

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
DECEMBER 13, 2012**

- 7. APPLICATION: Z12-061 (ACCELA # 12335-00000-00586)**
Location: **2585 BILLINGSLEY ROAD (43235)**, being 4.9± acres located on the south side of Billingsley Road, 420± feet west of Shirlington Drive. (212-000087).
Existing Zoning: R, Rural (Annex) District
Request: L-C-4, Limited Commercial District
Proposed Use: Commercial use.
Applicant(s): Billingsley Properties LLC; c/o Jeffrey L. Brown, Atty; Smith and Hale LLC; 37 West Broad Street, Suite 725; Columbus, OH 43215.
Property Owner(s): Billingsley Properties LLC; 4586 Gateway Drive; Columbus, OH, 43220.
Planner: Dana Hitt; 645-2395; dahitt@columbus.gov.

BACKGROUND:

- This application is to rezone this site from the R, Rural (annex) District to the L-C-4, Limited Commercial District. The site is currently being annexed and was zoned in the CS, Community Service District in Perry Township.
- To the north, across Billingsley Road are offices zoned in the C-2, Commercial District. To the south is I-270. To the east is an automobile dealership zoned in the L-C-4, Limited Commercial District. To the west is a telecommunication office zoned in the L-C-4, Limited Commercial District.
- The site lies within the boundaries of the *Northwest Plan (2007)* but the *Plan* provides no specific recommendations for this site.
- The L-C-4 text is comparable to the L-C-4 texts governing the sites directly to the east and west and contains limits on uses as well as larger setbacks than normally would be required.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested L-C-4 text is comparable to the L-C-4 texts governing the sites directly to the east and west. The proposal is consistent with the established zoning and development patterns of the area.



December 10, 2012

Mr. Jeffrey Brown
Smith & Hale LLC
37 West Broad Street,
Suite 725
Columbus, Ohio 43215

Mr. Brown,

We were pleased to meet with you at our October 30 meeting to discuss your application concerning rezoning 2585 Billingsley Road to a C4 usage. After discussion, the Far Northwest Coalition voted unanimously to support your rezoning, subject to the text limitations as presented, and subject to FNWC review of a site plan when it is submitted.

Respectfully,

John Murley, President FNWC



2585 Billingsley Road
Approximately 4.9 acres
R (annex) to L-C-4

Z12-061

SHIRLEY WILSON DR

BILLINGSLEY RD

PARKING LOT

RAMP

I-270

I-270





REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • 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 # 212-061

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown, Attorney - Smith & Hale LLC
of (COMPLETE ADDRESS) 37 West 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. Billingsley Properties, LLC 4586 Gateway Dr. Columbus, OH 43220 Dan Tobin 614-889-6300	2.
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 17th day of April, in the year 2013

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

9/4/15

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



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