



## PUBLIC NOTICE

DATE: March 19, 2021

TO: Members of the Architectural Review Board  
Mayor Annette M. Blackwell  
Council President Ron Jackson  
Members of City Council  
Members of the Planning and Zoning Commission  
Chief Building Official Fred White  
Directors, Chiefs, Department Heads

FROM: Leonette Cicirella Johnson *LCJ*

RE: **Architectural Review Board Meeting**

In accordance with Section 1262.045 of the Codified Ordinances of the City of Maple Heights, an **Architectural Review Board Meeting** will be held on **Wednesday, March 24, 2021 at 7:00 p.m.** via video/teleconference to discuss the following:

- **Establishment of Regular Meeting Schedule**
- **Review of the Proposed Car Wash Project at 5510 Warrensville Center Road**

Board members, Administrative staff, Council and the Public may access the meeting via ZOOM by the following methods:

**By computer, tablet or smartphone:**

<https://us02web.zoom.us/j/83951471500?pwd=T2VpRlIPMk12WHpkbnJ0blRSSGoxUT09>

**Meeting ID: 839 5147 1500**

**Passcode: 694998**

**By telephone:**

1. Dial **1-312-626-6799**

2. Enter Meeting ID: **839 5147 1500**

**Passcode: 694998**

Leonette Cicirella Johnson  
Clerk of Council  
City of Maple Heights



PLANNING AND ZONING COMMISSION APPLICATION  
Building Department

Applicant Information	Property Owner Information
Name: Jason Fenton/Express Wash Concepts	Name: Fitness Group Investment, LLC
Address: 13375 National Road SW, Suite D	Address: 18605 Detroit Ave
City: Lakewood State: OH	City: Lakewood State: OH
Phone Number: 440-724-3594	Phone Number: 440-724-3594
E-mail Address: jason@expresswashconcepts.com	E-mail Address: sam@rebeldevelop.com

**Property and Project Information**

Property Address: 5510 Warrensville Center Road Parcel Number(s): 783-08-42

Zoning District: General Commercial

Previous Use of Land/Space: Old Bally's Fitness Bldg When did the previous use end? Unknown

**Project Narrative:** Using the space below, provide a brief description of your proposed project and use:  
Express Wash Concepts is proposing to construct a new car wash, under the brand name Clean Express Auto Wash. The site is approximately 2 acres of the 3.33 acre parcel. The redevelopment is located on the newly created parcel South of the Dollar General on Warrensville Center Road- final lot split is in process. The car wash will have 2 service bays on Warrensville, abiding both reciprocal easement agreements with the users to the north- these need to remain open, per the REA currently in place. The car wash will have one lane to the north of the building with pay stations (posted to C-2) and access the tunnel on the west end of the building, facing east. Once customers exit the wash, they can utilize the free vacuum, noted on the attached site plan, located on the southern side of the building. The building elevations are attached, with building materials consisting of brick (2 colors) and niching (fiber cement siding) accented elements.


**Project Drawings:** At minimum, a site plan and floor plan drawn to scale must be submitted with this application. Please see Page 2, Required Drawings, for more information.

**Action Requested** (check all that apply):

<input checked="" type="checkbox"/> Conditional Use Permit (additional submittals required)	<input type="checkbox"/> Variance (additional submittals required)
<input type="checkbox"/> Lot Consolidation/Lot Split (In process)	<input type="checkbox"/> Determination of Similar Uses
<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Zoning Text Amendment
<input type="checkbox"/> Final Plat	<input type="checkbox"/> Zoning Map Amendment

**Property and Project Information**

To the best of my knowledge, the foregoing statements are true and correct. I understand the Building Commissioner reserves the right to refuse this application if found to be incomplete or improperly submitted, including, but not limited to, the attached application and drawings. I, or my authorized agent or representative, shall be present at the public meeting on the date designated by the Secretary of the Planning and Zoning Commission. I further understand that my failure to be present for the meeting at the date and time stated below may cause the case to be denied. I understand that if I have questions about my application or the Planning and Zoning Commission agenda, I should contact the Secretary of the Planning and Zoning Commission at (216) 587-9000.

Jason Fenton/Express Wash Concepts  2/5/21

Applicant's Printed Name Applicant's Signature Date



APPLICATION REVIEW  
Building Department

BUILDING OFFICIAL REVIEW	
Property is in Zoning District:	<u>General Commercial</u> Chapter: <u>1280</u>
<input type="checkbox"/> Appearance before Planning and Zoning Commission <u>is not required</u> based on project information.	
<input checked="" type="checkbox"/> Appearance before Planning and Zoning Commission <u>is required</u> for the following item(s):	
<input checked="" type="checkbox"/> Conditional Use Permit	<input type="checkbox"/> Variance
<input type="checkbox"/> Lot Consolidation/Lot Split	<input type="checkbox"/> Determination of Similar Uses
<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Zoning Text Amendment
<input type="checkbox"/> Final Plat	<input type="checkbox"/> Zoning Map Amendment
Comments and Code Citations: <u>1280.04(F)</u>	
<u>Tenant requesting to construct a new car wash which is a</u>	
<u>Conditionally Permitted use in the GC District and will</u>	
<u>require approval from the P+Z Council.</u>	
Departmental Reviews:	
<input type="checkbox"/> City Engineer <input type="checkbox"/> Fire Department <input type="checkbox"/> Law Department <input type="checkbox"/> Economic Development Department	

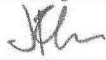
1290.05(2)(C)

Non residential districts adjoining a residential district shall have landscape screening to effectively screen the non residential district from the residential district. The landscape screening shall be approved by the P+Z Council.

Fred White 2/8/21

### CONDITIONAL USE PERMIT STATEMENT

As the applicant, I understand that in requesting a Conditional Use Permit, the Planning and Zoning Commission shall review the particular facts and circumstances of each proposed use in terms of the standards listed below and outlined in Codified Ordinance Chapter 1262.12. I believe that my request for a Conditional Use Permit conforms to the standards for such permit as listed below. Further, I understand that the Planning and Zoning Commission may ask for supporting documentation demonstrating how the application conforms to the standards listed below.

 2/5/21  
Applicant Signature Date  
JASON FENTIM / EXPIERT WASH CONCEPTS  
Applicant Name

- a. The use will not discourage the development or impair the value of the surrounding and adjacent land and use district(s);
- b. The concentration and volume of vehicles in connection with the use will not be more dangerous or hazardous than the usual traffic of the use district;
- c. The proposed use must not produce a negative impact upon the abutting or surrounding properties and zoning uses given the characteristics, size, location, intensity and nature of the proposed use and any structure;
- d. The location, extent, arrangement and intensity of the proposed use shall be such that its operation will not be objectionable to adjacent and surrounding uses by reason of noise, smoke, dust, odors, fumes, vibrations or glare;
- e. The use, arrangement of and location of uses and structures must be compatible with surrounding uses and zones or must be capable of being made compatible through the imposition of conditions;
- f. The use and structures must not be detrimental to the health, safety and welfare of the locality involved;
- g. The use and structures must conform to the purpose, intent and objectives of this zoning code.
- h. The proposed use is properly located in relation to any adopted master plan, general plan, land use plan, thoroughfare plan, or street plan, particularly in its relation to existing collection and local street systems and pedestrian circulation;

Factors to be considered in evaluating the standards set forth above may include, but are not limited to, the following:

- |   |                           |
|---|---------------------------|
| • Land Use                                | • Paving                  |
| • Height                                  | • Hours of operation      |
| • Setbacks                                | • Lighting                |
| • Business or other activities            | • Landscaping             |
| • Open Space                              | • Fencing/walling         |
| • Density                                 | • Mechanical systems/HVAC |
| • Location of structures and uses on site | • Dumpster locations      |
| • Screening                               | • Parking                 |
| • Signs/advertisements                    | • Noise Generation        |





## APPLICATION REVIEW Building Department

### 1262.08 REQUIRED DRAWINGS

- A. Applications for a building permit shall be accompanied by:
1. A plat showing the dimensions of the lot to be developed, the lot number, information as to any unusual natural or topographic features and evidence that the lot has been surveyed and property located;
  2. A site plan, drawn to scale, showing the location, by dimension, of any easement, of proposed and existing buildings, driveways, walks and proposed finished grades, the location, distance to and use of adjacent buildings on adjoining lots, and the location and size of the garage for each residential building, whether the garage is included in the application or to be built at a future date;
  3. Such other drawings and information as may be required for a building permit application; and
  4. A fee as established by ordinance.
- B. Required drawings, for new construction, additions and alterations of multifamily and nonresidential buildings that are subject to Planning and Zoning Commission review, shall be on file in the Building Department and available for public inspection not less than fourteen (14) business days prior to the Planning and Zoning Commission meeting at which such drawings will be considered.

### 1262.09 REVIEW OF APPLICATIONS

- A. Applications for building permits and accompanying drawings that require design review shall be submitted to the Building Commissioner or his or her selected representative. If he or she finds that the application and all documents comply with this Zoning Code, he or she shall transmit such applications with his or her report to the City Planning and Zoning Commission for its action.
- B. For the purposes of carrying out its duties, the Planning and Zoning Commission shall refer building applicants to the Architectural Review Board when, in the opinion of the Building Commissioner, the cost of the alterations or new construction shall be five hundred thousand dollars (\$500,000) or more. The Architectural Review Board shall then make its recommendations to the Planning and Zoning Commission. The Planning and Zoning Commission may also refer applicants to the Architectural Review Board for a lesser amount if the scope of the design of the project merits architectural review. It is the intent of this section to limit architectural board review to commercial applicants and publicly owned buildings.
- C. Upon approval by the Planning and Zoning Commission, the Building Commissioner or his or her selected representative shall be authorized to issue a building permit.



5510 Warrensville Center Rd  
Maple Heights, OH 44137

New Build Project  
Concept Rendering Package

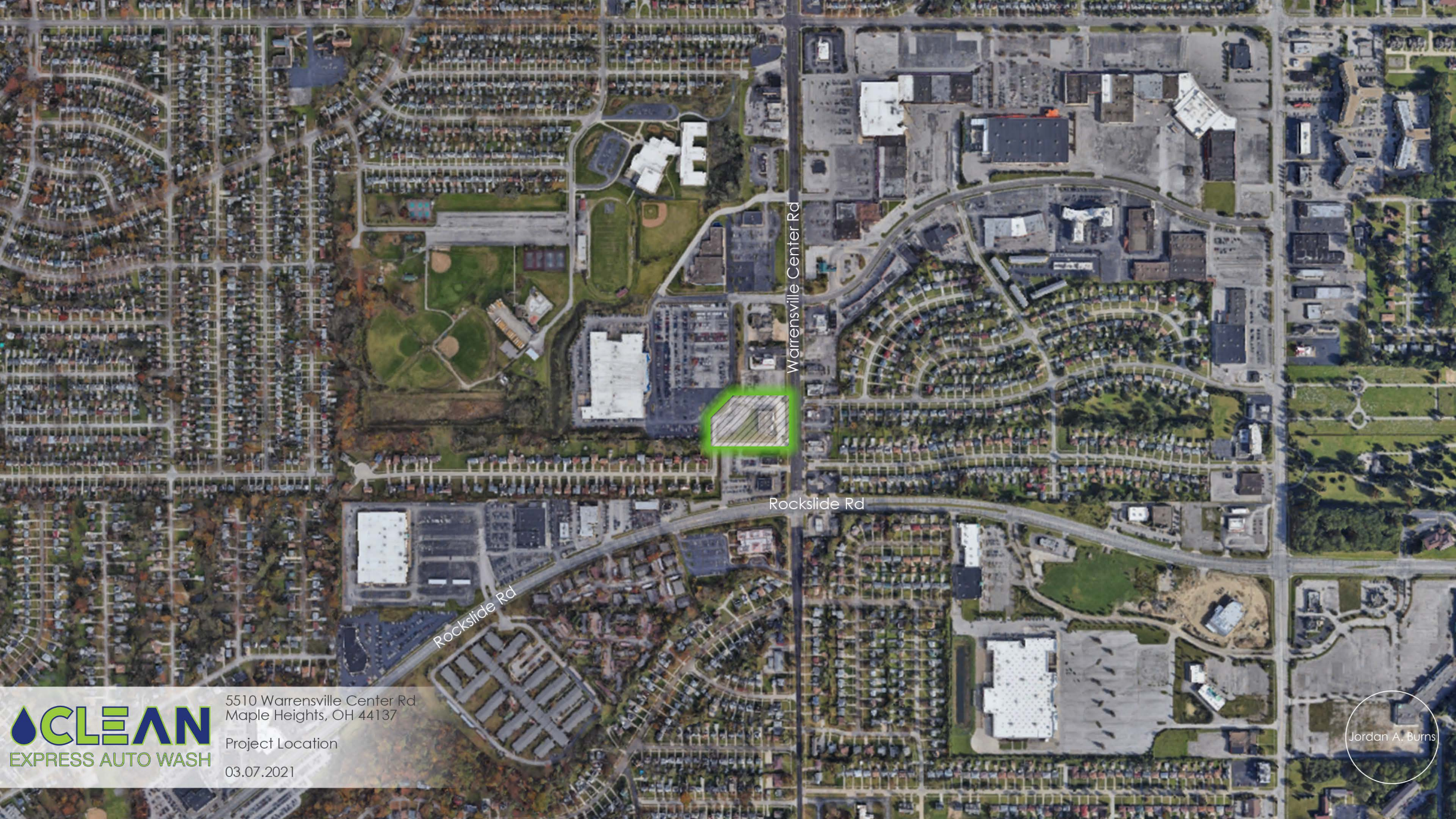
03.07.2021

A 3D architectural rendering of the CLEAN EXPRESS AUTO WASH building. The building is a modern, single-story structure with a dark, textured facade. The "CLEAN EXPRESS AUTO WASH" logo is prominently displayed on the upper right side of the building, illuminated with a bright green glow. The building features large glass windows and doors. In the foreground, there are silhouettes of trees and a street with traffic lights. The sky is a mix of blue and orange, suggesting a sunset or sunrise. The overall scene is a concept rendering for a new build project.

**CLEAN**  
EXPRESS AUTO WASH

Jordan A. Burns





Warrensville Center Rd

Rockside Rd

Rockside Rd



5510 Warrensville Center Rd  
Maple Heights, OH 44137  
Project Location  
03.07.2021

Jordan A. Burns









5510 Warrensville Center Rd  
Maple Heights, OH 44137

Concept Site Plan 1

03.07.2021

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5510 Warrensville Center Rd  
Maple Heights, OH 44137

Concept Site Plan 2

03.07.2021









5510 Warrensville Center Rd  
Maple Heights, OH 44137

Concept Elev. 1

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5510 Warrensville Center Rd  
Maple Heights, OH 44137

Concept Elv. 2

03.07.2021

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**CLEAN**  
EXPRESS AUTO WASH

5510 Warrensville Center Rd  
Maple Heights, OH 44137

Concept Elv. 3

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Concept Elev. 4

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5510 Warrensville Center Rd  
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Concept Elv. 5

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Concept Elv. 6

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Concept Elv. 8

03.07.2021

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