

① CPD - ZONING SITE PLAN  
 1/2" = 1'-0"

*Quentin H 11/21/11*

**ARCHITECTURAL ALLIANCE**  
 140 NORTH 7TH STREET | COLUMBUS, OHIO 43215  
 614.291.1111

CPD  
 ZONING SITE PLAN  
 1.01

- Parking
- Building
- Drive
- Driveway
- Concrete
- Asphalt
- Gravel
- Grass
- Sidewalk
- Fence
- Utility
- Easement
- Setback
- Survey
- Other

**BYERS CHEVROLET**  
 555 W. BROAD STREET COLUMBUS, OHIO 43215

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
NOVEMBER 10, 2011**

- 7. APPLICATION: Z06-088 (06355-00000-00088)**  
**Location:** **51 MAY AVENUE (43205)**, being 1.34± acres generally located at the northwest corner of West State Street and May Avenue; and on the east side of May Avenue, 130± feet north of West State Street (010-049726, Franklinton Area Commission).  
**Existing Zoning:** ARLD, Apartment Residential and C-4, Commercial Districts.  
**Request:** CPD, Commercial Planned Development District.  
**Proposed Use:** Automobile sales and storage.  
**Applicant(s):** Byers Realty LLC; c/o Brent D. Rosenthal; Carlile, Patchen & Murphy LLP; 366 East Broad Street; Columbus, OH 43215.  
**Property Owner(s):** Byers Realty LLC; 390 East Broad Street; Columbus, OH 43215.  
**Planner:** Dana Hitt, 645-2395, [dahitt@columbus.gov](mailto:dahitt@columbus.gov)

**BACKGROUND:**

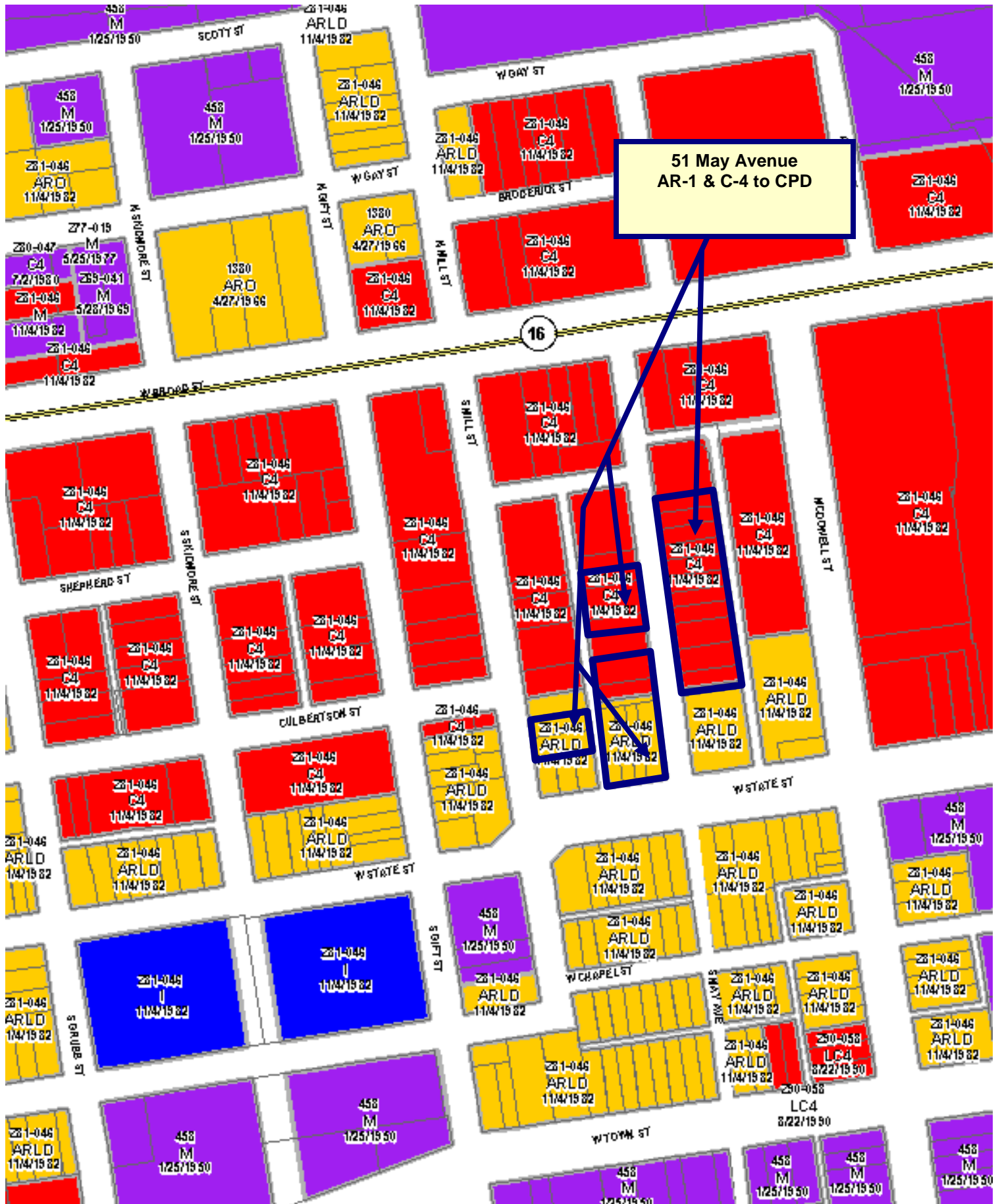
- This application was filed in December of 2006 in order to deal with Code enforcement violations regarding the parking and storage of vehicles in the ARLD, Apartment Residential District. The applicant tabled this at the August, 2011 Development Commission before it could be presented. The applicant is requesting a rezoning from the ARLD, Apartment Residential and C-4, Commercial Districts to allow an existing parking lot for employees as well as parking lots for new cars and parking for cars awaiting body repair.
- To the north are single-unit dwellings interspersed around the site in the C-4, Commercial and ARLD, Apartment Residential Districts and a parking lot zoned in the C-4, Commercial District. To the south at the northeast corner of West State and Mill Streets are two single-unit dwellings and a multi-unit dwelling at the northeast corner of West State Street and May Avenue, all zoned in the ARLD, Apartment Residential District. Further to the south across West State Street is a vacant commercial structure and vacant property zoned in the ARLD, Apartment Residential District. To the east are parking lots zoned in the C-4, Commercial and ARLD, Apartment Residential Districts and a single-unit dwelling zoned in the C-4, Commercial District. To the west across Mill Street are the applicant's facility and two single-unit dwellings zoned in the C-4, Commercial District and several more single-unit dwellings zoned in the ARLD, Apartment Residential District.
- The site is within the planning area of the *Franklinton Plan* (2003), which recommends mixed use development for the site. When this application was filed originally, the applicant had proposed a much larger area for vehicle parking that extended south of West State Street. Since then the applicant has scaled

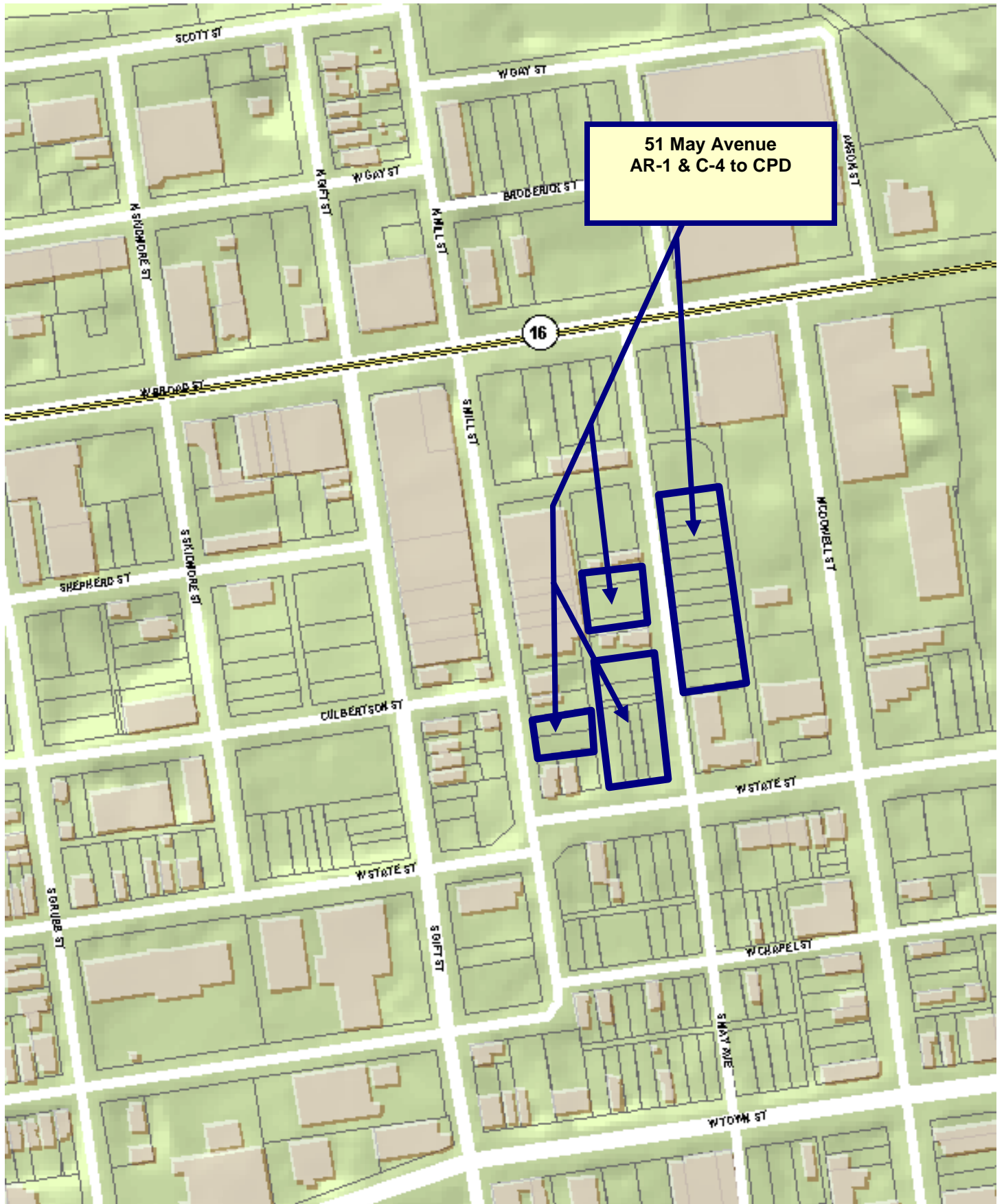
back their request to the area contained in this application. This smaller proposal is closer to the applicant's body shop and dealership and does not extend as far into the neighborhood. Because the proposed display and vehicle storage no longer intrudes into the neighborhood and because the applicant has agreed to pave and screen these vehicle storage and parking areas, Staff supports deviation from the recommendation of *Franklinton Plan* (2003).

- The site is located within the boundaries of the Franklinton Area Commission whose recommendation is for disapproval of the requested CPD District.
- The CPD text limits the use of the sites to storage and or parking of new inventory vehicles, the storage and parking of vehicles awaiting body repair and employee parking. The applicants are seeking variances from interior landscaping. Staff supports this since trees generally conflict with the applicant's need to keep their new vehicles clean. The applicants have agreed to screen the vehicle storage areas as designated on the site plan with fencing and shrubbery.

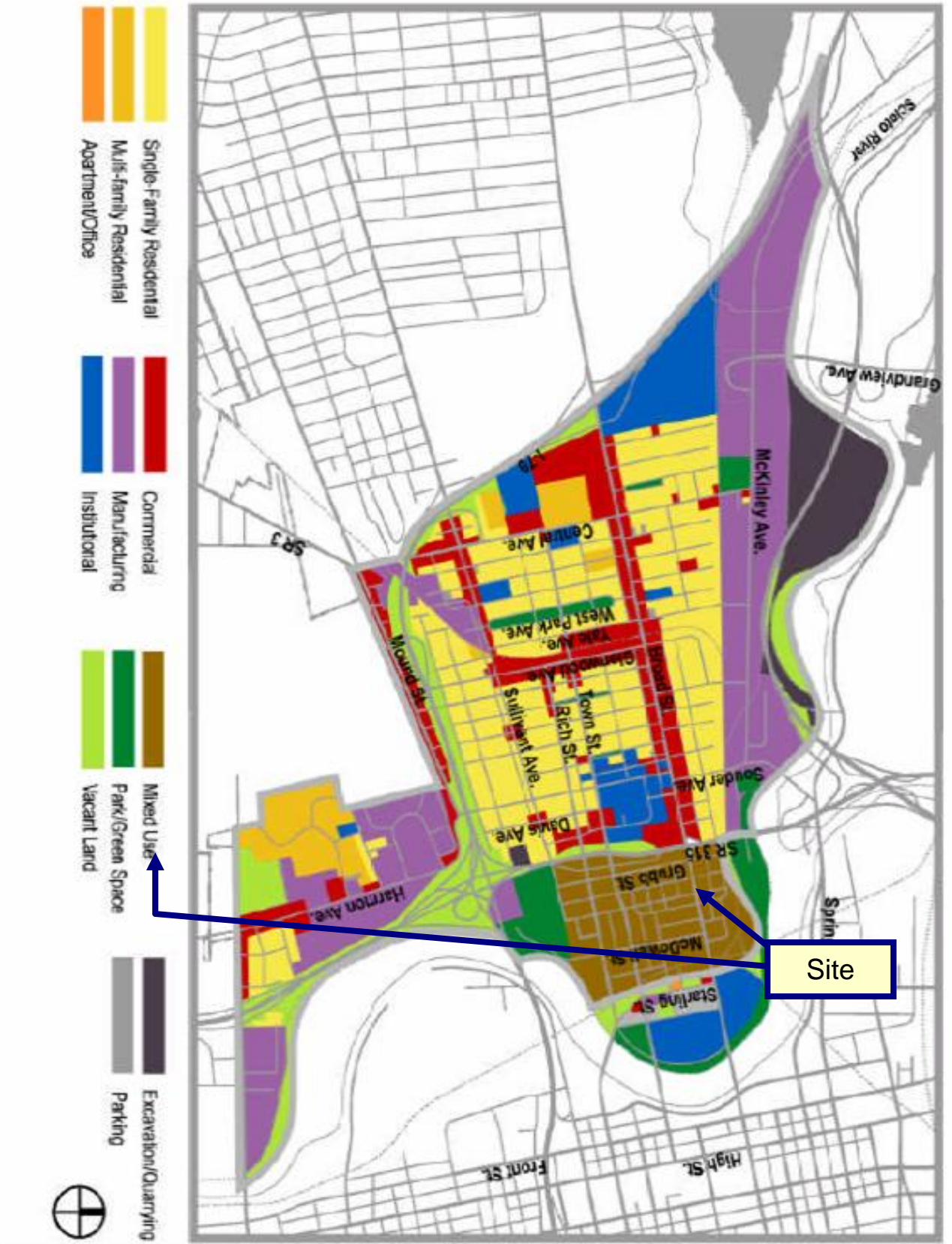
**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The applicant proposes to store and park new inventory vehicles and those awaiting body repairs and to provide employee parking on four separate sites within close proximity to the applicant's automobile body shop and dealership. The applicant needs to park and store vehicles to stay in business in the area. Because the proposal has been scaled back to not intrude so far into the surrounding neighborhood, Staff supports the proposal and deviation from *Franklinton Plan* (2003). Furthermore, Staff supports the proposed CPD, Commercial Planned Development Text because the applicant has agreed to pave and screen the parking and display areas.





PROPOSED LAND USE



*Franklinton Area Commission*  
*183 Hawkes Avenue*  
*Columbus, Ohio 43223*



Chairperson:	Carol J. Stewart	614-279-9382
Vice-Chairperson	Matt Egner	614-638-3653
Secretary	Donna Woods	614-227-1623
Treasurer	Philip Johnson	614-888-2096

July 13, 2011

To Whom It May Concern

The Franklinton Area Commission met on Tuesday, July 12, 2011 and once again discussed the Byers zoning application. The Franklinton Area Commission does not support the 503 West State Street zoning application as it was presented to us.

*Carol J. Stewart*

Carol J. Stewart, Chair  
192 South Princeton Avenue  
Columbus, Ohio 43223  
614-279-9382





**REZONING APPLICATION**

City of Columbus, Ohio • Department of Building & Zoning Services  
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://www.columbus.gov)

**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

APPLICATION # z06-088 (Amended)

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jackie Lynn Hager, Carlile Patchen & Murphy LLP  
of (COMPLETE ADDRESS) 366 E. Broad Street, Columbus, Ohio 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. Byers Realty, LLC 390 East Broad Street Columbus, Ohio 432158 250 Columbus Based Employees	2.
3.	4.

11 OCT 14 PM 2:53

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

*Jackie Hager*

Subscribed to me in my presence and before me this 14 day of October, in the year 2011

SIGNATURE OF NOTARY PUBLIC

*Joseph M. Patchen*

My Commission Expires:

*This Project Disclosure Expires six months after date of notarization.*

Notary Seal Here



JOSEPH M. PATCHEN  
Notary Public, State of Ohio  
My commission has no expiration date  
Section 147.03

**PLEASE NOTE:** incomplete information will result in the rejection of this submittal.  
For all questions regarding this form and fees please call: 614-645-4522  
Please make all checks payable to the Columbus City Treasurer