



CITY OF PATASKALA BOARD OF ZONING APPEALS

City Hall, Council Chambers
621 West Broad Street
Pataskala, Ohio 43062

STAFF REPORT

May 12, 2020

Conditional Use Application CU-20-004

Applicant:	Brad Maurer, MAD Studio
Owner:	Trent Walter
Location:	0 N Belmar Drive SW (PID: 063-151386-00.000)
Acreage:	1.329-acres
Zoning:	GB – General Business
Request:	Requesting approval of a Conditional Use Pursuant to Section 1249.04(7) of the Pataskala Code to permit the property to be used as a car wash (NAICS – 811192)

Description of the Request:

The applicant is seeking approval of a conditional use to allow for the construction of a Car Wash (NAICS – 811192) on the property located at 0 N Belmar Drive SW (PID: 03-151386-00.000).

Staff Summary:

The 1.32-acre property is currently vacant, undeveloped land, and is zoned GB – General Business. Towards the rear of the property, a stream runs east to west perpendicular to E Broad Street. Existing trees surround the creek on either side. This parcel is adjacent to three (3) public right-of-ways. E Broad Street to the south, N Belmar Drive SW to the east, and N Summit Ridge Drive SW to the west.

The Applicant is requesting approval of a Conditional Use to allow for the construction of a car wash on the property. The North American Industry Classification System (NAICS) 2007 assigns this use code 811192 for car washes and describes it as establishments “primarily engaged in cleaning, washing, and/or waxing automotive vehicles, such as passenger cars, trucks, and vans, and trailers”. Pursuant to Section 1249.04(7) of the Pataskala Code a vehicle car wash is a Conditional Use within the GB – General Business District zoning.

Below is a general summary of the proposed Conditional Use:

Car Wash Building

- Dimensions: 140’-0” x 38’-0”
- Square Footage: 5,320 sf.
- Exterior: Stone veneer, painted concrete block, blue colored metal roofing.

Proposed Setbacks

- Front (E Broad Street): 65’
- Front, Left (N Summit Ridge Drive SW): 73’9”
- Front, Right (N Belmar Dr SW): 133’-4”
- Rear: 59’6”

Parking

- 3 Employee parking spaces
- 14 vacuum spaces
- 22' wide double stack drive through lane with spaces for 29 vehicles
- 1 ADA parking space

Access

- Two (2) 35' wide access drives. One from N Summit Ridge Drive SW, and one from N Belmar Drive SW
- Proposing a left turn lane on E Broad St into N Summit Ridge Drive SW

Landscaping

- L4 landscape standard (6' high privacy fence, 1 tree per 30') along north property line where abutting residential uses.
- L2 landscape standard (continuous 3' shrub planting, 1 tree per 30') along frontage of N Summit Ridge Drive SW, and N Belmar Drive SW.
- Interior landscaping islands consisting of gravel, mulch, shrubs and decorative trees at each corner of the proposed building.
- Enclose dumpster in Split Masonry screening that will match building exterior.
- Enclose and pipe approximately 260' of stream along north property line mitigated per EPA, City of Pataskala, and/or Army Corps of Engineers requirements.

Per the Narrative Statement

- Wash cycle of approximately 2.5 minutes, 24 vehicles per hour
- Shielded LED lighting to eliminate light intrusion onto adjacent properties. Timed to shut off and dim at night as necessary
- Sound deadening design and layout to prevent sound leakage (test report attached to application)
- Hours of operation: 8:00AM-7:00PM Monday-Saturday, 9:00AM-5:00PM Sundays.
- 10-12 employees
- Bio-degradable and environmentally friendly car wash soap; does not use harsh or noxious chemicals
- Any trees of 6" in diameter will be replaced per City requirements
- Underground storm-water detention system that will be engineered to not overwhelm existing storm-water system

Additionally, Per the Narrative Statement submitted by the Applicant; they believe the facility will be adequately served by public facilities. The building is designed to address all four (4) sides as to not have a "back" side.

Staff Review: *The following summary does not constitute recommendations but merely conclusions and suggestions from the Staff Review, the full text of which follows the summary.*

Planning and Zoning Staff:

The Future Land Use map designates this property as part 'Open Space Corridor' and part 'Retail'. The City of Pataskala Comprehensive Plan (2006) describes 'Retail' as property for commercial uses where impulse purchases are frequent, and for higher density commercial uses such as larger retail sales or grocery stores. For 'Open Space' the plan recommends a right-of-way width of 120-feet along E Broad Street.

The Applicant met with Staff on February 11, 2020 to review their concept plan. Staff followed up with comments on the concept plan, and the Applicant submitted this Conditional Use to the Board of Zoning Appeals. Because this property is also subject to the Transportation Corridor Overlay District (TCOD), there are some items (notably: signage, landscaping, setbacks, parking) that are the responsibility of the Planning and Zoning Commission to determine. The Applicant has not yet submitted a TCOD application at the time of this Staff Report being written, however, has indicated they plan to do so for the June 3, 2020 Planning and Zoning Commission hearing. The next step, if the Conditional Use is approved would be the TCOD application to Planning and Zoning Commission, then to Construction Plans (engineering approval), then to New Commercial Construction Permit (administrative), then final compliance.

Attached to this Staff Report is a list of Planning and Zoning Staff comments from the concept plan. Comments which have been addressed are ~~struck through~~, with details on how the Applicant addressed these in *italics*. Remaining and additional comments are in **red**.

Based on the information supplied by the Applicant, Staff had no other concerns with the proposal.

Public Service Director

- a. The right-of-way line shall be straightened to parallel the roadway as shown in the site plan.
- b. Relocation of storm water easement facilities to be coordinated during engineering.
- c. As indicated in the site plan, a left-turn lane shall be installed on Broad Street to satisfy the requirements of the TCOD. Final details to be determined during engineering.
- d. Piping-in the creek shall be permitted by the appropriate authority having jurisdiction, either the EPA or ACOE, and shall also be coordinated with the City of Pataskala.

City Engineer

In response to Pubic Service Director's Comments

- a. Relocation of storm water easement and facilities to be coordinated during engineering
 - i. The layout shall ensure the outfall is with the flow of the channel and not against it.
 - ii. Storm Easement width should be increased to 20'

Other Departments and Agencies

No other comments were received.

Surrounding Area:

Direction	Zoning	Land Use
North	R-20 – Medium Density Residential	Single-Family Homes
East	GB – General Business	Vacant
South	R-20 – Medium Density Residential GB – General Business	Commercial Business Vacant
West	GB – General Business	Auto Parts Sales

Conditional Use Requirements:

According to Section 1215.04 of the Pataskala Code, the Board of Zoning appeals shall consider whether the conditional use at the proposed location:

- 1. Is in fact a conditional use as established under the provisions of Title Three of the Planning and Zoning Code for the specific zoning district of the parcel(s) listed on the application.*
- 2. Will be harmonious with and in accordance with the general objectives or with any specific objective of the City comprehensive plan and/or this Code.*
- 3. Will be designed, constructed, operated, and maintained so as to be harmonious in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.*
- 4. Will not be hazardous or disturbing to existing or future neighboring uses.*
- 5. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.*
- 6. Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.*
- 7. Will not involve uses, activities, processes, materials, equipment and conditions of operations that will be detrimental to any persons, property, or the general welfare, including but limited to excessive production of traffic, noise, smoke, fumes, glare, odor, potential for explosion, and air or water pollution.*
- 8. Will have vehicular approaches to the property which shall be so designed as to not create an interference with traffic on surrounding public thoroughfares.*
- 9. Will not result in destruction, loss or damage of a natural, scenic, or historic feature of major importance.*

Furthermore, Section 1215.05 allows other factors to be considered, when determining if a conditional use is appropriate. In Staff’s opinion the following factors from Section 1215.05 are applicable to Conditional Use Application CU-20-004:

- 1215.05(A)(7): All permitted installations shall be kept in a neat and orderly condition so as to prevent injury to any single property, individual, or to the community in general.
- 1215.05(B)(1): No lighting shall constitute a nuisance and shall in no way impair safe movement of traffic on any street or highway.
- 1215.05(B)(7): Sanitation practices shall be adequate to assure that objectionable odors shall not be noticeable on or off the lot considering various wind conditions.

- 1215.05(E)(7): Such use should be subject to the restrictions outlined in Chapter 1259, Transportation Corridor Overlay District.

Department and Agency Review

- Zoning Inspector – No comments.
- Public Service – See attached.
- City Engineer – See attached
- SWLCWSD – No comments.
- Police Department – No comments
- West Licking Joint Fire District – No comments.
- Licking Heights School District – No comments.

Conditions:

Should the Board choose to approve the applicant’s request, the following conditions may be considered:

1. The Applicant shall address all comments from Planning and Zoning, City Engineer, and the Public Service Director
2. The Applicant shall obtain all necessary permits from the City of Pataskala and the Licking County Building Department within one (1) year of the date of approval.
3. Any Conditions from Section 1215.05 listed above that the Board of Zoning Appeals feels appropriate for the proposed use.

Resolution:

For your convenience, the following resolution may be considered by the Board of Zoning Appeals when making a motion:

“I move to approve a Conditional Use pursuant to Section 1215.08 of the Pataskala Code for application CU-20-004 (“with the following conditions” if conditions are to be placed on the approval).”



CITY OF PATASKALA PLANNING & ZONING DEPARTMENT

621 West Broad Street, Suite 2A
Pataskala, Ohio 43062

Express Car Wash Conditional Use Review

May 12, 2020

Chapter 1249 – General Business (GB) District

1249.02: Conditionally Permitted Uses

- ~~1249.02(7): Vehicle carwash, provided off-street paved parking area, capable of accommodating not less than one-half (1/2) of hourly vehicle washing capacity awaiting entrance to the washing process is suitably located and maintained on the premises, and for such space to contain at least two hundred (200) square feet per waiting vehicle; and no safety hazard or impediment to traffic movement is created by the operation of such an establishment.~~
 - *Applicant stated hourly vehicle capacity is 24, half of that would be 12. Applicant has provided more than double that, at 29 spaces.*

1249.05: General Requirements of the GB District

- ~~1249.05(A): No building shall be erected or enlarged to exceed 35 feet.~~
 - ~~Building height shall be indicated on the plans.~~
 - *Building height indicated as 29'6 1/2 "*
- ~~1249.05(C) Setbacks and yards~~
 - ~~1249.05(C)(1): 50 feet in depth with central water and sewer~~
 - ~~As this property is adjacent to public r/w on three sides, the front yard setback shall apply to all property lines abutting public r/w pursuant to 1249.05(C)(4).~~
 - ~~1249.05(C)(3): When abutting a residential zoning district: 35 feet for structures, 25 feet for paved areas.~~
 - ~~Appears structure will comply with these from setback lines indicated, however we will need the exact distances from each face of the building to the property lines at the shortest distance to be shown on the plans.~~
- ~~1249.05(D): The maximum percental of the total lot area which may be occupied by both principal structure and accessory buildings for commercial uses shall be 85%.~~
 - ~~From dimensions on plans lot coverage appears to be around 9.25%, however data to support this will need to be supplied on the plans.~~
 - *Actual, as shown percentage 10%*
- ~~1249.05(G): All trash and garbage control shall be stored in container systems which are located and enclosed so as to effectively screen them from view. Screening of trash and garbage areas shall meet requirements of Section 1283.06. Container systems shall not be located in front yards.~~
 - ~~Unsure how much refuse a car wash produces. Will it be using a dumpster or residential size containers? Where will they be stored?~~
 - *Applicant will provide one enclosed dumpster storage location in southeast corner near employee parking.*

Chapter 1259 – Transportation Corridor Overlay District (TCOD)

1259.05: Design Standards

- ~~1259.05(A): Traffic Safety Measures. One or more of the following traffic safety measures shall be required in an effort to air access and traffic management:~~

- 1259.05(A)(1): Access Road Requirements. Access roads shall be utilized to service commercial development located along the corridor. Such roads will help prevent traffic interruptions on the thoroughfare.
- 1259.05(A)(2): Left Turn Lanes. Left turn lanes, which provide stacking lanes for those cars preparing to turn left, shall be utilized in an effort to help prevent traffic slow down and traffic hazards.
- 1259.05(A)(3): Acceleration/Deceleration Lanes. Acceleration/deceleration lanes shall be utilized to help prevent traffic slow down and general interruptions, thereby avoiding potential traffic hazards.
- 1259.05(A)(4): Driveway Spacing. Access points shall be separated by a minimum distance of 600 feet (from edge to edge of driveway cuts) along Broad Street (SR 16) and shall be adjusted accordingly for other roads included in the TC based on their given speed limits (National Cooperative Highway Research Program, Access Management Guidelines for Activity Center, Washington, D.C., 1992).
- 1259.05(A)(5): Right in / Right out only turns. Points of access that allow only right in/right-out access shall be utilized in an effort to help prevent traffic slowdown and additional points of traffic conflicts.
- 1259.05(A)(6): Or other traffic safety measures as approved by the City engineers.
 - We will follow up with Alan's comments in regards to this.
 - Applicant is providing one (1) left turn lane on E Broad Street onto N Summit Ridge Drive SW per the Public Service Director's recommendation.
- 1259.05(B): The front yard setback shall be based on the recommended right-of-way width as outlined in the Master Thoroughfare Plan. All yard setbacks shall be approved, approved with modifications or disapproved by the Planning and Zoning Commission with consideration given to recommendations from City staff.
 - This Section gives you some leeway with front yard setback as the PZC may choose to approve a reduced setback as part of your TCOD application.
- 1259.05(D): Storage areas and trash storage receptacles shall be totally enclosed by structures or opaque fences on four sides, screened from adjacent uses, and be located behind building(s).
 - Again, for trash not sure what you will need. If using trash bins, you can put a fence on the rear of the building to keep them screened, or just put them inside the building.
 - Applicant has provided a screened area of a dumpster, however the height of the proposed screening was not provided. Per Section 1283.06(13)(b): the average height shall be one (1) foot more than the height of the dumpster, but no more than 10-feet.
- 1259.05(E): All new utilities shall be located underground.
 - Place a statement on the plans stating such.
- 1259.05(G): Corridor Landscaping/Buffers/Screening
 - 1259.05(G)(1): All existing, healthy trees having a trunk diameter of 6 inches or more shall be preserved whenever possible. The developer shall be required to submit a tree survey which indicates the location of such trees.
 - Should trees meeting this requirement be removed, replacements are required. Further mentioned in Section 1283.03
 - Applicant included statement on plan that all trees proposed to be removed are less than 6 inches in diameter

- 1259.05(G)(2): Buffer zones shall be approved, approved with modifications or disapproved by the PZC with consideration given to recommendations from City staff.
 - Gives you some leeway with designing perimeter screening. Note that this does not mean that no perimeter screening is an option, just that Staff is willing to work with the developer to come up with alternative ideas that better suit your needs while still accomplishing the goals of the Pataskala Code.
 - To be determined by PZC
- 1259.05(G)(3): Parking requirements shall be approved, approved with modifications or disapproved by the PZC with consideration given to recommendations by City staff.
 - Again, gives you some leeway in designing parking areas.
 - To be determined by PZC
- 1259.05(G)(4): Landscaping/Design Requirements
 - 1259.05(G)(4)(a): distance between parking area and building: a minimum distance of 8 feet shall be maintained between any building and the parking area.
 - 9'4" on the north side, however only 6' on the south side of building.

Chapter 1283 – Landscaping and Screening

Section 1283.07: Application of Landscaping Standards

- 1283.07(B)(GB): Front yard = L2, Rear yard = L3 or L4
 - Applicant has provided L2 along East and West front yards, L4 along North property line where abutting residential uses. However, no landscaping was indicated along front property line on E Broad Street SW. PZC has authority to determine whether landscaping is appropriate.

Section 1283.06: Landscaping and Screening Standards

- 1283.06(3): L2 Standard is a continuous 3-foot high shrub line/berm/wall with 1 tree per 30 lineal feet.
- 1283.06(5): L4 standard is a fence/wall not less than 6 feet high and 100% opaque (no chain link w/ inserts) with 1 tree per 30 lineal feet.
 - With such close proximity to residential on north side, Staff feels L4 would be more appropriate than L3 (6-foot high shrub screen).
- 1283.06(7)(b): Trees may be of deciduous or evergreen type but shall be of those in Table 1283.03-02. Minimum diameter and height standards must be met.
 - Type of trees not indicated, however, these are only for those trees being replaced. Applicant has indicated no trees will need to be replaced.
- 1283.06(7)(c): Existing vegetation may be used to meet these standards.
 - If doing so for the North property line, please indicate on the plans.

Section 1283.03: Tree Preservation and Replacement

- Any tree over 6 inches (as in 1259.05(G)) shall be preserved where possible. If being removed, then a tree must be replaced at an appropriate ratio as determined by Table 1283.03-01 and Table 1283.03-02. A developer may also contribute to a fund in lieu of replacements at a 3:1 ratio.

Chapter 1291 – Parking and Loading

Section 1291.16: Required Number of Off-Street Parking Spaces

- 1291.16(Commercial): The required number of off-street parking spaces for a car wash is not identified, however, the PZC reserves the right to determine if an unlisted use is similar to one listed or determine the number of parking spaces required for any use not listed.

Section 1291.15: Width of Access Driveway

- Access drives shall be a minimum width of 28 feet for two-way traffic, and a minimum width of 14 feet for one-way traffic
 - Proposed distance of access drive off N Belmar Drive is 35 feet, which is compliant. Is this the same distance from N Summit Ridge Drive? Indicate on plans.

Section 1291.13: Interior Screening and/or Landscaping

- 1291.13(B)(1): All surface parking areas with more than 10 spaces shall provide curbed interior landscaping complying with one or a mix of these standards:
 - 1291.13(B)(1)(a): Interior landscaping at a rate of 20 sqft per stall, 1 tree provided for every 200 sqft of landscaped area.
 - 1291.13(B)(1)(b): 1 tree for every 4 parking spaces.
 - Perimeter landscaping cannot be counted for interior landscaping. With the planting beds around the building, you may be in compliance with this, but keep in mind as you are redesigning the site. Maybe add additional trees or landscaping beds around employee parking area.
 - Applicant provided interior landscaping islands at each corner of the building that complies with above section.

Section 1291.11: Parking and Loading Space Dimensions

- 75-90 Degree Parking: Lane width of 9 feet, Lane length of 19 feet.
 - Appears to be compliant.

Section 1291.07: Parking Spaces for People with Disabilities

- 1291.07(B): Dimensions shall be 11 feet wide, 19 feet deep. 5-foot wide access aisle on at least one side.
 - Length appears to be ok, width not indicated. Also need that 5-foot wide access aisle on one side with a ramp up to the sidewalk with a slope not to exceed 1:20, or as indicated by the ADA guidelines.
 - Signage for the accessible space must also be provided, details in 1291.07(C).
 - Applicant provided 12'x20' ADA space with a 16' access aisle on one side.

Section 1291.05: Location of Parking and Loading Spaces

- 1291.05(A)(4) a 40-foot vegetated zone landscaped to L2 standard (Chapter 1283) between street r/w and any parking or lading area.
 - This was an initial concern, but again with it being a TCOD the PZC can approve modified setbacks.
 - Will be determined by PZC

Section 1291.03: Lighting

- Any nonresidential parking area with 10 or more off-street parking spaces shall be illuminated during times of darkness to provide an average intensity of ½ foot candles as measured at the parking surface.
 - This will be something we'll need to talk about. I believe there was mention during our meeting of considering the vacuum bays as parking spaces, which would put you over the 10 threshold, but also considering the close proximity to the neighbors on the north it would be advantageous to have minimal lighting at night.
 - Applicant stated that the site will be lit by shielded LED lights, which will be timed to turn off or dim in the evening when the car wash closes (Hours of Operation in Staff Report).

Chapter 1295 – Signs

Section 1295.06: Exempt Signs

- Some sections of note within this: 1295.06(a) – Exempt Wall Mounted Signs, 1295.06(b) – Exempt Window Signs, 1295.06(j) – On-premise Directional Signs, 1295.06(p) – Window Signs and Posters, 1295.06(q) – Lighted Open/Closed Signs.

Section 1295.09: General Sign Standards

- 1295.09(2)(B): One wall/awning/canopy sign not exceeding 32 sqft
- 1295.09(2)(C): One ground sign not exceeding 32 sqft, no exceeding 10-feet in height, must be 10-feet from r/w.
- 1295.09(2)(D)(3): Additional square footage and signage permitted on lots with multiple street frontages, see section for details.
- See 1295.09(3) for wall sign requirements.
- See 1295.09(4) for ground sign requirements.

1295.10: Illuminated Signs

- Please read this section if you are proposing illuminated signs.
 - Concept sign renderings were included in the submittal, however, details on them were not. Final signage to be determined with TCOD application to PZC.

Jack Kuntzman

City Planner

740-964-1316

jkuntzman@ci.pataskala.oh.us

From: [Alan Haines](#)
To: [Jack Kuntzman](#)
Cc: [Scott Fulton](#); [Scott Haines](#); [Jim Roberts](#)
Subject: BZA - 4-14-20
Date: Wednesday, March 25, 2020 6:14:24 PM

Jack,

My comments for the Tuesday, April 14th BZA hearing are as follows:

1. CU-20-003
 - a. No comment
2. CU-20-004
 - a. The right-of-way line shall be straightened to parallel the roadway as shown in the site plan.
 - b. Relocation of storm water easement and facilities to be coordinated during engineering.
 - c. As indicated in the site plan, a left-turn lane shall be installed on Broad St. to satisfy the conditions of the TCOD. Final details to be determined during engineering.
 - d. Piping-in the creek line shall be permitted by the appropriate authority having jurisdiction, either the EPA or the ACOE, and shall also be coordinated with the City of Pataskala.

Let me know if questions.

Regards,

Alan W. Haines, P.E.
Public Service Director
City of Pataskala

621 W. Broad Street
Suite 2B
Pataskala, Ohio 43062

Office: 740-927-0145
Cell: 614-746-5365
Fax: 740-927-0228

From: [Scott Haines](#)
To: [Alan Haines](#); [Jack Kuntzman](#)
Cc: [Scott Fulton](#); [Jim Roberts](#)
Subject: RE: BZA - 4-14-20
Date: Sunday, March 29, 2020 11:27:15 AM

Jack,

After reviewing Alan's comments we offer the following addition items:

1. CU-20-003
 - a. No comment
2. CU-20-004
 - a. Relocation of storm water easement and facilities to be coordinated during engineering.
 - i. The layout shall ensure the outfall is with the flow of the channel and not against it.
 - ii. The Storm Easement width should be increased to 20'.

Let me know if questions.

Scott R. Haines, P.E., CPESC

Senior Project Manager

HULL | Newark, Ohio

Environment / Energy / Infrastructure

d: 740-224-0839 | o: 740-344-5451 | f: 614-973-9070

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[web](#) | [directions to offices](#)

From: Alan Haines <ahaines@ci.pataskala.oh.us>
Sent: Wednesday, March 25, 2020 6:14 PM
To: Jack Kuntzman <jkuntzman@ci.pataskala.oh.us>
Cc: Scott Fulton <sfulton@ci.pataskala.oh.us>; Scott Haines <shaines@hullinc.com>; Jim Roberts <jroberts@hullinc.com>
Subject: BZA - 4-14-20

Jack,

My comments for the Tuesday, April 14th BZA hearing are as follows:

1. CU-20-003
 - a. No comment
2. CU-20-004
 - a. The right-of-way line shall be straightened to parallel the roadway as shown in the site plan.
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- c. As indicated in the site plan, a left-turn lane shall be installed on Broad St. to satisfy the conditions of the TCOD. Final details to be determined during engineering.
- d. Piping-in the creek line shall be permitted by the appropriate authority having jurisdiction, either the EPA or the ACOE, and shall also be coordinated with the City of Pataskala.

Let me know if questions.

Regards,

Alan W. Haines, P.E.
Public Service Director
City of Pataskala

621 W. Broad Street
Suite 2B
Pataskala, Ohio 43062

Office: 740-927-0145
Cell: 614-746-5365
Fax: 740-927-0228



CITY OF PATASKALA PLANNING & ZONING DEPARTMENT
 621 West Broad Street, Suite 2A
 Pataskala, Ohio 43062

CONDITIONAL USE APPLICATION

(Pataskala Codified Ordinances Chapter 1215)

Property Information	
Address:	N. BELMAR DRIVE PATASKALA OHIO 43062
Parcel Number:	06315138600000
Zoning:	GB
Acres:	1.329
Water Supply:	<input type="checkbox"/> City of Pataskala <input checked="" type="checkbox"/> South West Licking <input type="checkbox"/> On Site
Wastewater Treatment:	<input type="checkbox"/> City of Pataskala <input checked="" type="checkbox"/> South West Licking <input type="checkbox"/> On Site

Staff Use
Application Number: CW-20-004
Fee: 300
Filing Date: 3-13-20
Hearing Date: 4-14-20
Receipt Number: 22150

Applicant Information		
Name:	BRAD MAURER, MAD STUDIO	
Address:	68 NORFOLK DR	
City:	LEXINGTON	State: OHIO
Phone:	419-884-7794	Zip: 44909
Email:	brad@madstudioLLC.com	

Documents
<input type="checkbox"/> Application
<input checked="" type="checkbox"/> Fee
<input checked="" type="checkbox"/> Narrative
<input type="checkbox"/> Site Plan
<input checked="" type="checkbox"/> Deed
<input type="checkbox"/> Area Map

Property Owner Information		
Name:	TRENT WALTER	
Address:	1266 MIDDLE ROWSBURG RD	
City:	ASHLAND	State: OHIO
Phone:	800-537-6788	Zip: 44805
Email:	twalter@nationalpridecarwash.com	

Conditional Use Information
Request (Include Section of Code): 1249.09(7): CAR WASH IS A CONDITIONALLY APPROVED USE IN (GB) GENERAL BUSINESS ZONING DISTRICT.
Describe the Project: A NEW SINGLE TUNNEL, AUTOMATIC CAR WASH BUILDING ON A VACANT LOT. PLEASE SEE NARRATIVE STATEMENT, ATTACHED, FOR MORE DETAILED INFORMATION.

Documents to Submit

Conditional Use Application: Submit 1 copy of the conditional use application.

Narrative Statement: Submit 1 copy of a narrative statement explaining the following:

- The reason the conditional use has been requested.
- The specific reasons why the conditional use is appropriate as it pertains to Section 1215.04 of the Pataskala Code:
 1. *Is in fact a conditional use as established under the provisions of Title Three of the Planning and Zoning Code for the specific zoning district of the parcel(s) listed on this application.*
 2. *Will be harmonious with and in accordance with the general objectives, or with any specific objective of the City comprehensive plan and/or this Code.*
 3. *Will be designed, constructed, operated and maintained so as to be harmonious in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.*
 4. *Will not be hazardous or disturbing to existing or future neighboring uses.*
 5. *Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.*
 6. *Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.*
 7. *Will not involve uses, activities, processes, materials, equipment and conditions of operations that will be detrimental to any persons, property, or the general welfare, including but not limited to excessive production of traffic, noise, smoke, fumes, glare, odor, potential for explosion, and air or water pollution.*
 8. *Will have vehicular approaches to the property which shall be so designed as to not create interference with traffic on surrounding public thoroughfares.*
 9. *Will not result in destruction, loss, or damage of a natural, scenic, or historical feature of major importance.*
- Specific standards for conditional uses can be found in Section 1215.05 of the Pataskala Code.
- Wireless Telecommunication Facilities must also meet the requirements outlined in Section 1293.06(B) of the Pataskala Code.

Site Plan: Submit 1 copy (unless otherwise directed by staff) of a site plan to scale of the subject property indicating the following:

- All property lines and dimensions
- Location and dimensions of all existing and proposed buildings and structures.
- Setbacks from property lines for all existing and proposed buildings, structures and additions
- Easements and rights-of-way
- Driveways
- Floodplain areas
- Location of existing wells and septic/aerator systems.
- Any other information deemed necessary for the conditional use request

Deed: Provide a copy of the deed for the property with any deed restrictions. Deeds can be obtained from the Licking County Recorder's website here: <https://apps.lcounty.com/recorder/paxworld/>

Area Map: Submit 1 copy of an area map showing the property and the surrounding area. Area maps can be obtained from the Licking County Auditor's website here: <https://www.lickingcountyohio.us/>

Signatures

I certify the facts, statements and information provided on and attached to this application are true and correct to the best of my knowledge. Also, I authorize City of Pataskala staff to conduct site visits and photograph the property as necessary as it pertains to this conditional use request.

Applicant (Required):



Date:

3-13-2020

Property Owner: (Required):



Date:

3/13/20

Pataskala Zoning Commentary for the Express Car Wash:

The following narrative is to supplement the drawings and conditional use zoning application for a proposed express car wash facility, which is a conditional use as per 1240.04 (7). The facility layout will provide more than ½ of the required vehicle washing capacity. Wash cycle = 2.5 minutes which equates to 24 cars per hour. $24 / 2 = 12$ cars required stacking spaces. Our site plan shows 29 car stacking spaces at 200 SF per space, over double the required spaces per code.

The proposed \$2 Million dollar express car wash facility will be harmonious with the comprehensive city plan and will enhance and improve on the local area. It will blend in with and relate to the vernacular architecture of the community. It will be situated on the site to follow the E. Broad Street corridor and adjacent local businesses. It will be constructed of masonry stone veneer, split face block, and EIFS (exterior insulation finish system) that will all be neutral in color and relate to adjacent structures. The hip roofs, gutters, fascias and metal coping will relate to the houses to the north, but will be an accented blue per the company color.

The building will not pose any hazards or disturbances to the neighboring adjacent uses. It will be utilizing the latest technologies in LED shielded lighting to securely light the facility yet not spill any light onto the adjacent parcels. Timers will be added to shut off and dim at night as necessary. The site plan also shows screening fence and landscape as required at the north residential lot line. The building incorporates sound deadening design and layout to prevent any sound leakage (see sound test report, attached). The facility is **NOT** open 24 hours (8-7 M-S; 9-5 Sunday) so there will be **NO** evening disturbances.

The facility will adequately be served by the public and city facilities as it has exposure from all 4 sides for complete accessibility. The building is designed to address all 4 sides as a result, and avoid a “back” side. The facility will easily tie into existing sanitary, water, storm utilities, and will have an available dumpster that will be screened with a masonry enclosure to match the building. The building will have a state of the art security alarm and monitoring system to ensure the safety of the employees and the site.

The building will not create any additional hardships to the economic welfare of the community. In fact, the owners feel the building will help fuel the local economy by showing continued growth in the area. The owners want to be involved in the community and participate in supporting activities. Frequently they sponsor local school activities, youth sports and other awareness groups. In particular, they are big supporters of Autism and Alzheimer’s associations at local levels.

The site will employ between 10-12 employees at an average wage of \$14-16/ hour with career advancement incentives for management positions. Employees have the opportunity to be trained on operations, customer service and other skill sets that translate to growth as an individual in our working society.

The site plan shows (2) 35’ wide drive entrances from N. Belmar Drive as well as N. Summit Ridge Drive without adding any additional drives off of E. Broad Street. We are also

proposing a left turn lane off of E. Broad Street that will meet ODOT standards and will prevent any traffic situations as per the TCOD requirements.

The site will use car wash soap that is bio-degradable and environmentally friendly. It will follow a "green" car wash program that is friendly to our environment and community. Express friction car washes do not need to use harsh or noxious chemicals to clean. They are able to operate with highly diluted chemicals due to the application of brushes.

The site plan also notes an underground storm-water detention system that will be properly engineered to not overwhelm the existing storm-water system. We will also be relocating (piping) the existing stream as shown and shall follow all EPA mitigation requirements, permits and regulations. Any trees greater than 6" in diameter will be properly replaced or replenished and the landscape around the stream shall be preserved.



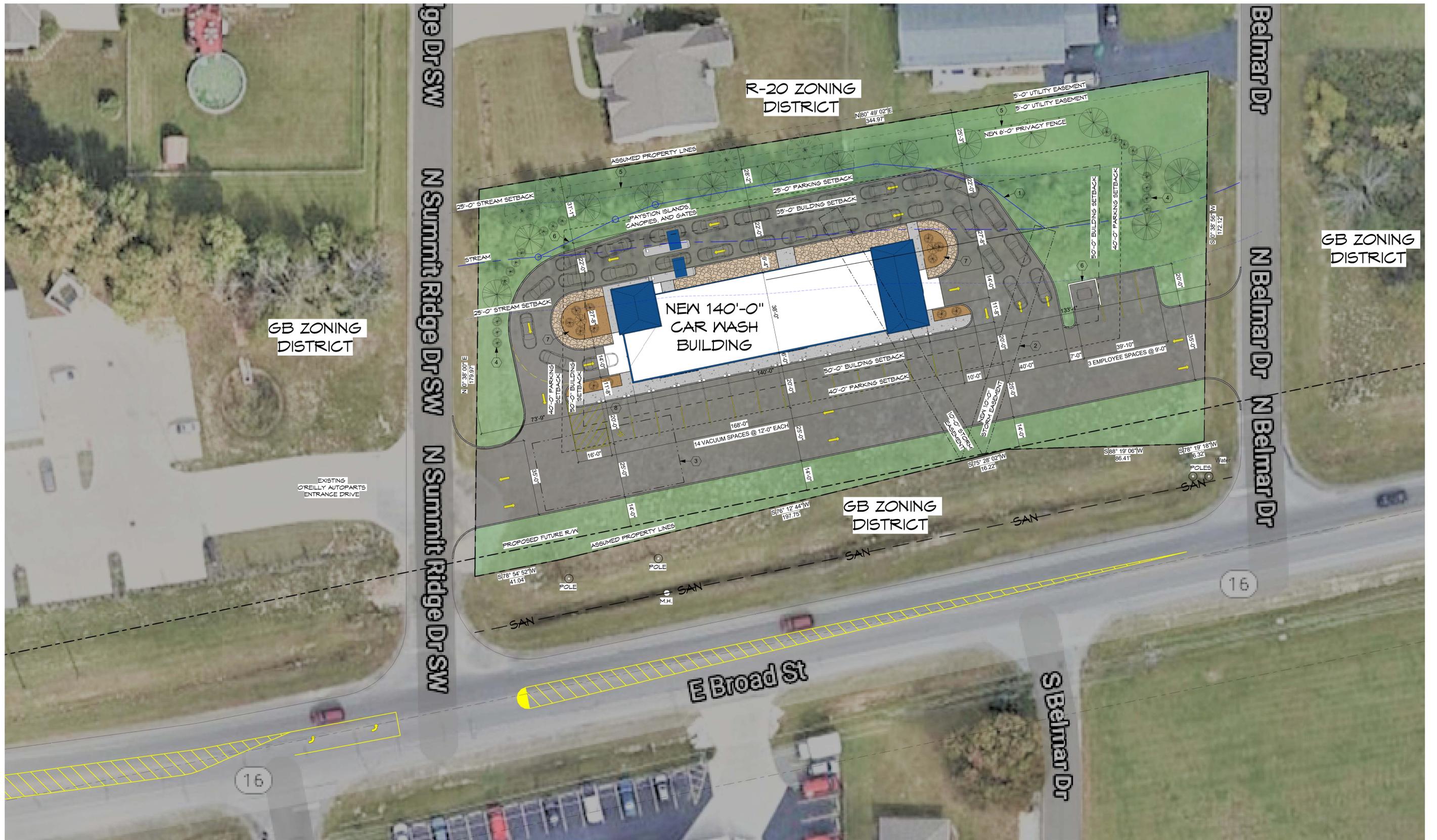
ZONING AND PLANNING NOTES

- Chapter 1244 - General Business (GB) District**
 1244.02: Car Washes are a Conditionally Permitted Use
 1244.02(1): Stacking spaces required- (1/2) of hourly vehicle washing capacity
 • 2.5 min. per car X 60 = 24 cars per hour. 24 / 2 = 12 required stacking spaces required.
 • 24 stacking spaces shown on site plan.
 1244.05(A): Required Bldg Height = 35 feet.
 Proposed Building Height = 27'-2" (mid-line of tower roof).
 1244.05(C) Setbacks and yards:
 1244.05(C)(1) and 1254.05(B): 50' front yard setbacks required (West, South, East).
 • Proposed Setbacks are shown on site plan.
 1244.05(C)(3): When abutting a residential zoning district (North) : 35' for structures, 25' paving.
 • Proposed Setbacks are shown on site plan.
 1244.05(D): Max. Lot coverage = 25%. Actual as shown = 10%
 1244.05(E) and 1254.05(D): Screening of trash and garbage areas shall meet requirements of Section 1203.06. Container systems shall not be located in front yards. Dumpster and masonry screen walls are shown on site plan.
- Chapter 1254 - Transportation Corridor Overlay District (TCOD)**
 1254.05: Design Standards
 1254.05(A): Traffic Safety Measures. One or more traffic safety measures shall be required.
 • Proposed traffic safety measures are shown on Civil Drawings (left turn lane at N. Summit Ridge Dr.)
 1254.05(E): All new utilities shall be located underground.
 Proposed utilities shall be underground as shown on Site Plan and Civil Drawings.
 1254.05(G): Corridor Landscaping/Buffers/Screening
 1254.05(G)(1): All existing, healthy trees having a trunk diameter of 6 inches or more shall be preserved whenever possible.
 • Proposed trees to be removed are <6' diameter.
 1254.05(G)(2): Buffer zones shall be approved, approved with modifications or disapproved by the PZC with consideration given to recommendations from City Staff.
 • Proposed Landscape screening is shown on Site Plan.
 1254.05(G)(3): Parking requirements shall be approved, approved with modifications or disapproved by the PZC with consideration given to recommendations by City Staff.
 • Proposed Parking layout is shown on Site Plan.
 1254.05(G)(4): Landscaping/Design Requirements
 1254.05(G)(4)(a): Distance between parking area and building: a minimum distance of 3 feet shall be maintained between any building and the parking area.
 • Proposed distances are shown on Site Plan.
- Chapter 1203 - Landscaping and Screening**
 Section 1203.07: Application of Landscaping Standards
 1203.07(1)(b): Front yard = L2, Rear yard = L4
 1203.06: Landscaping and Screening Standards
 1203.06(3): L2 Standard is a continuous 3' high shrub line/berm/wall with 1 tree per 30 LF.
 1203.06(5): L4 standard is a fence/wall not less than 6' high and 100% opaque with 1 tree per 30 LF.
 • Proposed landscape is shown on Site Plan.
 1203.06(7)(b): Trees may be of deciduous or evergreen type but shall be of those in Table 1203.03-02. Minimum diameter and height standards must be met.
 • Proposed trees are shown on Site Plan.
 1203.06(7)(c): Existing vegetation may be used to meet these standards.
 1203.03: Tree Preservation and Replacement
 Any tree over 6 inches (as in 1203.06(7)) shall be preserved where possible. If being removed, then a tree must be replaced at an appropriate ratio as determined by Table 1203.03-01 and Table 1203.03-02. A developer may also contribute to a fund in lieu of replacements at a 3:1 ratio.
 • Proposed site plan does not remove any trees greater than 6' in diameter.
- Chapter 1241 - Parking and Loading**
 Section 1241.16: Required Number of Off-Street Parking Spaces
 1241.16(Commercial): The required number of off-street parking spaces for a car wash is not listed.
 • Proposed parking lot shows (14 vacuum / general parking spaces, and 3 employee parking spaces, which is what is typically required in other jurisdictions).
 Section 1241.15: Width of Access Driveway
 Access drives shall be a minimum width of 20 feet for two-way traffic, and a minimum width of 14 feet for one-way traffic.
 • Proposed drives are 35' wide as shown on site plan.
 1241.13(B)(1): All surface parking areas with more than 10 spaces shall provide curbed interior landscaping complying with one or a mix of these standards:
 1241.13(B)(1)(a): Interior landscaping at a rate of 20 sqft per stall, 1 tree provided for every 200 sqft of landscaped area. (20 x 17 = 340 SF required, 2 trees)
 1241.13(B)(1)(b): 1 tree for every 4 parking spaces. (17/4 = 4 trees)
 • Proposed interior landscape islands are 1450 SF with 2 trees.
 1241.11: Parking and Loading Space Dimensions
 T5-40 Degree Parking: Lane width of 9 feet, Lane length of 19 feet.
 • Proposed Parking lot is shown on Site Plan.
 1241.07: Parking Spaces for People with Disabilities
 1241.07(B): Dimensions shall be 11 feet wide, 19 feet deep. 5-foot wide access aisle on at least one side. Signage for the accessible space must also be provided, details in 1241.07(C).
 • Proposed ADA parking space and sign are shown on Site Plan (12' x 20' with 12' on one side).
 1241.05: Location of Parking and Loading Spaces
 1241.05(A)(4) a 40-foot vegetated zone landscaped to L2 standard (Chapter 1203) between street r/w and any parking or loading area.
 Proposed Parking lot is shown on Site Plan.
 1241.03: Lighting
 Any nonresidential parking area with 10 or more off-street parking spaces shall be illuminated during times of darkness to provide an average intensity of 1/2 foot candles as measured at the parking surface.
 • Proposed Photometric is shown on Civil Drawings.

NOTE:
 NOTE: AT THE TIME THIS ARCHITECTURAL SITE PLAN DRAWING WAS CREATED, A SITE SURVEY AND/OR CIVIL DRAWINGS WERE NOT AVAILABLE. THIS ARCHITECTURAL SITE PLAN IS BASED ON AERIAL PHOTOS AND/OR TAX MAPS FOR CITY PLANNING COMMISSION OR ZONING APPROVAL ONLY. REFER TO CIVIL DRAWINGS FOR MORE DETAILED SITE INFORMATION AND DIMENSIONS.

SITE AREA MAP
 1" = 50'-0"

**EXPRESS
 CAR WASH**
 NORTH BELMAR DRIVE
 REYNOLDSBURG, OHIO 43068
SITE AREA MAP



NOTE:

NOTE: AT THE TIME THIS ARCHITECTURAL SITE PLAN DRAWING WAS CREATED, A SITE SURVEY AND/OR CIVIL DRAWINGS WERE NOT AVAILABLE. THIS ARCHITECTURAL SITE PLAN IS BASED ON AERIAL PHOTOS AND/OR TAX MAPS FOR CITY PLANNING COMMISSION OR ZONING APPROVAL ONLY. REFER TO CIVIL DRAWINGS FOR MORE DETAILED SITE INFORMATION AND DIMENSIONS.

SITE PLAN
1" = 20'-0"

- SITE PLAN CODED NOTES:**
1. Proposed location of approximately 260' of stream piping. Stream to be relocated and mitigated as per EPA, City of Pataskala and/or Army Corp of Engineer requirements.
 2. Proposed location of new storm water easement and piping to be relocated.
 3. Proposed location for new storm water detention basin, under-ground.
 4. L-2 Landscape Standard (a continuous 3' high shrub line/berm/wall with 1 tree per 30 LF) at Front Yards
 5. L-4 Landscape standard (a fence/wall not less than 6' high and 100% opaque with 1 tree per 30 LF) at Rear Yard.
 6. Dumpster and Split Face Masonry screen walls that match building colors and textures.
 7. New landscape island consisting of gravel, mulch, evergreen shrubs and a small decorative tree.
 8. 12' wide ADA parking space with 12' ADA access space.

**EXPRESS
CAR WASH**

NORTH BELMAR DRIVE
REYNOLDSBURG, OHIO 43068

ARCHITECTURAL SITE PLAN



SOUTH EXTERIOR ELEVATION

3/16" = 1'-0"



WEST EXTERIOR ELEVATION

1/8" = 1'-0"



EAST EXTERIOR ELEVATION

1/8" = 1'-0"



NORTH EXTERIOR ELEVATION

1/8" = 1'-0"

COLOR INDEX

EXACT COLOR SCHEME IS TO BE COORDINATED WITH OWNER PRIOR TO ANY PURCHASE OR INSTALLATION.

- COLOR 1 = DARK ROYAL BLUE
- COLOR 2 = ACCENT LIME GREEN
- COLOR 3 = ACCENT WHITE
- COLOR 4 = RELAXED KHAKI
- COLOR 5 = PANDA WHITE
- COLOR 6 = LEDGESTONE BRIGHTON DESERT SANDS PALETTE
- COLOR 7 = 6x9 TRIMSTONE BRIGHTON DESERT SANDS PALETTE

**EXPRESS
CAR WASH**

NORTH BELMAR DRIVE
REYNOLDSBURG, OHIO 43068

EXTERIOR ELEVATIONS



ARCHITECTURAL RENDERING @
SOUTHWEST CORNER



ARCHITECTURAL RENDERING @
NORTHEAST CORNER



ARCHITECTURAL RENDERING @
SOUTHEAST CORNER

EXPRESS CAR WASH

NORTH BELMAR DRIVE
REYNOLDSBURG, OHIO 43068

ARCHITECTURAL RENDERINGS

**NOISE IMPACT STUDY
THUNDERCLOUD AUTO SPA
BROADVIEW HEIGHTS, OHIO
PRUITT CONSTRUCTION**

At the request of Mr. Paul Stoyanov of Pruitt Construction, the D. H. Kaiser Co. was called upon to assess the existing sound levels in the immediate environment at or surrounding a car wash located at 8581 Darrow Road, Twinsburg, Ohio. Our task also included assessment of the existing noise levels encountered at an intended new site on East Royalton Road, Broadview Heights, Ohio.

Site inspection of the existing car wash took place on Monday, April 22nd. Present at this initial meeting were Mr. Paul Stoyanov and Mr. William Hannon of the D.H. Kaiser Co.

The major concern expressed is the sound generated by car wash operations and heard by surrounding neighbors. A review of the site plan indicates that the existing car wash is situated east to west with the entrance to the rear (west) and exit, after wash, to the East. There is considerable road traffic along the adjoining roadway.

The scope of this report will focus on sound pressure levels both in average and in specific octave bands. All data is expressed as 'A' weighted statistics and are adjusted for the inability of human hearing to efficiently detect low frequency sounds. Common dB numbers used in discussion or comparison are usually 'A' weighted and are expressed as 'dBA'. In sound pressure measurements the base reference for expressed dB is 20 micropascals.

Equipment used for evaluation of this problem was a CESVA, model SC-160 real time spectrum analyzer. Please refer to the attached "Equipment Profile", found in the appendix of this report for a full description and test certification dates.

Noise level data was collected between 2:00 PM and 2:30 PM on April 22, 2019.

Weather conditions during the test and site visit were noted as:

Temperature: 64 F

Wind: 3.4 MPH MAX

Precipitation:
NONE

Conditions surrounding the source or audible locations include the following:

Congested traffic roadway to the west

Open undeveloped land to the north

Undeveloped land with trees and rough grassland to the east

Commercial landscaped property to the south

Strategy of measurement:

**NOISE IMPACT STUDY
THUNDERCLOUD AUTO SPA
BROADVIEW HEIGHTS, OHIO
PRUITT CONSTRUCTION**

The spectrum analyzer was tripod mounted at 54 inches above grade. A check of calibration occurred just prior to the collection of data at 110.1 dBA using a Quest Model CA-128 sound calibrator, This check was conducted at the end of testing with no change. A windscreen was placed on the microphone. At all times the microphone was directed to the major source of sound.

Data was collected at four locations surrounding the existing building at a distance of twenty five (25) feet. Measurements were also conducted at a distance of fifty(50) feet to the north of the building.

The sound generated to the west or exit of the carwash includes commercial vacuum cleaner sound as well as blower and other noise during the wash process. An attempt to isolate the two noise sources was made by eliminating the vacuum during one test. In all, 25 individual tests were performed to establish the maximum sound pressure for a 10 second period. All attempts were made to minimize the effects of other community noise such as traffic, aircraft etc.

Data collected was immediately stored in the on-board memory of the sound level meter. This information was computer downloaded for review and analysis on April 23, 2019. All data is included herein.

SOUND PRESSURE LEVELS - EXISTING CAR WASH - TWINSBURG

Location 1: North side - Mid Building @25 feet Avg.= 60.7 dBA Max.= 63.8 dBA
Sound sources include vacuum 3 - 8 cars / Car wash operation / traffic

Location 2: North side - Mid Building @50 feet Avg.= 59.6 dBA Max.= 60.5 dBA
Sound sources include vacuum 3 - 5 cars / Car wash operation / traffic
Moderate traffic Darrow Road is considerable

Location 3: West @ 25 feet from car wash exit Avg. = 78.1dBA Max. = 78.8
Sound sources include vacuum / car wash operation w/blower
Note: With vacuum equipment disabled average is reduced by 5.8 dBA
Ambient noise level w/ No car wash and NO vacuum = 56.0 dBA

**NOISE IMPACT STUDY
THUNDERCLOUD AUTO SPA
BROADVIEW HEIGHTS, OHIO
PRUITT CONSTRUCTION**

SOUND PRESSURE LEVELS - EXISTING CAR WASH - TWINSBURG

Location 4: South @25 feet Avg.= 57.3 dBA Max. = 58.0 dBA (Near ambient level of 56.0 dBA)

Location 5: East @ Pavement edge (approximate distance 50 feet from building
Avg. = 66.2 dBA Max.= 71.2 dBA

DATA ASSESSMENT:

Maximum measured sound levels recorded were at the discharge end of the car wash, or to the west.

Sound intensity varies during the wash cycle and occurs at a repetitive cycle.

Sound intensity generated by vacuum equipment is constant. With reduction of vacuum noise the overall time weighted sound average will be reduced significantly,

As the distance to the sound source is increased, sound pressure levels will be reduced due to distance from the source. This reduction follows the "Root-Mean Square Law". This reduction may be affected by the wether conditions such as wind and humidity. This anticipated reduction in sound intensity due to distance may also be affected by nearby reflective surface such as pavement or structures.

Using the formula $A_s + 20\log(25'/100')$ the maximum sound pressure level would be reduced by 12 dB at a distance of 100 feet.

**NOISE IMPACT STUDY
THUNDERCLOUD AUTO SPA
BROADVIEW HEIGHTS, OHIO
PRUITT CONSTRUCTION**

AMBIENT SOUND PRESSURE LEVELS - BROADVIEW HEIGHTS

Utilizing identical procedures as described previously in this report, ambient sound pressure levels were measured at an undeveloped site on East Royalton Road in Broadview Heights, Ohio.

The test location was chosen to be in line with the exit end of a similar car wash operation. At this point, approximately 55 south of East Royalton Road and near the center of the property, the major sound source was predominately traffic and other community noise. Measurements were observed between 3:30 and 4:45 PM on April 22nd, 2019.

Twenty Two (22) samples were recorded establishing 10 second average sound levels. All data is included with this report.

Weather conditions during the test and site visit were noted as:

Temperature: 66 F

Wind: 2.8 MPH MAX

Precipitation:
NONE

The maximum sound pressure was measured twice during the test period at 79.4 dBA. The initial test included heavy truck with normal traffic (79.4) and again at 4:25 PM which included a heavy truck and a lawnmower operating from the northeast.

The minimum recorded level 51.3 dBA occurred at 4:29 PM with a brief break in traffic and after lawnmower noise abated.

Examples include:

Passing 4 motorcycles with 3 cars = 75.0 dBA

Passing truck, automobiles and transit bus = 74.1 dBA

The average sound pressure level (50 feet from road) was 72.4 dBA. This statistic includes traffic noise, lawnmower noise as well as aircraft and minimal construction noise from re-roofing a commercial building to the northwest.

CONCLUSIONS:

**NOISE IMPACT STUDY
THUNDERCLOUD AUTO SPA
BROADVIEW HEIGHTS, OHIO
PRUITT CONSTRUCTION**

Supplied site plans as of April 17th, 2019, indicates the intended car wash building is to be set south of East Royalton Road at a distance to exceed 125 feet. Measured maximum sound pressure level (existing operation) was 78.8 dBA at 25 feet from the discharge end. Sound pressure reduction, due to distance indicates one can expect to experience a maximum sound pressure level of 66.8 dBA at 100 feet. (This would be reduced in the event that vacuum equipment can be enclosed.)

The average sound pressure level measured on East Royalton Road (50 feet from center of road) was found to be 72.4 dBA. We therefore expect sounds generated from car wash operation to fall significantly below the average traffic and community noise found during the test period on East Royalton Road.

The minimum noise level at East Royalton Road (51.3 dBA) would tend to indicate that, at the tested location, car wash operations would be audible, however below that of average traffic noise.

The important consideration here would be the increased distance to a receptor from the sound source. This report does not consider the impact of the increased distance to any resident or residential structures.

Precipitation would increase traffic noise and perhaps eliminate car wash noise.

Therefore the author must conclude that intermittent operation of a similar car wash would have little or no impact on the overall time weighted average sound pressure levels in this general location.

**NOISE IMPACT STUDY
THUNDERCLOUD AUTO SPA
BROADVIEW HEIGHTS, OHIO
PRUITT CONSTRUCTION**

Please refer to the attached statistical data included herein.

The data and information contained herein was collected and presented in a conjunction with ANSI S1.8-1989 (Reference Quantities for Acoustical Levels), ANSI S12.9-1998 (Quantities and Procedures for Description and Measurement of Environmental Sound), ANSI S12.1-1983 (Guidelines for the Preparation of Standard Procedures to Determine the Noise Emission from Sources), ANSI S12.18-1994 (Procedures for Outdoor Measurement of Sound Pressure Level).

The author is confident that data collected and described herein adequately identifies and or quantifies the sound source and its impact upon the nearby environment.

Submitted by:

William H. Hannon
Acoustician
The D. H. Kaiser Co.
April 26, 2019

DESCRIPTION APPROVED
JARED N. KNERZ
LICKING COUNTY ENGINEER
APPROVED
JNK 9-13-18



201809130019236
Pg:2 \$28.00 T20180013283
9/13/2018 4:06 PM MFPAMERITTTT.E
Bryan A. Long Licking County Recorder

TRANSFERRED
Date September 13, 2018
Michael L. Smith
Licking County Auditor
SEC. 319.202 COMPLIED WITH
MICHAEL L. SMITH, AUDITOR
BY: *lks* 180.00

AmeriTitle Box
C1807126ORM

**GENERAL WARRANTY DEED
(By a Partnership)**

Voelker-Belz Co., an Ohio general partnership, organized and existing under the laws of the State of Ohio, (Grantor), for valuable consideration paid, grants with General Warranty Covenants, to Christoff Land & Development LLC, an Ohio limited liability company (Grantee), whose tax mailing address is 102 W. MAIN ST #507 New Albany, OH 43054 the following REAL PROPERTY:

For APN/Parcel ID(s): 063-151386-00.000 and 063-151326-00.000

Situated in the County of Licking, in the State of Ohio and the City of Pataskala:

Being Reserve "B" and Lot 37 in SUMMIT RIDGE HEIGHTS NO. 2 ADDITION, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 6, Pages 205 and 206, Recorder's Office, Licking County, Ohio.

Tax Parcel No.: 063-151386-00.000 and 063-151326-00.000

Property Address: 1.33 Acres and 0.6 Acres - North Belmar Drive, Pataskala, OH 43062

Subject to all taxes after date hereof, conditions, restrictions, covenants, legal highways and easement of record, if any.

Prior Instrument Reference: Deed Book 494, page 524



GENERAL WARRANTY DEED
(By a Partnership)
(continued)

Grantor has caused its partnership name to be subscribed hereto by Dirken T. Voelker, its General Partner, signed this 4th day of September, 2018.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

GRANTOR(S):

Voelker-Belz Co.

BY: *Dirken T. Voelker, General Partner*
Dirken T. Voelker
General Partner

State of Ohio,

County of Franklin :ss

The foregoing instrument was acknowledged before me this 4th day of September, 2018, by Dirken T. Voelker, General Partner of Voelker-Belz Co., an Ohio general partnership, who is personally known to me or who has produced a valid driver's license as identification.

Gary R. Rader
Notary Public
My Commission Expires: _____



Gary R. Rader
Notary Public, State of Ohio
My Commission Expires 03-31-2019

This instrument was prepared by:
Lisa Berger, Esq.
150 E. Main St., Suite 1A
Columbus, OH 43215

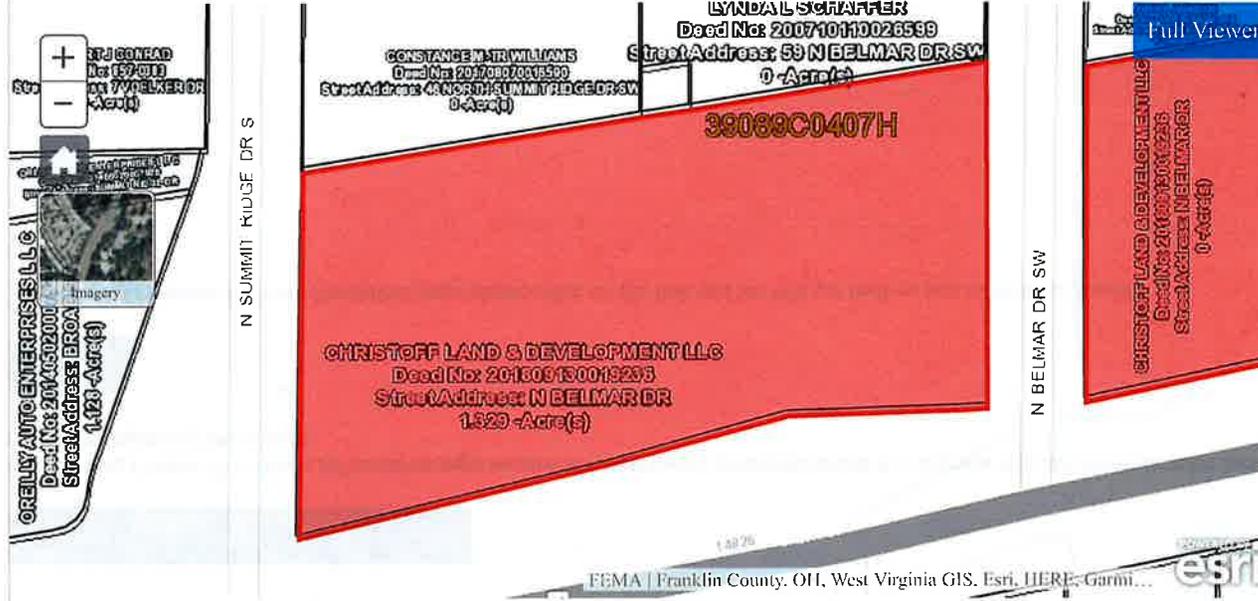
Floodplain Map Viewer



1

Search Your Property (See results below)

Search by EPIN, Parcel Number, Name, or Address: christoff land & development llc



2

Results (Click on row below to zoom in)

EPIN	Parcel Number	Name	Address	Flood Insurance Requirement	Flood Zone
01150552406206007000	6315132600000	CHRISTOFF LAND & DEVELOPMENT LLC,	N BELMAR DR	NO	X
01150552406206100000	6315138600000	CHRISTOFF LAND & DEVELOPMENT LLC,	N BELMAR DR	NO	X

