



**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
APRIL 12, 2012**

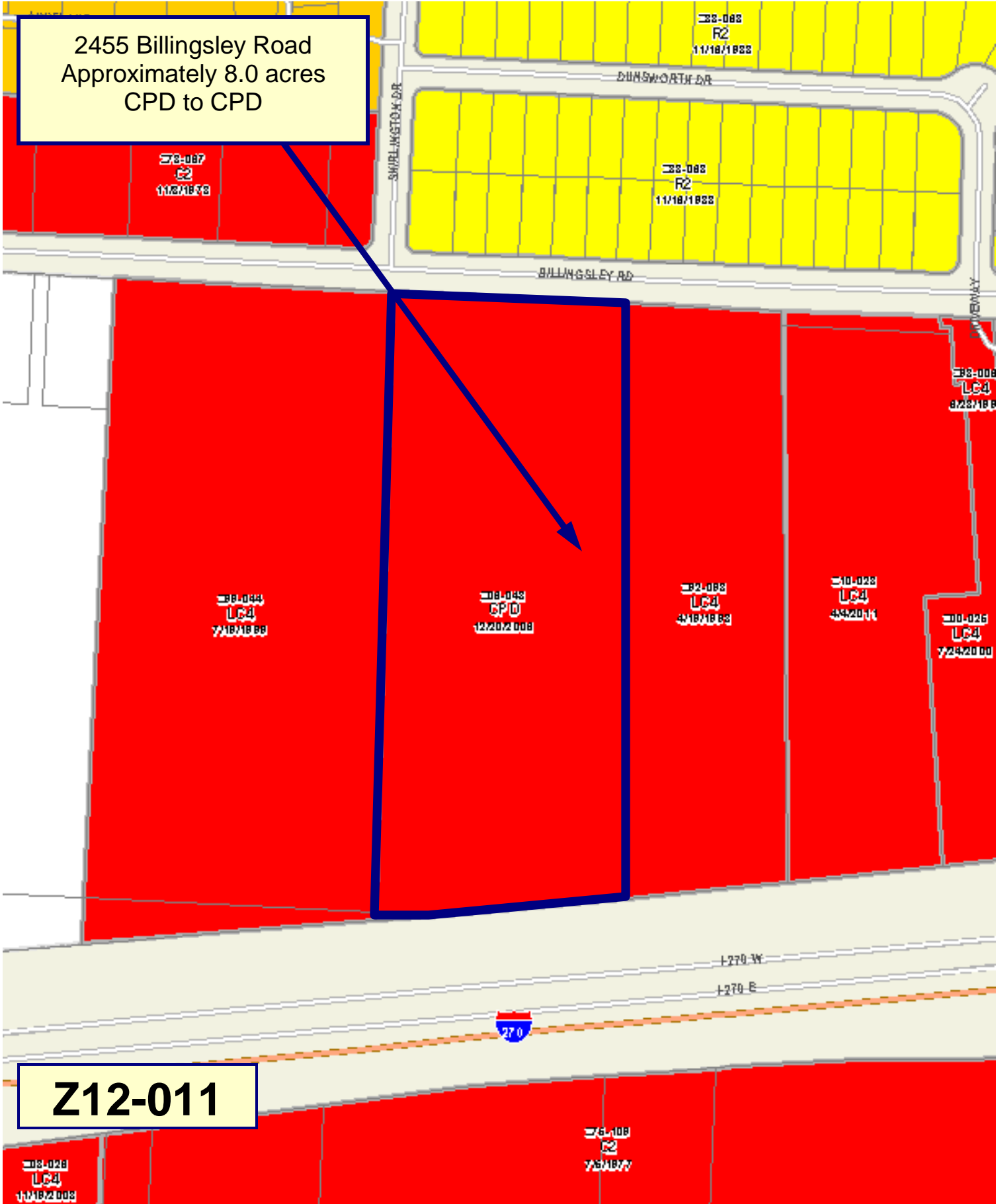
- 6. APPLICATION: Z12-011 (ACCELA # 12335-00000-00042)**  
**Location:** **2455 BILLINGSLEY ROAD (43235)**, being 8.0± acres located on the south side of Billingsley Road, 500± feet west of Dunsworth Drive. (590-144971).  
**Existing Zoning:** CPD, Commercial Planned Development District.  
**Request:** CPD, Commercial Planned Development District.  
**Proposed Use:** Modifying the CPD Text to allow building expansion at an existing auto dealership  
**Applicant(s):** Byers Realty LLC c/o Jeffrey L. Brown, Smith & Hale; 37 West Broad Street, Suite 725; Columbus, Ohio 43215.  
**Property Owner(s):** Byers Realty LLC c/o Byers Realty Inc; 427 S. Hamilton Road; Columbus, Ohio 43213.  
**Planner:** Dana Hitt; 645-2395; [dahitt@columbus.gov](mailto:dahitt@columbus.gov).

**BACKGROUND:**

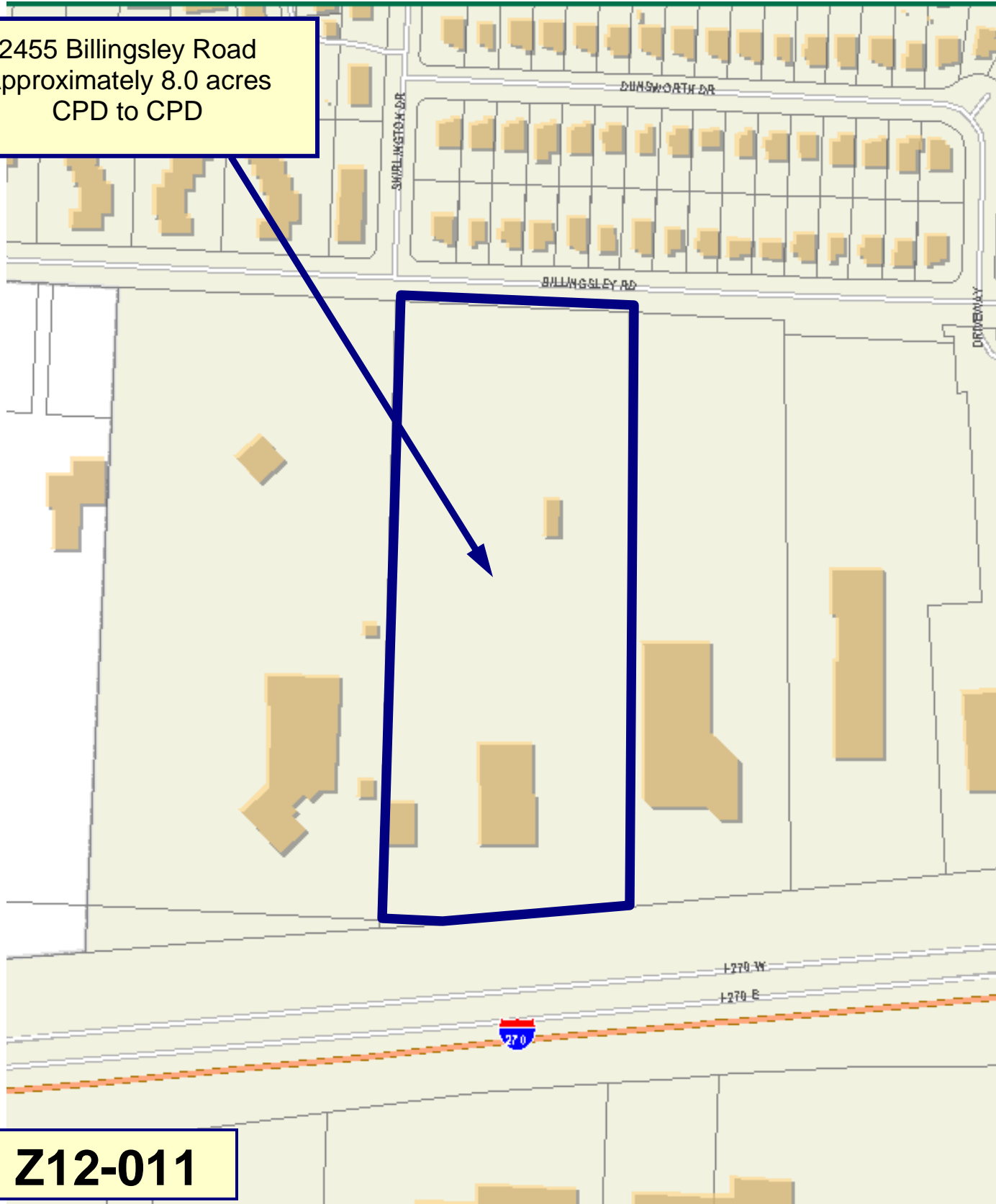
- The site is developed with an automobile dealership. This application is to rezone this site from the CPD, Commercial Planned Development District to the CPD, Commercial Planned Development District to allow for expansion of a building near Interstate 270 to as much as 10,000 square feet.
- To the north, across Billingsley Road are single-family dwellings zoned in the R-2, Residential District. To the east and west are automobile dealerships, both zoned in the L-C-4, Limited Commercial District. To the south across I-270, is an office development zoned in the C-2, Commercial District.
- The site lies within the boundaries of the *Northwest Plan* (2007) but the *Plan* provides no specific recommendations for this site.
- The CPD text carries forth the limitations in Z06-048.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The requested CPD, Commercial Planned Development District would permit expansion of the existing automobile dealership within established zoning and development patterns of the area. The addition of up to 3000 square feet will not impact the residential uses on the north side of Billingsley Road as the building is located toward Interstate 270.



2455 Billingsley Road  
Approximately 8.0 acres  
CPD to CPD



**Z12-011**

**Hitt, Dana**

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**From:** johnwbest@juno.com  
**Sent:** Wednesday, June 13, 2012 10:56 AM  
**To:** Hitt, Dana  
**Cc:** Jlbrown@smithandhale.com  
**Subject:** Byers - Billingsley Road

Dana,

Here are the minutes from the Far Northwest Coalition (FNWC) pertaining to the Byers auto dealership at 2455 Billingsley Road.

David Hodge, as representative of Byers Auto, made a presentation to the group requesting that an amendment be made to the zoning text for the property located at 2455 Billingsley Road. The request would amend the existing CPD to increase the size of the currently smaller building on the lot along I-270 to a size no greater than 10,000 sq. ft. Hodge said the site has been rezoned several times through the years and the 200' minimum setback would be maintained. The request is only to increase the size of the used car building to no greater than 10,000 sq. ft. The building is located on the southwest corner of the lot and is currently about 4,200 sq. ft. They don't plan to exceed 8,000 sq. ft. but want to have the expansion ability available if needed in the future. The building addition would extend to the north, along the western lot line. Byers plans to separate their two auto lines, Subaru and Mazda, and operate their new car sales for each brand from the separate buildings. Used cars will be sold from the current building to the north on the lot. The main building can be up to 50,000 sq. ft. under the existing zoning but Hodge was not sure exactly how big it is currently.

Hodge noted there are no plans to change any graphics; if so, it would have to come back to the FNWC and the City Graphics Commission. There was discussion that they may have to add a sidewalk along Billingsley Road since the city sidewalk requirements may be triggered with the zoning change. When asked, Hodge did not think there was any side yard setback requirement currently on the property. He also noted that he anticipated staff support from the city.

Dana, we have an FNWC Board member, who is an architect review the elevation and as depicted, it is supported by FNWC.

Sincerely,

John W. Best  
Far Northwest Coalition



**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 # Z12-011

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown - Smith & Hale LLC  
of (COMPLETE ADDRESS) 37 W. Broad Street, 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

1. Byers Realty LLC c/o Byers Realty Inc., 427 S. Hamilton Road, Columbus, OH 43213 Jay DuRivage - 793-4850 300 of Columbus based employees	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

*[Handwritten Signature]*

Subscribed to me in my presence and before me this 30<sup>th</sup> day of January, in the year 2012

SIGNATURE OF NOTARY PUBLIC

*[Handwritten Signature]*  
9/4/15

My Commission Expires:

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



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

**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**