Articulation and Fenestration: Buildings shall have four-sided architecture and a consistent finish on all four sides of each independent building.
5. Lot Coverage: Lot coverage shall not exceed 70% impervious surface. Impervious surface shall be defined as the building footprint and all paved surfaces including parking lots, but shall include any interior parking lot landscaping or other similar unpaved surfaces.
6. Side Yard Standards: There shall be no minimum side yard requirement.

#### **C2.04 Buffering, Landscaping, Open Space and/or Screening Commitments**

1. Landscaping
  - a) All landscaping shall be in accordance with the requirements of Hilliard City Code Chapter 1125.
  - b) Any portion of a lot upon which a building or parking area is not constructed shall be landscaped with lawn as a minimum. Those areas designated as landscaped buffers, tree lawns, tree preservation zones, entry features or other landscaped features shall be maintained meeting the minimum standards in Hilliard Codified Ordinances Chapters 917, 921 and 1307. The use of in-ground sprinkler systems, where appropriate, is strongly encouraged.
  - c) Interior landscaping for vehicular use areas: Any open vehicular use area, excluding loading, unloading and storage areas in an industrial zone or business zone, containing more than 6,000 square feet of area, or twenty or more vehicular parking spaces, shall provide interior landscaping in addition to previously required perimeter landscaping. Interior landscaping

may be peninsular or island types.

- d) Landscape Area: For each 100 square feet or fraction thereof, of vehicular use area, a minimum total of five (5) square feet of landscaped area shall be provided.
1. Minimum area: The minimum landscape area permitted shall be sixty-four square feet with a four-foot minimum dimension to all trees from edge of pavement where vehicles overhang.
  2. Maximum contiguous area: In order to encourage the required landscape areas to be properly dispersed, no individual landscape area shall be larger than 350 square feet in size, and no individual area shall be larger than 1,500 square feet in vehicular use areas over 30,000 square feet. In both cases, the least dimension of any required area shall be four feet minimum dimension to all trees from edge of pavement where vehicles overhang. Individual landscape areas larger than above are permitted as long as the additional area is in excess of the required minimum total.
- e) Minimum trees: The following minimums are required, based upon total ground coverage of structures and vehicular use areas:
1. Up to 20,000 square feet: A minimum of one tree per 5,000 square feet of ground coverage, and a total tree planting equal to 1 inch in tree trunk size for every 2,000 square feet of ground coverage.
  2. Between 20,000 and 50,000 square feet: A minimum of one tree for every 5,000 square feet of ground coverage, and a total tree planting equal to ten inches plus one-half in tree trunk size for every 2,000 square feet over 20,000 square feet in ground coverage.
  3. Over 50,000 square feet: A minimum of one tree for every 5,000 square feet of ground coverage, and a total tree planting equal to twenty-five inches plus one-half inch in tree trunk size for every 4,000 square feet over 50,000 square feet of ground coverage.
  4. Trees shall have a clear trunk of at least five feet above the ground, and the remaining area shall be landscaped with shrubs, ground cover, not to exceed two feet in height.
- f) Protection of Landscaped Islands: Parked vehicles may hang over the interior landscaped area not more than two and one-half feet, as long as concrete or other wheel stops are provided to insure no greater overhang or penetration of the landscaped area. All parking spaces and landscaped islands shall meet the requirements of the Hilliard Codified Ordinances,

Chapters 1127 and 1307.

- g) Curbs to protect screening material: Whenever screening material is placed around any trash disposal unit or waste collection unit which is emptied or removed mechanically on a regularly occurring basis, a curb to contain the placement of the container shall be provided within the screening materials on those sides where there is such material. The curbing shall be at least one foot from the material and shall be designed to prevent possible damage to the screening when the container is moved or emptied.
- h) Tree Planting Requirements: There shall be tree plantings equal to one-half inch in tree trunk size for every 500 square feet in ground coverage by a residential structure. These trees shall be a minimum of 2.5-inch caliper at the time of installation.
  - 1. No new tree planting shall be required if existing trees and the aggregate trunk sizes of such trees meet or exceed the requirements as set forth in this chapter. The minimum tree size for such tree plantings shall be no less than two and one-half inch in trunk diameter.
  - 2. The applicant or owner shall plant such trees as may be required within one year or the next planting season after issuance of a building permit. Failure to comply with the landscaping requirements shall be in violation of this section and be subject to citation.
- i) Within the 40-foot pavement and building setback from the Davidson Road right-of-way, there shall not be a required 4-foot-high continuous meandering and undulating earth mound. There may be a 3-foot-high earth mound in this area. Mounding may not be feasible along the ramped area of Davidson Road over I-270. The mound may have a  $\pm 4:1$  slope that will begin at the right-of-way line. The mound may also have a  $\pm 3:1$  slope on the opposite side.
- j) In addition to the street tree planting, there shall be a 100-foot landscape buffer along Davidson Road. This buffer will be planted with a mixture of deciduous shade and ornamental, and evergreen trees at a rate of 8 trees per 100 lineal feet.
- k) Street trees shall be planted at a minimum distance of 40 feet on center along Arthur Drive and Clara Circle. Trees will be of a deciduous species normally attaining full grown height in excess of 50 feet and will be of 2-2 ½" caliper or greater at the time of planting.
- l) There shall be a 3-foot-high evergreen hedge and a 3-foot-high earth

mound along the pavement setback of Davidson Road, and Arthur Drive wherever structures do not exist at the building setback line.

- m) Fencing within this subarea is permitted upon receiving approval of a fence permit.

**C2.05 Dumpsters, Lighting, Outdoor Display Areas and/or other Environmental Commitments**

1. All parking lot lighting shall not exceed 25 feet in height from finished grade.
2. External lighting shall be cut-off type fixtures.
3. There shall be a consistent and uniform lighting fixture for parking lot lighting within all office areas, as approved by the Hilliard City Engineer.
4. All types of parking, pedestrian and other lighting shall be on poles or wall mounted cut-off fixtures and shall be from the same type and style.
5. All light poles and standards shall be metal and shall be dark bronze or black in color.
6. Parking lot lighting shall be metal halide or LED. Building and landscaping lighting shall be incandescent, metal halide or LED.
7. Landscape and building uplighting from a concealed source shall be permitted, as accent lighting, subject to staff approval.
8. All lights shall be arranged to reflect light away from any street or adjacent property.
9. All building illumination shall be from concealed sources.
10. No colored lights shall be used to light the exterior of the buildings.
11. Waste and Refuse:
  - a) All waste and refuse shall be containerized and screened from view on all three sides by a solid brick wall, wood fence, or materials compatible with building materials. The fourth side shall be a gate with a frame made of durable metal, resin or similar material, and the outer material shall be wood, metal, resin or similar material. The gate shall be at least 6 inches taller than the height of the dumpster.
12. Storage and Equipment and Service Areas:
  - a) No materials, supplies, equipment, or products shall be stored or permitted

to remain on any portion of the parcel outside the permitted structure except within one contiguous area within the entire Sub Area C2 not to exceed 80,000 square feet that is accessory to an approved office building and which area shall be screened from view from adjacent properties and rights-of-way with a ~~6-foot-tall~~ fence of maximum height of 10 feet and a combination of mounding, evergreen trees, and deciduous trees. Mechanical equipment or other utility hardware on roof, ground, or buildings shall be screened from view with material harmonious with the building.

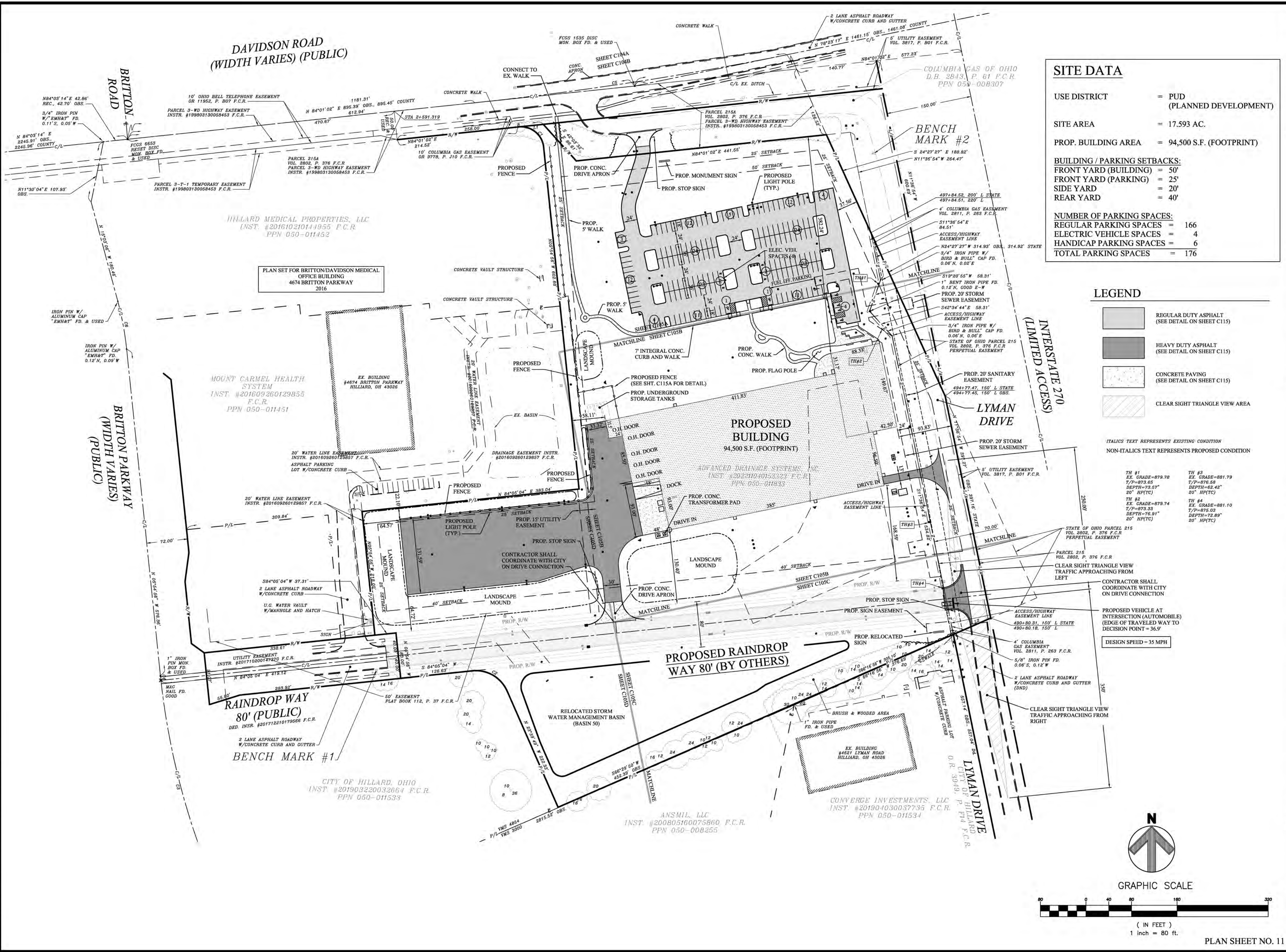
- b) All refuse trash and garbage collection shall be enclosed.
- c) No noises, smoke, odors, vibration, or other nuisances shall be permitted above code requirements.
- d) Service courts and loading docks shall be screened from all streets or adjacent buildings by landscaping, mounding or walls.

#### **C2.06 Graphics and Signage Commitments**

- 1. All signage and graphics shall conform to the Hilliard Graphics and Sign Code Chapter 1129.
- 2. Other signage may be used subject to approval by the City Planning and Zoning Commission.
- 3. A temporary marketing sign similar to the temporary marketing sign in Sub Area B2T may be permitted to be placed within this Sub Area C2 for a maximum of five (5) years or until it is replaced by the permanent Freeway Oriented Icon or until such time as construction begins with any portion of Sub Area C2. This sign shall be located so as to be seen from I-270 and be approved by City Staff.
- 4. Once Lyman Drive is vacated and the construction of the roundabout at the intersection of Arthur Drive and Lyman Drive is completed the Freeway Oriented Icon is to be built within the reserve. The maximum height shall be 35 feet. Any departure from the approved concept (See Exhibit L) will require approval by the Planning and Zoning Commission.

#### **C2.07 Miscellaneous Commitments**

- 1. Utilities: All utility lines including water service, electricity, telephone and gas, and their connections or feeder lines shall be placed underground. Where feasible, all above ground utility boxes shall be placed at the rear lot lines or sufficiently screened, subject to staff approval.



**SITE DATA**

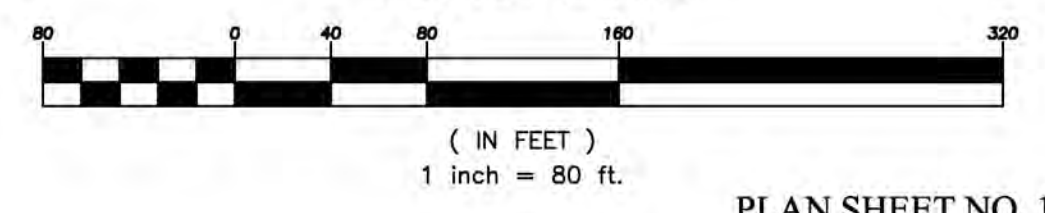
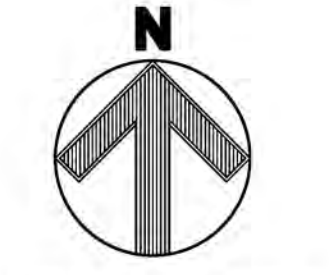
USE DISTRICT	= PUD (PLANNED DEVELOPMENT)
SITE AREA	= 17,593 AC.
PROP. BUILDING AREA	= 94,500 S.F. (FOOTPRINT)
<b>BUILDING / PARKING SETBACKS:</b>	
FRONT YARD (BUILDING)	= 50'
FRONT YARD (PARKING)	= 25'
SIDE YARD	= 20'
REAR YARD	= 40'
<b>NUMBER OF PARKING SPACES:</b>	
REGULAR PARKING SPACES	= 166
ELECTRIC VEHICLE SPACES	= 4
HANDICAP PARKING SPACES	= 6
TOTAL PARKING SPACES	= 176

**LEGEND**

	REGULAR DUTY ASPHALT (SEE DETAIL ON SHEET C115)
	HEAVY DUTY ASPHALT (SEE DETAIL ON SHEET C115)
	CONCRETE PAVING (SEE DETAIL ON SHEET C115)
	CLEAR SIGHT TRIANGLE VIEW AREA

ITALICS TEXT REPRESENTS EXISTING CONDITION  
NON-ITALICS TEXT REPRESENTS PROPOSED CONDITION

TH #1 EX. GRADE=879.78 T/P=875.65 DEPTH=73.57' 20' HP(TC)	TH #3 EX. GRADE=881.79 T/P=875.58 DEPTH=62.42' 20' HP(TC)
TH #4 EX. GRADE=879.74 T/P=873.33 DEPTH=76.91' 20' HP(TC)	TH #5 EX. GRADE=881.10 T/P=875.03 DEPTH=72.89' 20' HP(TC)



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matt@webercivil.com

STATE OF OHIO  
MATTHEW L. WEBER  
61709  
REGISTERED PROFESSIONAL ENGINEER

Reg. No.: 61709

OWNER:  
**GEIS CONSTRUCTION**  
10020 AURORA-HUDSON RD.  
STREETSBORO, OHIO  
JEN DIASIO  
jend@geiscon.net  
PHONE: (216) 218-3507

CITY OF HILLIARD, FRANKLIN COUNTY, OHIO PRIVATE SITE IMPROVEMENTS ADVANCED DRAINAGE SYSTEMS 4381 DAVIDSON ROAD	Issue Date
	07-06-2022
	08-11-2022
	08-29-2022
	10-11-2022
	12-05-2022
	12-16-2022
	12-29-2022
	01-10-2023
	01-06-2023
	01-12-2023
	01-27-2023
	02-03-2023
	02-07-2023
02-09-2023	
03-15-2023	
03-20-2023	

**OVERALL SITE DIMENSION PLAN**

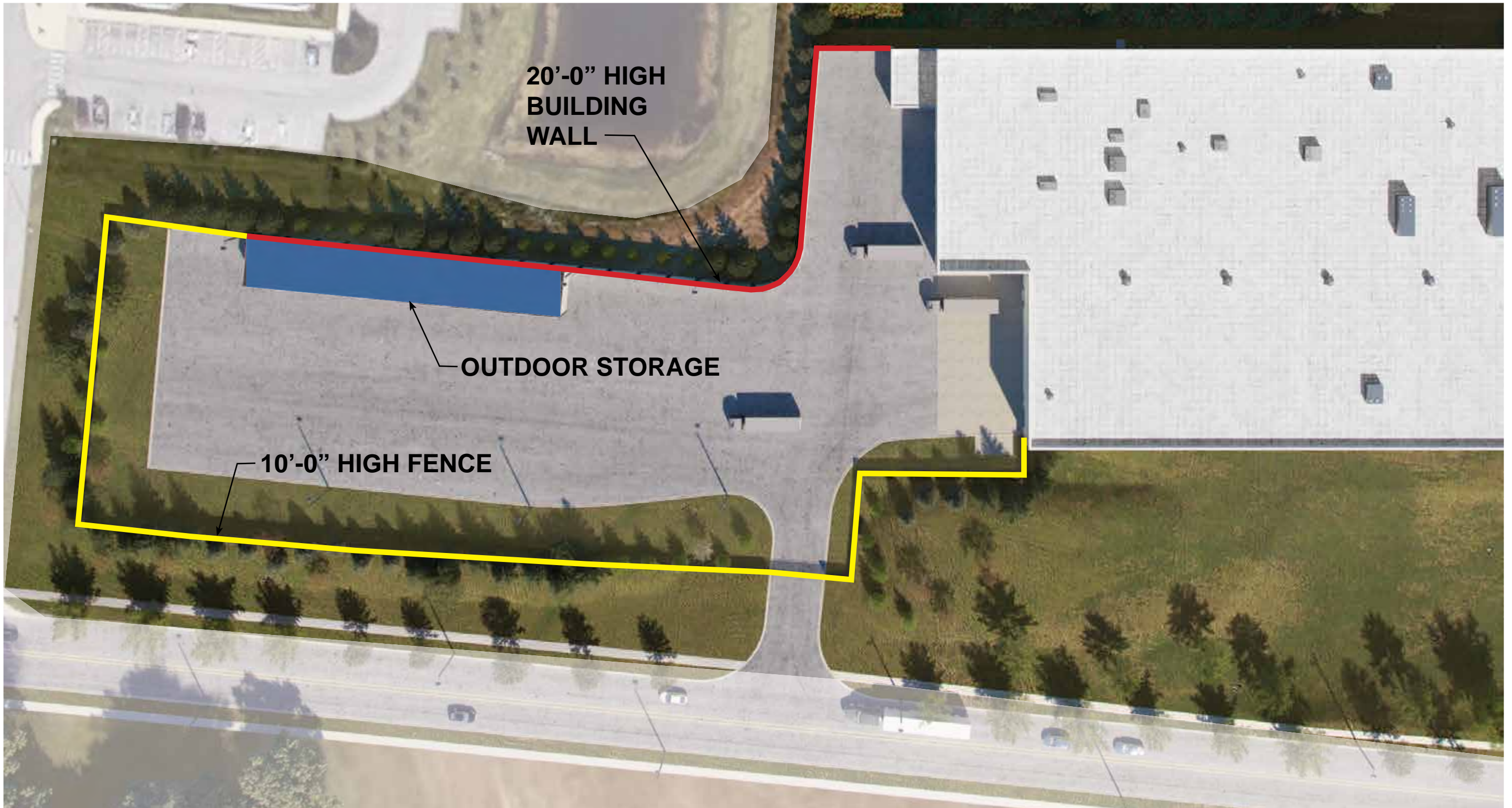
**C105**  
PROJECT NO. 2022-108





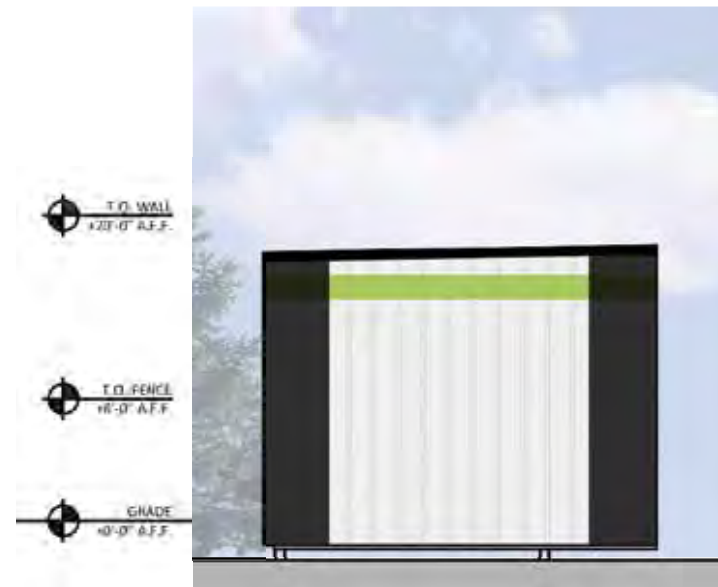




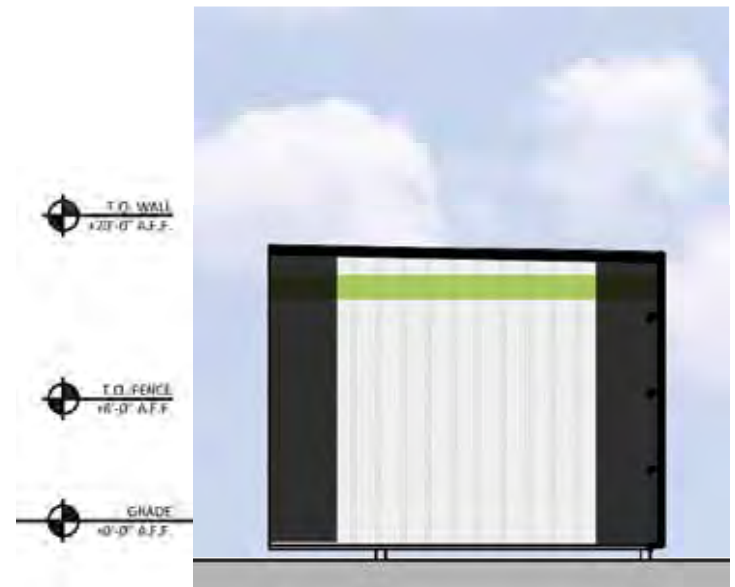




NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION





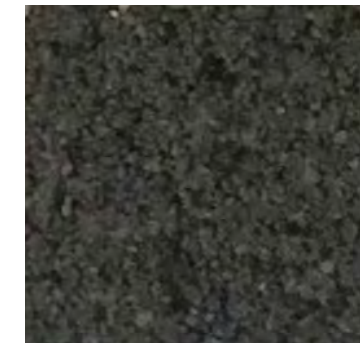


METAL PANEL  
"WHITE"

METAL PANEL  
"BLACK"

ACCENT PAINT  
"CUSTOM TO  
MATCH ADS  
GREEN"

10'-0" HIGH FENCE  
"BLACK"



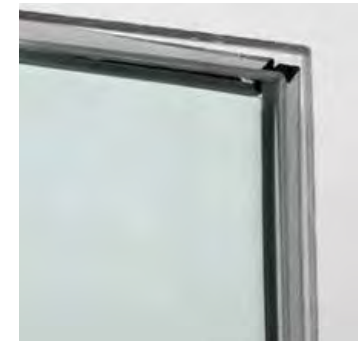
SCHORY SMOOTH  
FACE BLOCK  
"MIDNIGHT  
RANGE "



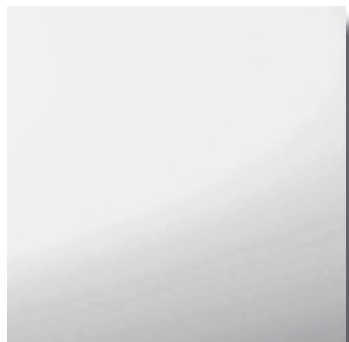
KAWNEER  
CURTAINWALL  
"NO.40 DARK  
BRONZE"



ACCENT PAINT  
"CUSTOM TO MATCH  
ADS GREEN"



VITRO GLASS  
"CLEAR"



METL SPAN  
INSULATED METAL  
PANEL  
"POLAR WHITE"



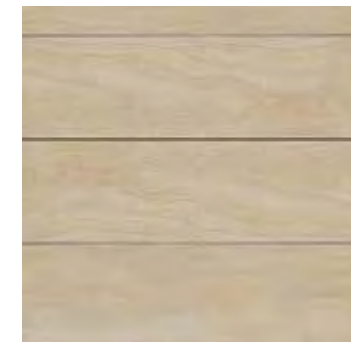
DMI 12"  
HORIZONTAL  
FLUSH PANEL  
"DARK BRONZE"



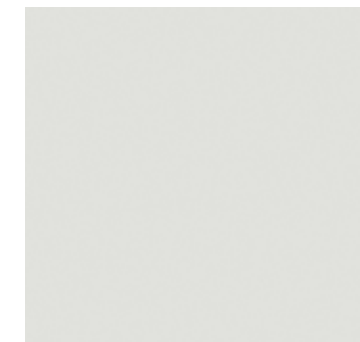
ALPOLIC  
ARCHITECTURAL  
METAL PANEL  
"SBR BRONZE"



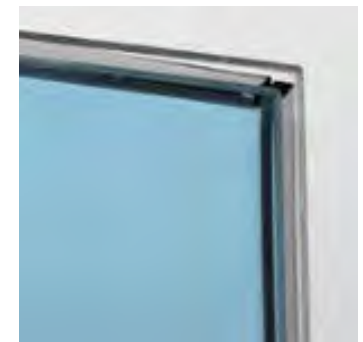
ALUCOBOND  
COMPOSITE  
METAL PANEL  
"CUSTOM TO MATCH  
ADS GREEN"



WOOD CLADDING  
BY RESAWN  
TIMBER  
"ACCOYA/  
PALAWAN 2C"



ALUCOBOND  
COMPOSITE  
METAL PANEL  
"BONE WHITE"



VITRO GLASS  
"PACIFICA"



# STAFF REPORT

## Planning & Zoning Commission

City Hall | 3800 Municipal Way | Hilliard, Ohio 43026

and Live-Streaming on YouTube

**Meeting Date: June 8, 2023**

**Case: PZ-23-20 – SUNOCO – 4144 MAIN STREET**

**PARCEL NUMBER(S):** 050-000136, 050-002288

**APPLICANT:** KMH Business Holdings LLC, 4144 Main Street, Hilliard, OH 43026; c/o Tyler Sikkema, CB Sign Service, 862 Cypress Point Court, Cincinnati, OH 45245.

**REQUEST:** Review and approval of alternative curbing under the provisions of Section 1127.04(b)(8) for an existing gas station parking lot.

### BACKGROUND

The Sunoco site is comprised of 2 adjacent lots totaling approximately 0.49 acres; Parcel 050-002288 is the southernmost portion of the site totaling approximately 0.18 acres, and parcel 050-000136 is the northernmost portion of the site totaling approximately 0.31 acres. The site is located on the Southeast side of Main Street approximately 500 feet northeast of North Street. On July 11, 1990, the Old Hilliard Commission approved significant architectural changes to an existing gasoline station (former Marathon station) including the construction of a 1,680-square-foot canopy over the gasoline dispensers. On December 1, 1999, the Old Hilliard Commission approved a change in use and significant architectural changes for a Clark gas station/convenience store. That gasoline station/convenience store began operations and then ceased. After several years, the gasoline station/convenience store began operating under new ownership.

On December 4, 2003, the Old Hilliard Commission approved significant architectural changes for temporary and permanent signs to reflect the name change. On April 10, 2008, the Commission approved significant architectural changes to permit a ground sign, as well as a variance to permit a temporary sign to display gasoline prices until the permanent sign was installed. On November 12, 2009, the Planning and Zoning Commission approved architectural changes for gas station signage. The Commission most recently approved a new internally illuminated LED fuel pricing sign at its April 2022 meeting.

This is a request for approval of an alternative curb design as provided for in Section 1127.04 of the Zoning Code requirements for parking lot design.

### CONSIDERATIONS

- **Site Context.** The site is zoned OH-MD, Old Hilliard Mixed Use District. To the southwest along Main Street is Whit's Ice Cream which is also zoned OH-MD. To the east is Weaver Park, zoned S-1, Support Facilities District. To the northwest across Main Street are properties zoned OH-MD. The Sunoco gas station/convenience store is a legal nonconforming use in the OH-MD District and includes DiCarlo's Pizza at 4142 Main Street.
- **Proposed Modification.** Hilliard Code Section 1127.04(b)(8) requires a standard 6-inch curb as part of all parking lot and vehicular use area construction. The parking lot as constructed is curbless and wheel stops have been temporarily used to restrict traffic. The applicant is proposing wheel stops instead of traditional curbing as a replacement.
- **Review Authority.** The Zoning Code provides for the discretion of the Planning and Zoning Commission to approve alternative solutions with regard to the curb requirements of the parking code.

### COMMISSION ROLE

The Commission is to review the proposal for conformance to the provisions of Code Section 1127.04(b)(8) concerning the provision of parking lot curbing.

### STAFF RECOMMENDATION

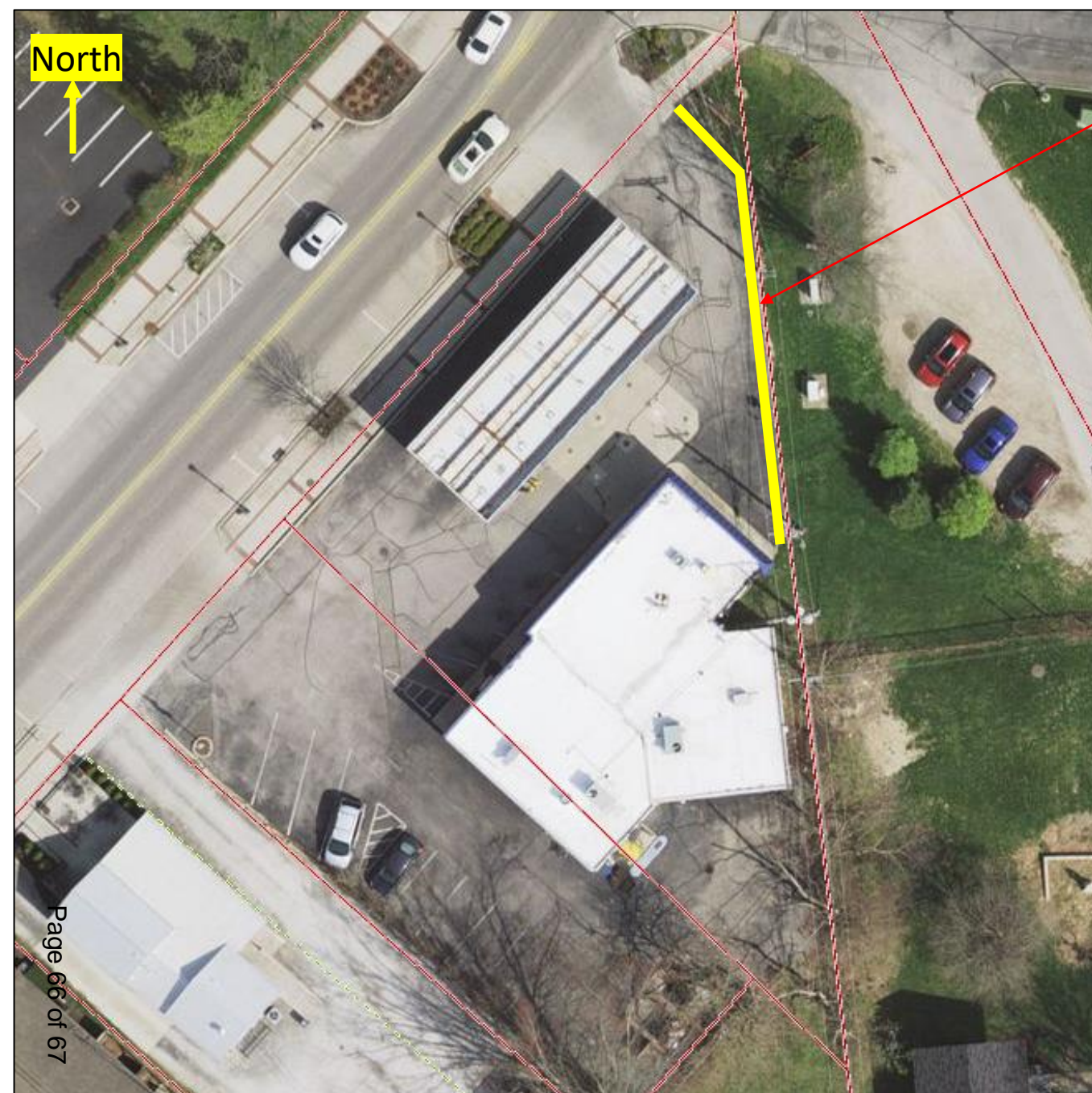


Staff finds that while the proposed construction method is not optimal, the wheel stops will improve the existing pavement edge and reduce property damage. The proposed wheel stops provide a short-term solution to noted issues and can be considered further should the alternative not work. Staff finds that the proposed option meets the intent of the Code and in this circumstance recommends approval with the following two conditions:

1. That the installation of wheel stops according to the proposed plan be provided to the satisfaction of the City Engineer.
2. That the proposed wheel stops are to be concrete finish (gray with no color).

## **ATTACHMENTS**

[PZ-23-20 Sunoco](#)



We are proposing to install 6' long concrete parking curbs where the yellow line is. That stretch that needs curbing is approximately ~104'. We will likely use about 18 consecutive curbs to restore the curbing.

# Curb Information



I wanted to include this photo because It shows the existing landscaping. The curb will extend past what is visible in the photo.



Example

- We are proposing to install these curbs directly side by side so they are continuous from the sign to the sidewalk to the right of the building
  - Rocks will be moved back slightly to make room for the curbs
  - Broken/old curbing will be removed
  - Curbs will be secured to the blacktop by drilling spikes or bolts into the holes on each curb
  - Curb Color is grey
- Dimensions of each curb: 6'L x 4-7/8"H x 7-5/8"W