

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
DECEMBER 11, 2003**

- 8. APPLICATION: Z03-084**
Location: 45 NORTH GALLOWAY ROAD (43228), being 0.58± acres located on the west side of Galloway Road, 300± feet north of West Broad Street (Westland Area Commission; 570-106005).
Existing Zoning: C-4, Commercial District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Car Wash.
Applicant(s): Kingsley Management, LLC; c/o Donald T. Plank, Atty.; 145 East Rich Street; Columbus, Ohio 43215.
Property Owner(s): Kroger Company; c/o The Applicant.
Planner: Don Bier, 645-0712; drbier@columbus.gov

BACKGROUND:

- The 0.58± site is an undeveloped area of a parking lot associated with a grocery store zoned in the C-4, Commercial District. The applicant is requesting the CPD, Commercial Planned Development District to develop a car wash. Site boundaries will be established by a lease.
- To the north is single-family housing zoned in the R, Rural District. A vacant lot and retail store, both in the C-4, Commercial District, are located to the east. To the south is a fuel sales facility zoned in the CPD, Commercial Planned Development District. A grocery store/parking lot zoned in the C-4, Commercial District is located to the west.
- The site is located within the boundaries of the Westland Area Commission, which recommends approval of this zoning request.
- The site is located within the boundaries of the *Westland Area Plan* (1994), which recommends office uses. However, deviation from the Plan is warranted because the site and adjacent lot are zoned in the unrestricted C-4, Commercial and CPD, Commercial Planned Development Districts, respectively, and are developed with retail and fuel sales uses.
- The CPD text restricts use of the leased site to a single-bay automatic car wash, and includes development standards that address site access, landscaping, use of brick for exterior walls and canopy columns, and lighting and graphics restrictions. A variance is requested to eliminate a dedicated bypass lane.
- The site leased for the proposed development has no street frontage.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The applicant is requesting the CPD, Commercial Development District to develop an automatic car wash. Deviation from the *Westland Area Plan* is warranted because the proposed car wash because the site has been developed with commercial uses. The CPD text restricts use of the leased site to a single-bay automatic car wash and includes development standards that address site access, landscaping, building materials, lighting and graphics restrictions, and a variance to eliminate a dedicated bypass lane.