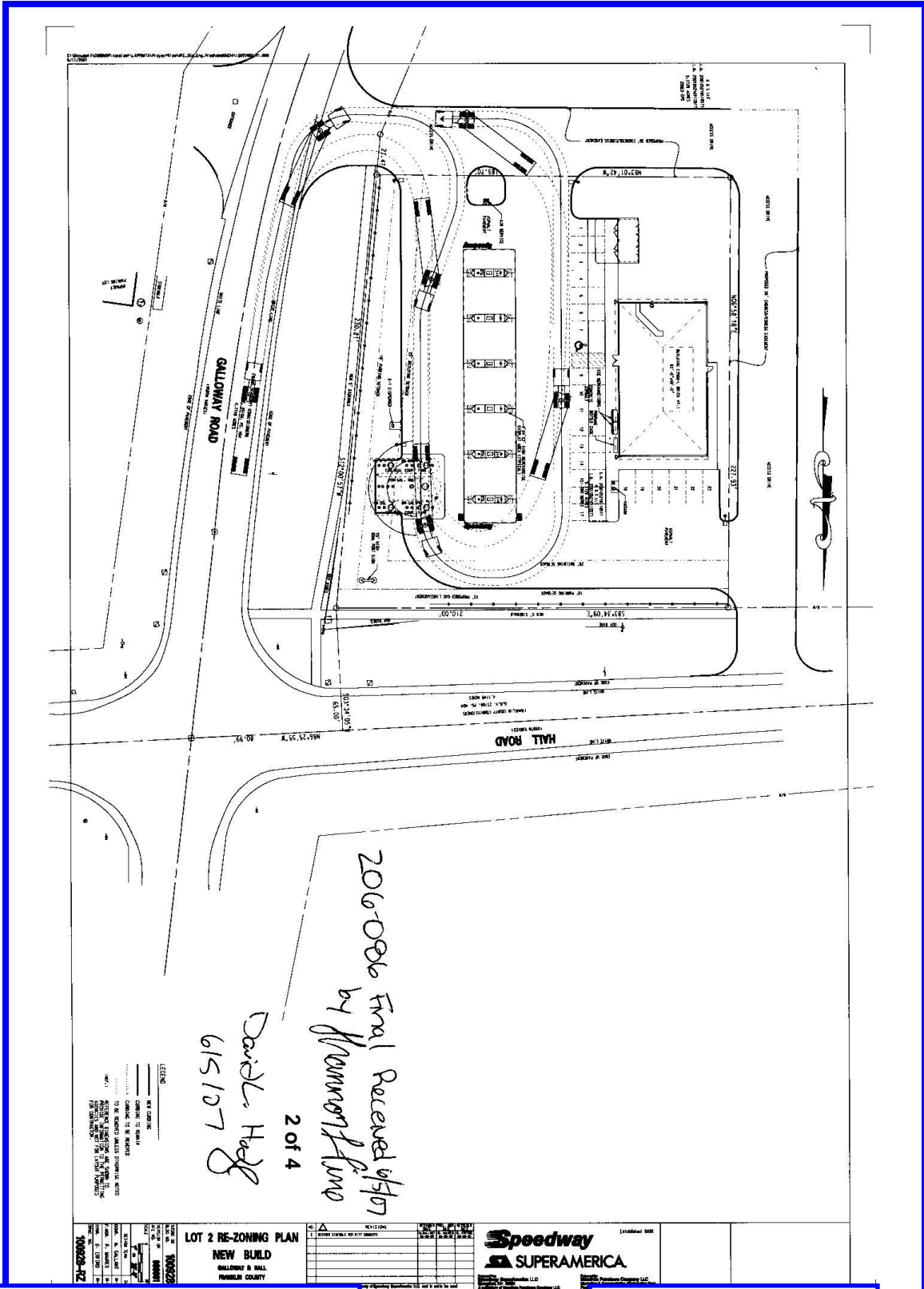


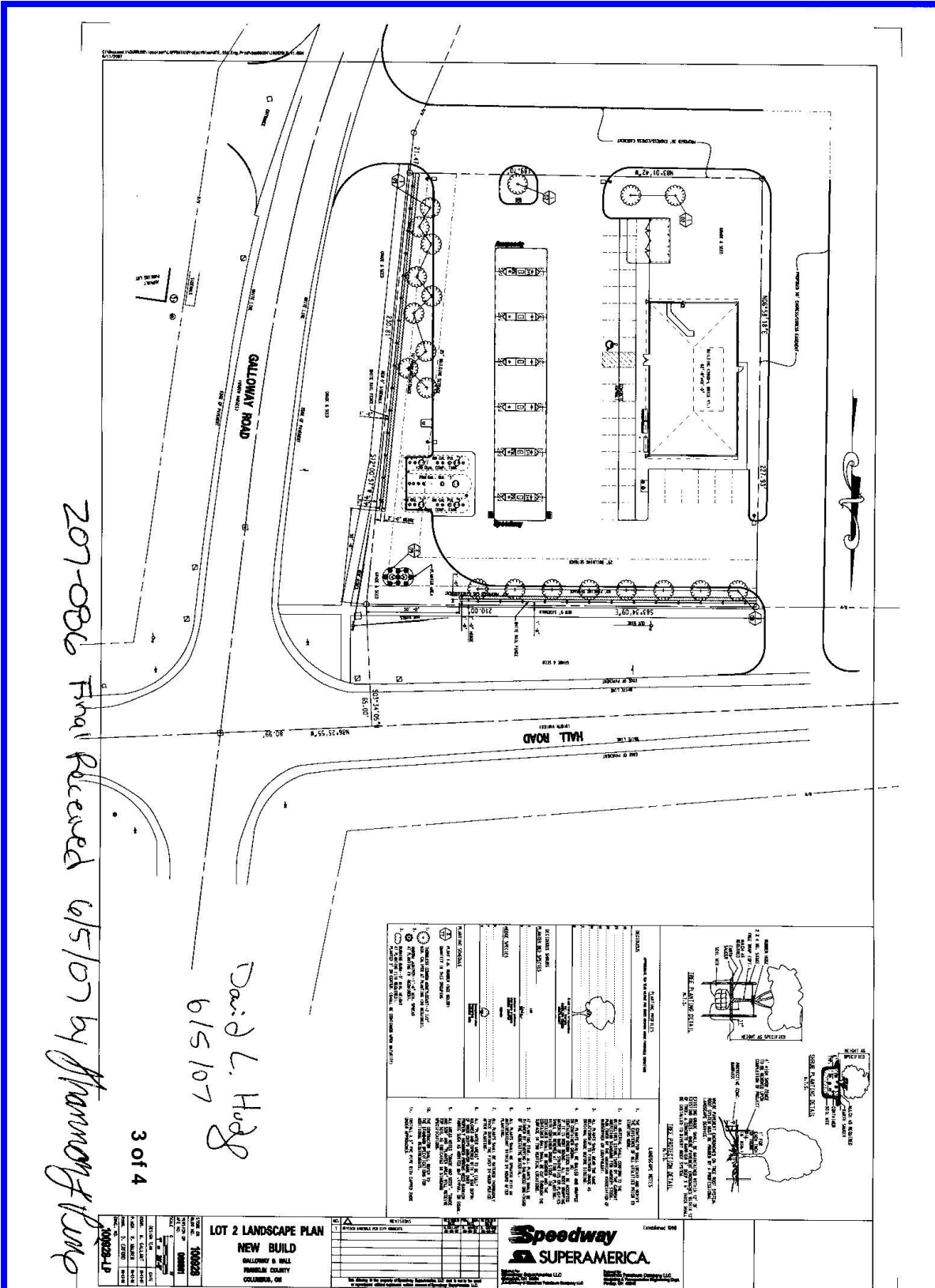
**Full CPD Plan**

**Z06-086**



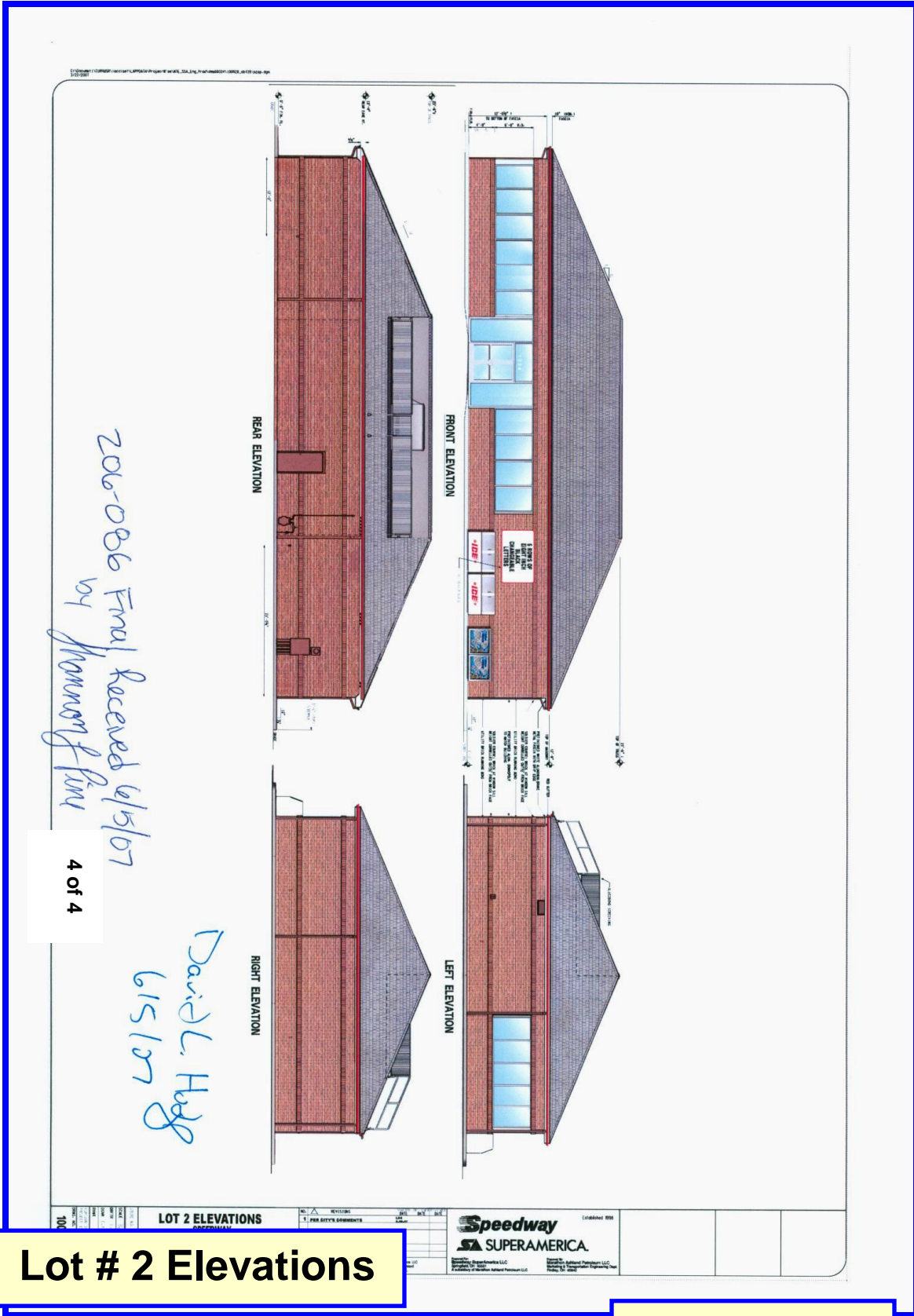
**Lot # 2 Site Plan**

**Z06-086**



Lot # 2 Landscaping

Z06-086



Lot # 2 Elevations

Z06-086

Speedway  
SA SUPERAMERICA

LOT 2 ELEVATIONS

100

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
MAY 10, 2007**

- 2. APPLICATION: Z06-086**  
**Location:** 6151 HALL ROAD (43119), being 9.4± acres located at the southwest corner of Hall and Galloway Roads (010-253307, Westland Area Commission).  
**Existing Zoning:** CPD, Commercial Planned Development District.  
**Request:** CPD, Commercial Planned Development District.  
**Proposed Use:** Retail commercial development and retail filling station with convenience store.  
**Applicant(s):** H & G, LLC; c/o Jeffrey L. Brown, Atty.; Smith and Hale; 37 West Broad Street, Suite 725; Columbus, OH 43215.  
**Property Owner(s):** H & G, LLC; 2988 North High Street; Columbus, Ohio 43202.  
**Planner:** Shannon Pine, 645-2208, [spine@columbus.gov](mailto:spine@columbus.gov)

**BACKGROUND:**

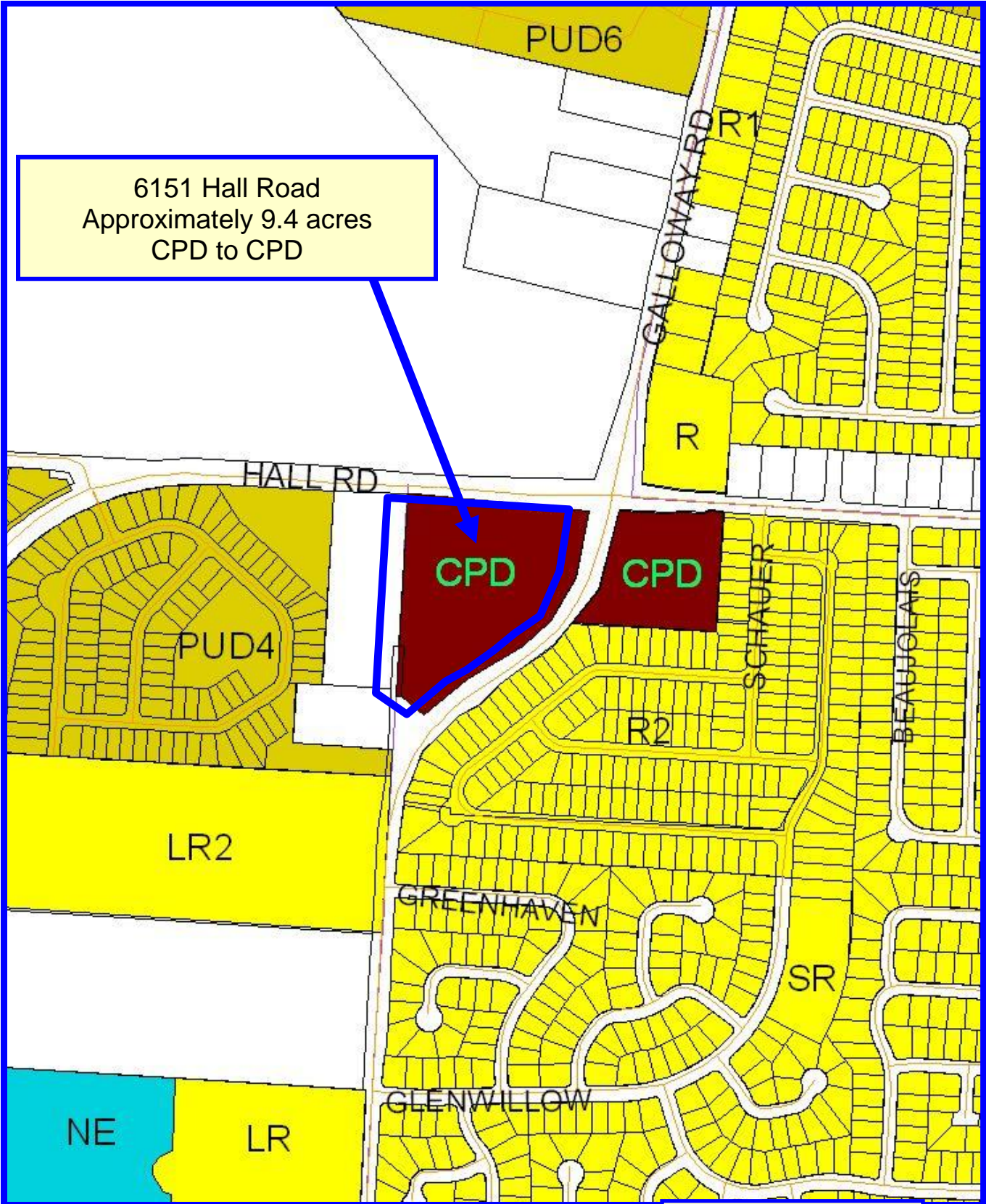
- The 9.4± acre site is undeveloped and is zoned CPD, Commercial Planned Development District (Z01-068). The applicant requests the CPD, Commercial Planned Development District in order to change the current CPD Plan and to allow additional permitted uses.
- To the north across Hall Road is a farm located in Prairie Township. To the east across Galloway Road is a shopping center in the CPD, Commercial Planned District. To the south across Galloway Road is a single-family subdivision zoned in the R-2, Residential District. To the west are parcels developed with a church and farm located in Prairie Township, and further west is a single-family subdivision in the PUD-4, Planned Unit Development District.
- 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 display, and lighting and graphics controls.
- The applicant, the City of Columbus Transportation Division and the Franklin County Engineer’s Office are working to resolve pending traffic issues for roadway improvements to Hall Road. City Staff’s recommendation will be for approval pending satisfactory resolution of the remaining issues.

- 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:** \*\*Conditional approval.

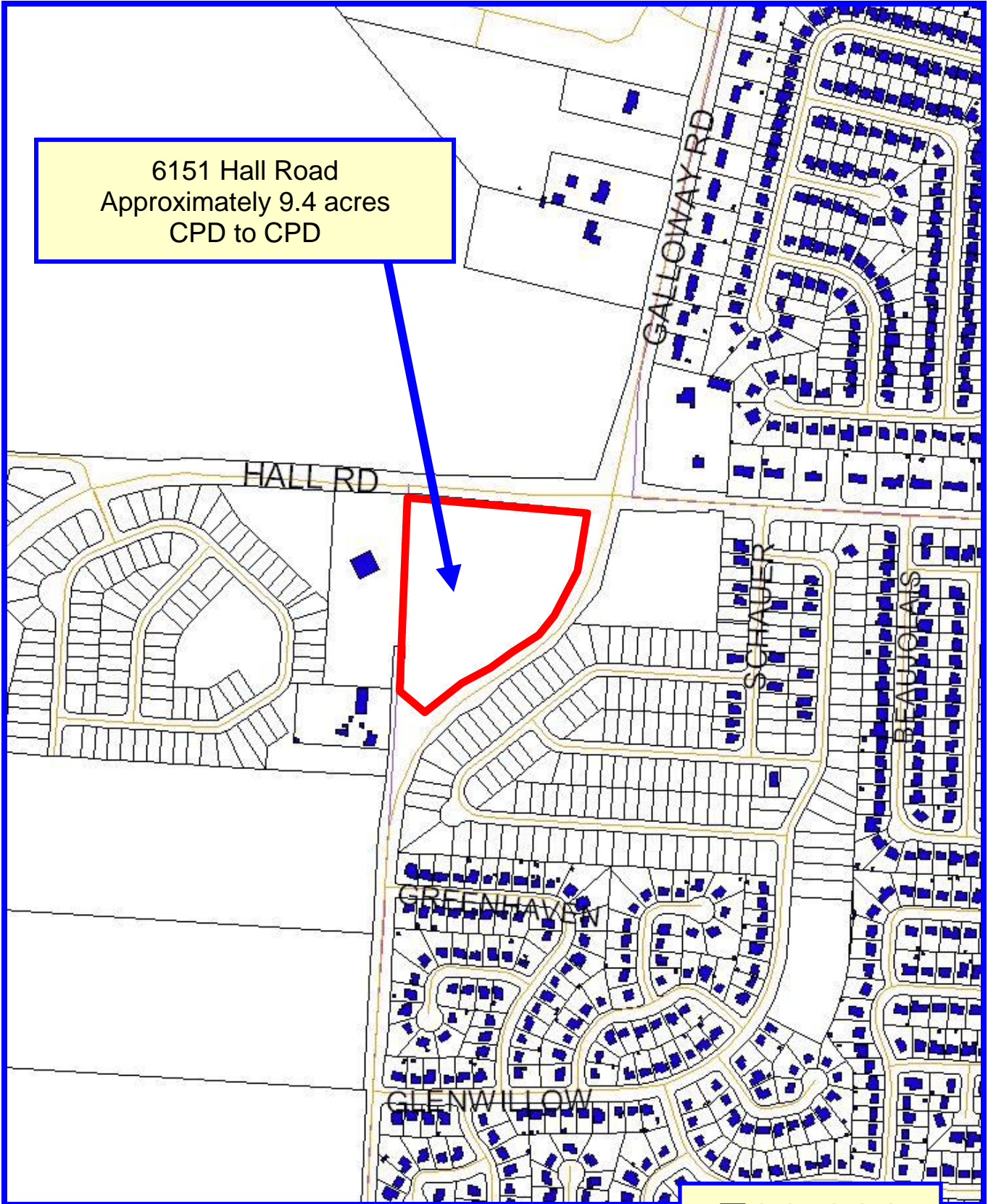
The requested CPD, Commercial Planned Development District is consistent with recommendations of the *Westland Area Plan* that this site be developed as a village center, and includes design elements that are compatible with commercial development located to the east across Galloway Road. City Staff will not recommend approval unless the remaining traffic issues are resolved.

\*\*A revised CPD text containing resolution of all remaining traffic issues was presented at the Development Commission meeting. Staff's recommendation is now for approval.



6151 Hall Road  
Approximately 9.4 acres  
CPD to CPD

**Z06-086**



6151 Hall Road  
Approximately 9.4 acres  
CPD to CPD

**Z06-086**





City of Columbus  
Mayor Michael B. Coleman

**Department of Development  
Building Services**

757 Carolyn Avenue • Columbus, Ohio • 43224 • (614) 645-7314

FOR USE BY: AREA COMMISSIONS / CIVIC ASSOCIATIONS / ACCORD PARTNERS

**STANDARDIZED RECOMMENDATION FORM**

Group Name: Westland Area Commission Meeting Date: February 21, 2007

Case Number: 206-086 Case Type:  Council Variance  Rezoning

Zoning Address: 6151 Hall Road Applicant: H+G, LLC

Person(s) Representing Applicant at Meeting: David Hodge, Smith + Hale

Conditions Requested by Group (Add continuation sheet if needed):  
Area Commissions see note at bottom.

Applicant  
Response  
Yes No

- |                                                                                                                                  |                                     |                          |
|----------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|--------------------------|
| 1. <u>Dumpster shall be screened on all sides and include a gate kept in good working order.</u>                                 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. <u>Landscape screening along west border shall be done at front end of the project.</u>                                       | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3. <u>All right-of-way facades shall be matching brick.</u>                                                                      | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4. <u>All signage shall have a consistent appearance.</u>                                                                        | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 5. <u>Check Cashing/Loan Stores shall be added to list of excluded uses.</u>                                                     | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6. <u>Site shall be developed with enhanced architectural details.</u>                                                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 7. <u>Outdoor displays and sales shall be limited to auto-related items and be limited to the walkway in front of the store.</u> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Recommendation

Approval  Disapproval  Conditional Approval (list conditions and applicant response above)

Explain the basis for Approval, Disapproval or Conditional Approval below (Add continuation sheet if needed).

On Feb. 21, 2007, the Westland Area Commission voted 9-3 to conditionally approve this request.  
On May 10, 2007, during the Development Commission meeting, the applicant agreed to the above conditions.

Recommending Commission / Association / Accord Partner Vote: For 9 Against 3

Signature / Title of Authorized Representative: Michael J. McKay, Chairman

Daytime Phone Number: 644-9159

Note to Area Commissions: Ordinances sent to Council will contain only recommendations for "approval" or "disapproval." Recommendations for "conditional approval" will be treated as a disapproval, if, at the time the ordinance is sent to Council, any condition that was checked "No" on the Standardized Recommendation Form has not been resolved as documented in writing by the recommending body or party.

-----Original Message-----

**From:** McKay, Michael J. [mailto:MMckay@odod.state.oh.us]

**Sent:** Tuesday, July 10, 2007 11:29 AM

**To:** David Hodge; Pine, Shannon L.

**Subject:** RE: Westland Zoning Recommendation

Good morning David. The conditions are written to reflect what was requested during the Westland Area Commission meeting. Following that meeting, the CPD text was revised to address some of the conditions and the remaining conditions were resolved or dismissed at the Development Commission meeting. Our recommendation for approval still stands. Hope this is helpful. Let me know if you have any questions.

Mike

**From:** David Hodge [mailto:DHodge@smithandhale.com]

**Sent:** Tuesday, July 10, 2007 11:14 AM

**To:** McKay, Michael J.; Pine, Shannon L.

**Subject:** RE: Westland Zoning Recommendation

Mike-

Thank you for sending the recommendation form to Shannon Pine. I want to clarify a few items so that there is no confusion in the future.

On the list of conditions, we can't agree to #2, this would require the landscaping to be installed during the Marathon development which will occur prior to the remainder. The concern is that the landscape buffer would have to be installed, ripped out, then re-installed during the later construction process. Also, with reference to #3, the text states that any building facade facing a public right-of-way shall be finished in brick or jumbo brick. And the last one, #4, at the Development Commission the discussion was that we are satisfied with the restrictions already in place in the Graphics Code.

All other commitments have been included in the CPD text, plans and elevations.

Hopefully you are comfortable enough to maintain the positive recommendation of this rezoning request that we believe is a downzoning that will result in a substantial square footage reduction, and that comes with considerable commitments to roadway improvements along both Hall and Galloway Roads.

Please contact me at your convenience if you have any questions or for additional discussion.

Thanks!

David L. Hodge  
Smith & Hale, LLC  
37 West Broad St., Suite 725  
Columbus, OH 43215  
(614) 221-4255 phone  
(614) 221-4409 fax  
dhodge@smithandhale.com



City of Columbus | Department of Development | Building Services Division | 757 Carolyn Avenue, Columbus, Ohio 43224

**PROJECT DISCLOSURE STATEMENT**



Parties having a 5% or more interest in the project that is the subject of this application.  
**THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED.** Do not indicate 'NONE' in the space provided.

STATE OF OHIO  
 COUNTY OF FRANKLIN

APPLICATION # 207-086

Being first duly cautioned and sworn (NAME) David L. Hodge  
 of (COMPLETE ADDRESS) 37 W. Broad St., Suite 725, Columbus, OH 43215  
 deposes and states that (he/she) is the APPLICANT, AGENT or DULY AUTHORIZED ATTORNEY FOR SAME and the following  
 is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the  
 subject of this application in the following format:

- Name of business or individual
- Business or individual's address
- Address of corporate headquarters
- City, State, Zip
- Number of Columbus based employees
- Contact name and number

If applicable, check here if listing additional parties on a separate page (REQUIRED)

1. H & G, LLC 2988 N. High St. Columbus, OH 43202  Zero Columbus based employees	2. Marathon Ashland Petroleum, LLC 539 S. Main St. Findlay, OH 45840  927 Columbus based employees
3.	4.

SIGNATURE OF AFFIANT

David L. Hodge  
 Subscribed to me in my presence and before me this 10<sup>th</sup> day of July, in the year 2007

SIGNATURE OF NOTARY PUBLIC

Natalie C. Patrick  
 My Commission Expires: 9/4/2010

*This Project Disclosure Statement expires six months after date of notarization.*



**NATALIE C. PATRICK**  
 Notary Public, State of Ohio  
 My Commission Expires 08-04-10