

LAND PLANNING ➔ LANDSCAPE ARCHITECTURE

243 N. 5th Street  
D 614) 487-1964  
Suite 401  
Columbus, OH 43211  
www.fordlandscapedesign.com



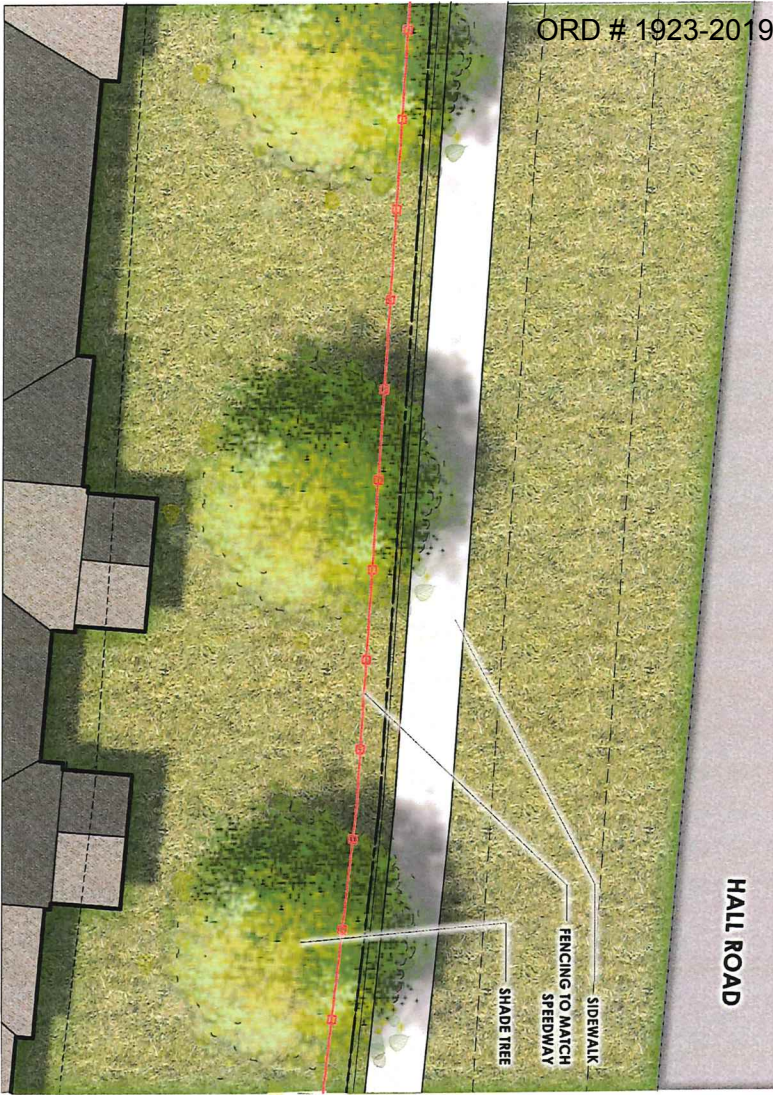
# ENLARGEMENT PLAN - PERIMETER LANDSCAPING

## HALL & GALLOWAY RD.

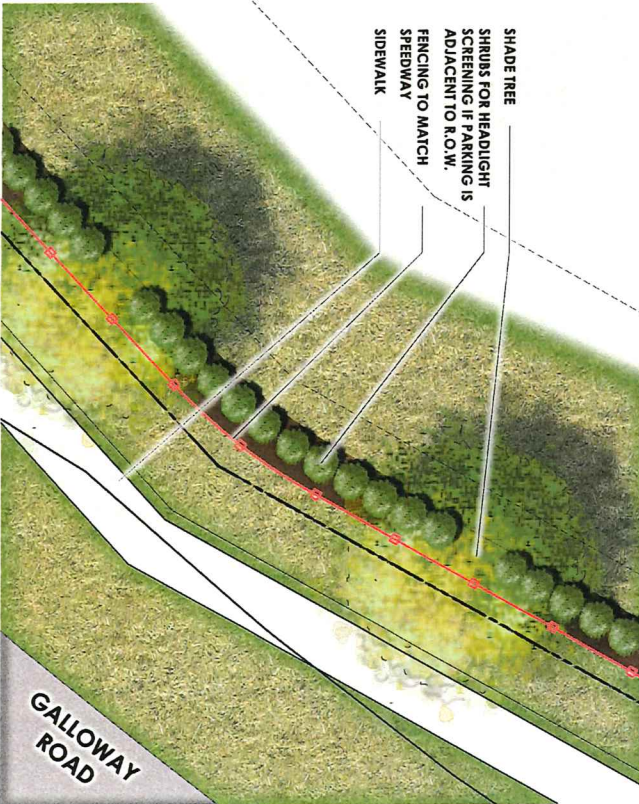
PREPARED FOR METRO DEVELOPMENT

DATE: 5.21.2019

③ PROPOSED PERIMETER LANDSCAPING ENLARGEMENT - RESIDENTIAL  
SCALE: 1" = 5'



② PROPOSED PERIMETER LANDSCAPING ENLARGEMENT - COMMERCIAL  
SCALE: 1" = 5'

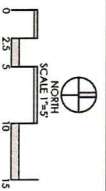


① EXISTING LANDSCAPING AT HALL ROAD  
SCALE: N.T.S.



Final Site Plan Received 7/1/19  
Sheet ② of ② Z19-003

*Handwritten signature*



**Harris Planning & Design**  
LAND PLANNING  
2015 2016 2017  
1014 N. 10th St.  
P.O. Box 1014  
Tulsa, OK 74103  
www.harrisplanning.com

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
APRIL 11, 2019**

- 2. APPLICATION: Z19-003**  
**Location:** **6159 HALL RD. (43119)**, being 8.4± acres located on the south side of Hall Road, 210± feet west of Galloway Road (010-253307; Westland Area Commission).  
**Existing Zoning:** CPD, Commercial Planned Development District  
**Request:** L-AR-1, Limited Apartment Residential District (H-35) and CPD, Commercial Planned Development District (H-35).  
**Proposed Use:** Multi-unit residential and commercial development.  
**Applicant(s):** Metro Development, LLC; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.  
**Property Owner(s):** Staz, Ltd.; 818 North Old State Road; Delaware, OH 43015.  
**Planner:** Tim Dietrich; 614-645-6665; [tedietrich@columbus.gov](mailto:tedietrich@columbus.gov)

**BACKGROUND:**

- The 8.4± acre site consists of one undeveloped parcel zoned CPD, Commercial Planned Development District. The requested L-AR-1, Limited Manufacturing District (Subarea 1) will permit a maximum of 138 apartment units on 7.1 acres, while the new CPD, Commercial Planned Development District (Subarea 2) will allow commercial development on 1.3 acres. The request includes a commitment to develop the site in accordance with the submitted site plan.
- North of the site is undeveloped agricultural land in the Rural District of Prairie Township. South of the site are single-unit dwellings in the R-2, Residential District. East of the site is a commercial shopping center in the CPD, Commercial Planned Development District. West of the site is a religious facility in the Rural District of Prairie Township.
- \*Concurrent CV19-005 has been filed to reduce the perimeter yard in Subarea 1 from 25 feet to 5 feet along the eastern property line. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The site is within the boundaries of *The Westland Plan* (1994), which recommends “village center” land uses at this location. Additionally this site is within an area that has adopted the new *Columbus Citywide Planning Policies* (C2P2) design guidelines.
- Although part of the subject site is within the boundaries of the *Big Darby Accord Watershed Master Plan* (2006), Planning Division Staff determined that due to specific language in the Plan regarding sites along the watershed’s eastern boundary, and evidence that the site drains away from the watershed, the applicant did not need to appear before the Big Darby Accord Advisory Panel.
- The site is located within the boundaries of the Westland Area Commission, whose



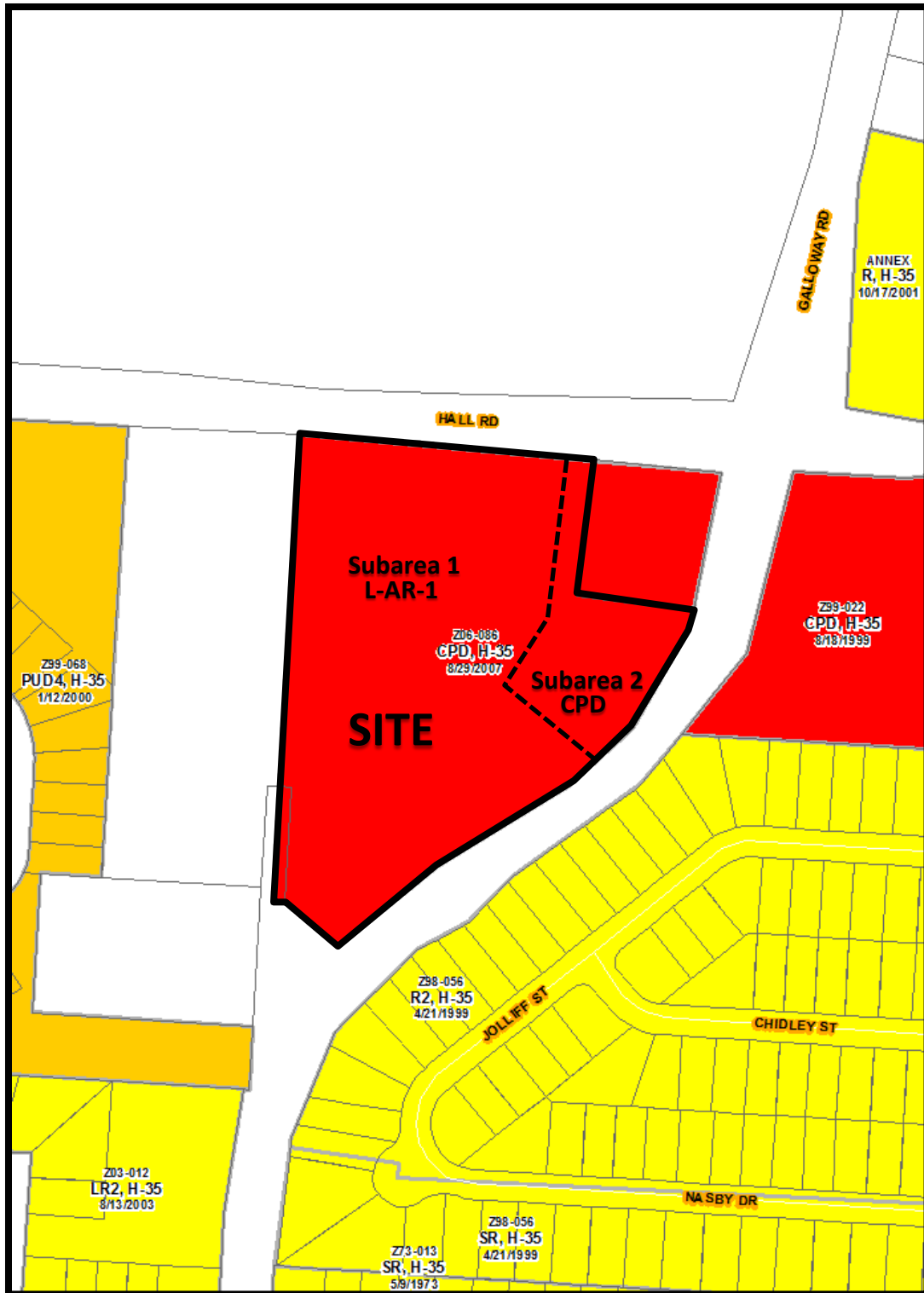
recommendation had not been received at the time this report was written.

- The limitation text includes supplemental development standards that address the maximum number of apartment units permitted, traffic access, landscaping, lightning controls, graphics restrictions, and commits to a site plan. The CPD text establishes use restrictions and supplemental development standards that address setbacks, landscaping, building materials, graphics restrictions, and commits to a site plan. The CPD text includes a variance for building setback along Galloway Road.
- The Columbus Thoroughfare Plan identifies Galloway Road as a C arterial requiring a minimum of 60 feet of right-of-way from centerline.

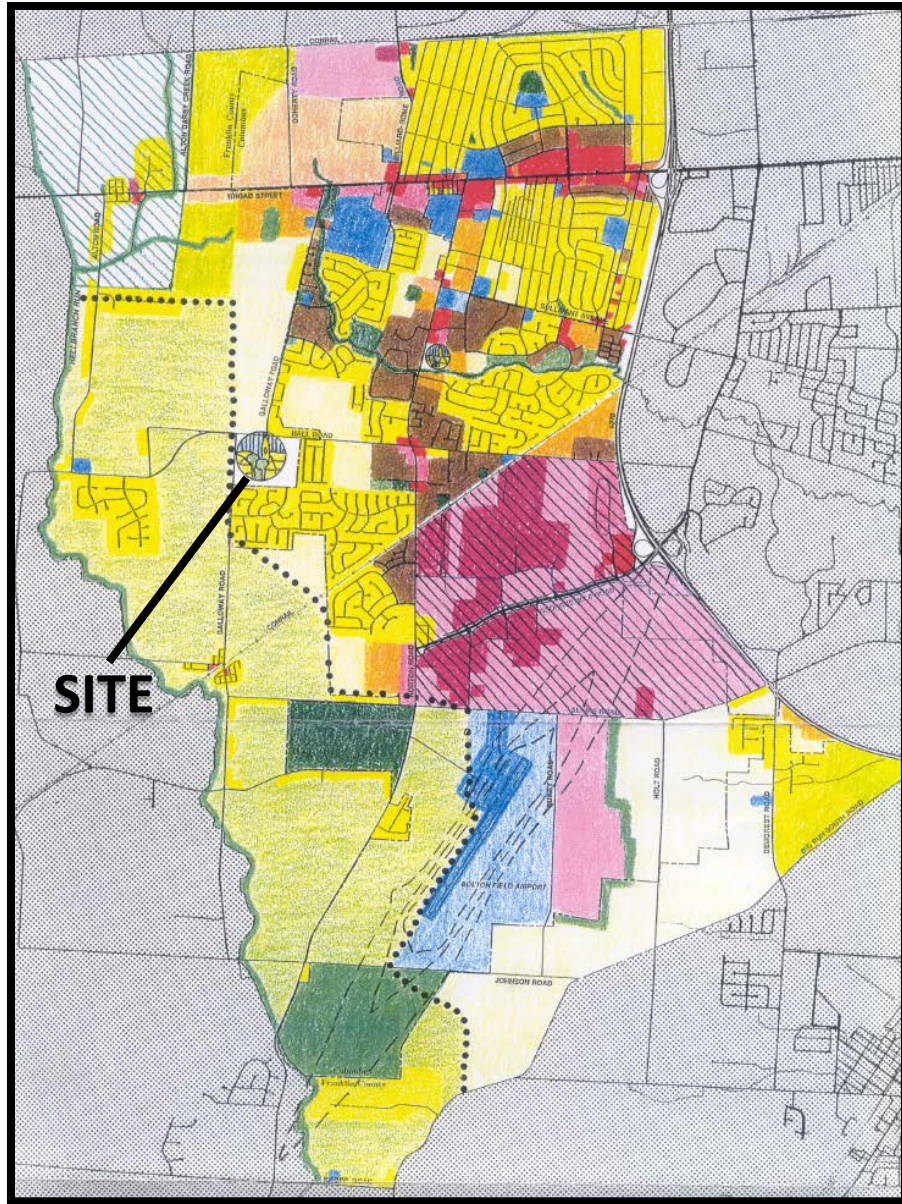
**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The proposed L-AR-1, Limited Apartment Residential District (Subarea 1) and CPD, Commercial Planned Development District (Subarea 2) will allow 138 d apartment units and limited commercial development. The text for each subarea establishes use restrictions and addresses supplemental development standards. Included in the text are commitments to develop the site in accordance to the submitted site plan, and a variance to reduce the building setback along Galloway Road in Subarea 2. *The Westland Plan* recommends “village center” land uses at this location. Staff finds the multi-unit residential development and limited commercial development to be consistent with the Plan’s recommendation as well as Columbus Citywide Planning Policies (C2P2) design guidelines.

\*Due to site plan updates, the Applicant is now able to provide the code required perimeter yard for Subarea 1 (pending L-AR-1), and therefore has withdrawn CV19-005.



Z19-003  
6159 Hall Road  
Approximately 8.4 acres  
CPD to L-AR-1 & CPD



PROPOSED LAND USE

Existing	Proposed
Agricultural / Very low density residential	Agricultural / Very low density residential
Low density residential 1-2 units per acre	Low density residential 1-2 units per acre
Residential 3-5 units per acre	Residential 3-5 units per acre
High density residential 6 units per acre +	High density residential 6 units per acre +
Commercial	Commercial
Office	Office
Industrial / Manufacturing	Industrial / Manufacturing
Institutional	Institutional
Open space / Parks / Buffer	Open space / Parks / Buffer

- Columbus corporate boundary
- .... Sewer facilities planning area
- Bolton Field noise contours

- Environmental Conservation District
- Industrial / Office District
- Village Center



THE  
WESTLAND  
PLAN

Z19-003  
6159 Hall Road  
Approximately 8.4 acres  
CPD to L-AR-1 & CPD





Z19-003  
6159 Hall Road  
Approximately 8.4 acres  
CPD to L-AR-1 & CPD

**Standardized Recommendation Form**

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • [www.columbus.gov/bz](http://www.columbus.gov/bz) • [zoninginfo@columbus.gov](mailto:zoninginfo@columbus.gov)

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW  
(PLEASE PRINT)

Case Number:

Z19-003

Address:

6159 Hall Road

Group Name:

Westland Area Commission

Meeting Date:

March 20, 2019

Specify Case Type:

- ☐ BZA Variance / Special Permit  
☐ Council Variance  
☒ Rezoning  
☐ Graphics Variance / Plan / Special Permit

Recommendation:

(Check only one and list basis  
for recommendation below)

- ☒ Approval  
☐ Disapproval

**NOTES:**

Vote:

12-0

Signature of Authorized Representative:

Michael J. Kelly  
SIGNATURE

Chairman, Zoning Committee  
RECOMMENDING GROUP TITLE

614-745-5452  
DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or FAX to Zoning at 614-645-2463; or  
MAIL to: Assigned Planner, City of Columbus, Department of Building & Zoning Services, 111 N. Front St., Columbus, OH 43215.



**Rezoning Application**

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov • zoninginfo@columbus.gov

**PROJECT DISCLOSURE STATEMENT**

All parties having a 5% or more interest in the project that is the subject of this application should be listed.

**THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED.** Do not indicate 'NONE' in the space provided.

APPLICATION #: 219-003

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown  
of (COMPLETE ADDRESS) 37 West Broad Street, Suite 460, 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

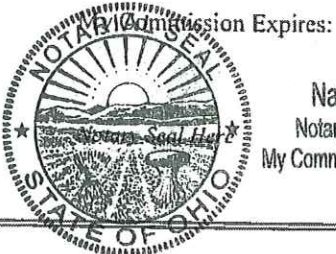
1. Metro Development LLC 470 Olde Worthington Rd., Ste.100 Westerville, OH 43082 Joe Thomas 614-540-2400 <u>62</u> Columbus based employees	2. Staz Ltd 818 North Old State Road Delaware, OH 43015-8962 Lauren Lee 614-218-1611 0 Columbus based employees
3.	4.

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 24<sup>th</sup> day of January, in the year 2019

SIGNATURE OF NOTARY PUBLIC



*This Project Disclosure Statement expires six months after date of notarization.*  
Natalie C. Timmons  
Notary Public, State of Ohio  
My Commission Expires 09-04-2020

**PLEASE NOTE:** Incomplete information will result in the rejection of this submittal.  
Applications must be submitted by appointment. Call 614-645-4522 to schedule.  
Please make all checks payable to the Columbus City Treasurer