

Final Site Plan Rec'd  
 10/24/15

① SITE PLAN

CPD 8/11/15

**ARCHITECTURAL ALLIANCE**  
 ARCHITECTS  
 1.01

**Renier Construction Corporation**  
 PROJECT MANAGER  
 2015

Legend:

- ▴ Existing
- ▾ Proposed
- Existing
- Proposed
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- ▴ Existing
- ▴ Proposed

**BYERS SUBARU**  
 2455 BILLINGSLEY RD.  
 COLUMBUS, OHIO 43235

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
JUNE 11, 2015**

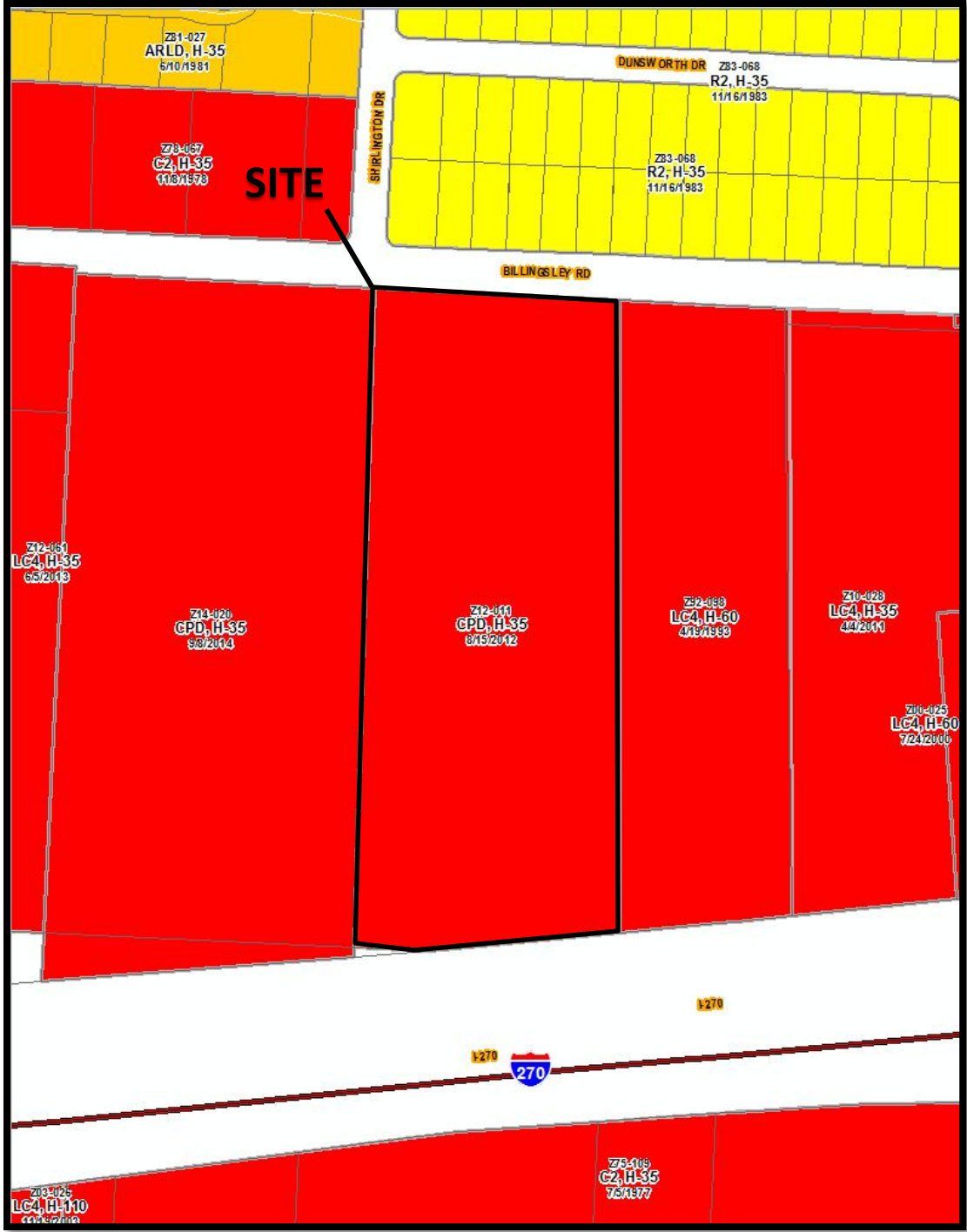
- 7. APPLICATION: Z15-014**  
**Location:** **2500 ROBERTS COURT (43026)**, being 2.65± acres located at the northeast corner of Roberts Road and Roberts Court (560-236167).  
**Existing Zoning:** C-2, Commercial, and CPD, Commercial Planned Development Districts.  
**Request:** CPD, Commercial Planned Development District.  
**Proposed Use:** Commercial development.  
**Applicant(s):** BB Building Company of Western Ohio; c/o Jeffrey L. Brown, Atty.; Smith & Hale LLC; 37 West Broad Street, Suite 460; Columbus, OH 43215.  
**Property Owner(s):** Columbus One Investors; PO Box 497, Lebanon, KY 40033.  
**Planner:** Eliza Thrush, 645-1341, [ecthrush@columbus.gov](mailto:ecthrush@columbus.gov)

**BACKGROUND:**

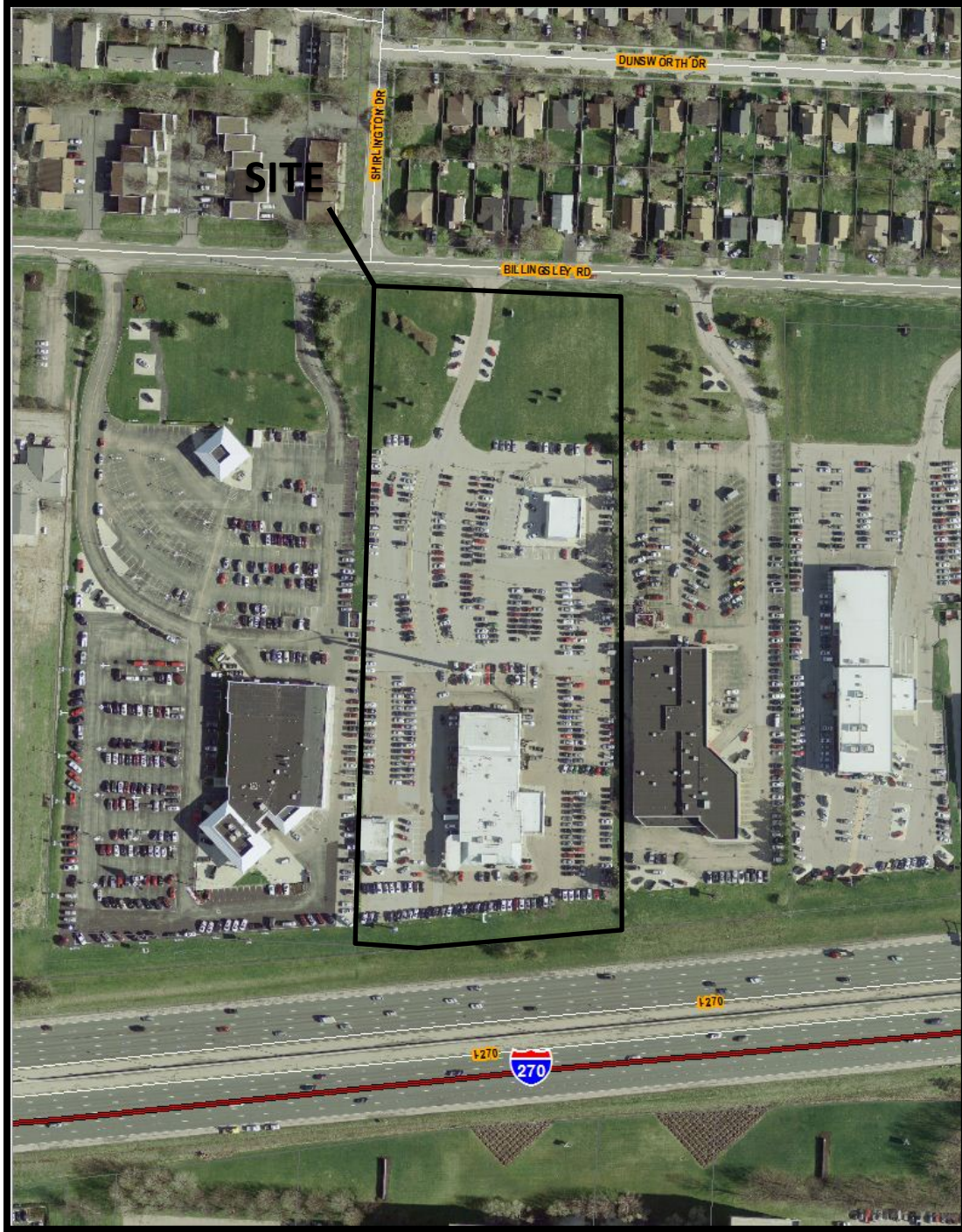
- The site is undeveloped and zoned in the C-2, Commercial, and CPD, Commercial Planned Development Districts. The applicant proposes the CPD, Commercial Planned Development District to permit the construction of a restaurant.
- The site is surrounded by multi-unit residential development to the north in the AR-12, Apartment Residential District, and commercial development to the east in the CPD, Commercial Planned Development and C-2, Commercial Districts. To the south is commercial development in the L-C-4, Limited Commercial District and multi-unit residential development in the L-AR-12, Limited Apartment Residential District. To the west is a child daycare and undeveloped land in the C-2, Commercial District.
- The site falls within the boundaries of the *Trabue/Roberts Area Plan* (2011), which calls for neighborhood commercial uses for the site.
- The CPD text proposes limited C-4 uses with appropriate use restrictions, and contains provisions for street trees, maximum lot coverage, and commitments to a site plan and cost-sharing for the signalization of the intersection of Roberts Road and Roberts Court.
- The *Columbus Thoroughfare Plan* identifies Roberts 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 Development District would allow for the development of a restaurant on the east side of Roberts Court. This proposal is consistent with the recommendations of the *Trabue/Roberts Area Plan*, and the zoning and development patterns of the area.



Z15-013  
2455 Billingsley Road  
Approximately 8.0 acres  
CPD to CPD



Z15-013  
2455 Billingsley Road  
Approximately 8.0 acres  
CPD to CPD



**Thrush, Eliza C.**

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**From:** John Murley <jmurley@columbus.rr.com>  
**Sent:** Wednesday, June 10, 2015 10:56 PM  
**To:** Thrush, Eliza C.  
**Subject:** RE: Z15-013 // 2455 Billingsley Road

Ms. Thrush,

The Far Northwest Coalition opposes Z15-013 2455 Billingsley Road. The board specifically opposes the reduction in setback along Billingsley Road. This setback was agreed upon years ago as a buffer between the auto dealership use and single family residences on the other side of the street. In recent years, the board agreed to the construction of display pads within the setback, which now all of the dealerships have. The board expressed concern when an application was heard recently that reduced setback in the property immediately to the west, but the basis for that reduction was the lack of single family residences directly across the street. At the time, FNWC stated that we specifically did not condone that being a precedent and that we would oppose any reduction in setback for the properties to the east that face single family residences. Just a few months later, this proposal does exactly that, replacing committed green space with blacktop across from single family residences, so we stand in opposition.

Thanks,  
John Murley  
President, Far Northwest Coalition

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**From:** Thrush, Eliza C. [<mailto:ECThrush@columbus.gov>]  
**Sent:** Friday, June 05, 2015 10:19 AM  
**To:** 'jmurley@columbus.rr.com'  
**Subject:** Z15-013 // 2455 Billingsley Road

Hi John,

I am wondering if you have a recommendation prepared regarding Z15-013 2455 Billingsley Road? I am working on our staff report for Development Commission next week.

Thank you,

ELIZA THRUSH  
PLANNER II – PUBLIC HEARINGS

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THE CITY OF  
**COLUMBUS**  
MICHAEL B. COLEMAN, MAYOR

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DEPARTMENT OF BUILDING  
AND ZONING SERVICES

757 Carolyn Avenue  
Columbus, OH 43224  
Direct: 614.645.1341  
Fax: 614.645.2463  
[www.cityofcolumbus.org](http://www.cityofcolumbus.org)

# Rezoning Application

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224  
Phone: 614-645-7433 • www.bzs.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 # 215-013

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown  
of (COMPLETE ADDRESS) 37 W. 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

<p>1. Byers Realty LLC 427 S. Hamilton Road Columbus, OH 43213-2035 <u>300</u> Number of Columbus based employees Jay DuRivage - 614-228-1551</p>	<p>2.</p>
<p>3.</p>	<p>4.</p>

SIGNATURE OF AFFIANT 

Sworn to before me and signed in my presence this 20th day of March, in the year 2015

  
SIGNATURE OF NOTARY PUBLIC

9/4/15  
My Commission Expires



Notary Seal Here  
Natalie C. Timmons  
Notary Public, State of Ohio  
My Commission Expires 09-04-2015

**This Project Disclosure expires six (6) months after the date of notarization.**

**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 checks payable to the Columbus City Treasurer