

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
DECEMBER 12, 2002**

- 8. APPLICATION: Z01-068**  
**Location:** 6151 HALL ROAD (43119), being 9.4± acres located at the southwest corner of Hall Road and Galloway Road (Westland Area Commission).  
**Existing Zoning:** R, Rural District.  
**Request:** CPD, Commercial Planned Development District.  
**Proposed Use:** Grocery store with gasoline sales.  
**Applicant(s):** Slane Company; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 725; Columbus, Ohio 43215.  
**Property Owner(s):** H & G, LLC; c/o The applicant.  
**Planner:** Don Bier, 645-0712; drbier@cmhmetro.net

**BACKGROUND:**

- This 9.4± acre undeveloped site was annexed to the City of Columbus March 29, 2000 and is zoned in the R, Rural District. The applicant is requesting the CPD, Commercial Planned District to develop a shopping center including a grocery store and convenience store with gasoline sales.
- To the north across Hall Road is a farm located in Prairie Township. To the east across Galloway Road is Galloway Square, a commercial and retail center zoned in the CPD, Commercial Planned District. To the east and south across Galloway Road is the Halloway Subdivision zoned in the R-2, Residential District. To the west are parcels developed with a church and residence located in Prairie Township.
- Part of this site is located within the proposed Hellbranch Run Watershed Protection Overlay District. The applicant must commit to No Disturbance and No Build limitations for any site area located in the proposed overlay district.
- The site is located within the City of Columbus sewer facilities planning area.
- This site is within the boundaries of the Westland Area Commission whose recommendation has not yet been received.
- The *Westland Area Plan* recommends that this site be developed as part of the Galloway Village Center (1994:p. 5-6). The site is located in The "Central Tier" of the village center; an area intended to provide "...neighborhood convenience shopping, such as a grocery store and restaurant" (1994:p. 6, *Illustration of village center concept*).
- The CPD text includes customary use restrictions and development standards addressing parking and building setbacks, site access and improvements to Galloway Road, buffering, landscaping and screening, building design and exterior treatment/materials, mechanical equipment and dumpster screening, outdoor displays and lighting and graphics restrictions.

- The *Columbus Thoroughfare Plan* identifies Galloway Road as a C arterial requiring 60 feet of right-of-way from centerline and Hall Road as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval

The requested CPD, Commercial Planned District is consistent with recommendations of the *Westland Area Plan* that this site be developed as a village center and includes design elements that are compatible with commercial development located to the east across Galloway Road.