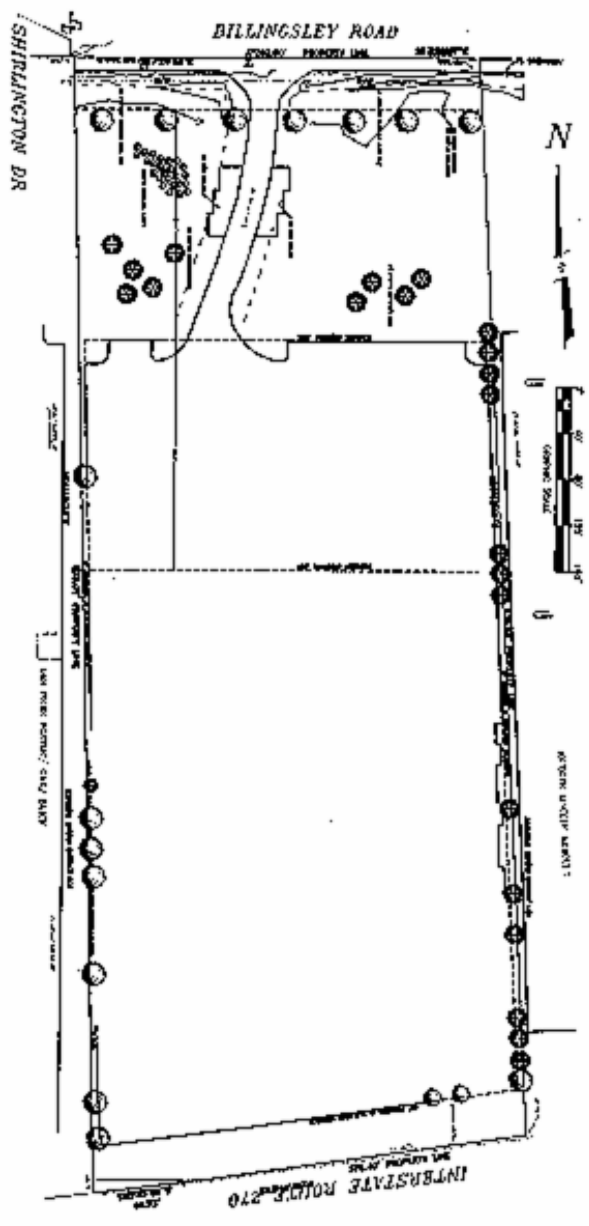





11 CPD Exhibit 11
 Design Plan
 9/27/06



3	BYERS	 <p>ARCHITECTURAL ALLIANCE 112 NORTH 1ST ST DENVER, CO 80202 303.733.1111 www.archalliance.com</p>		 <p>BYERS 1400 DELAWARE ST DENVER, CO 80202</p>
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STAFF

**REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
AUGUST 10, 2006**

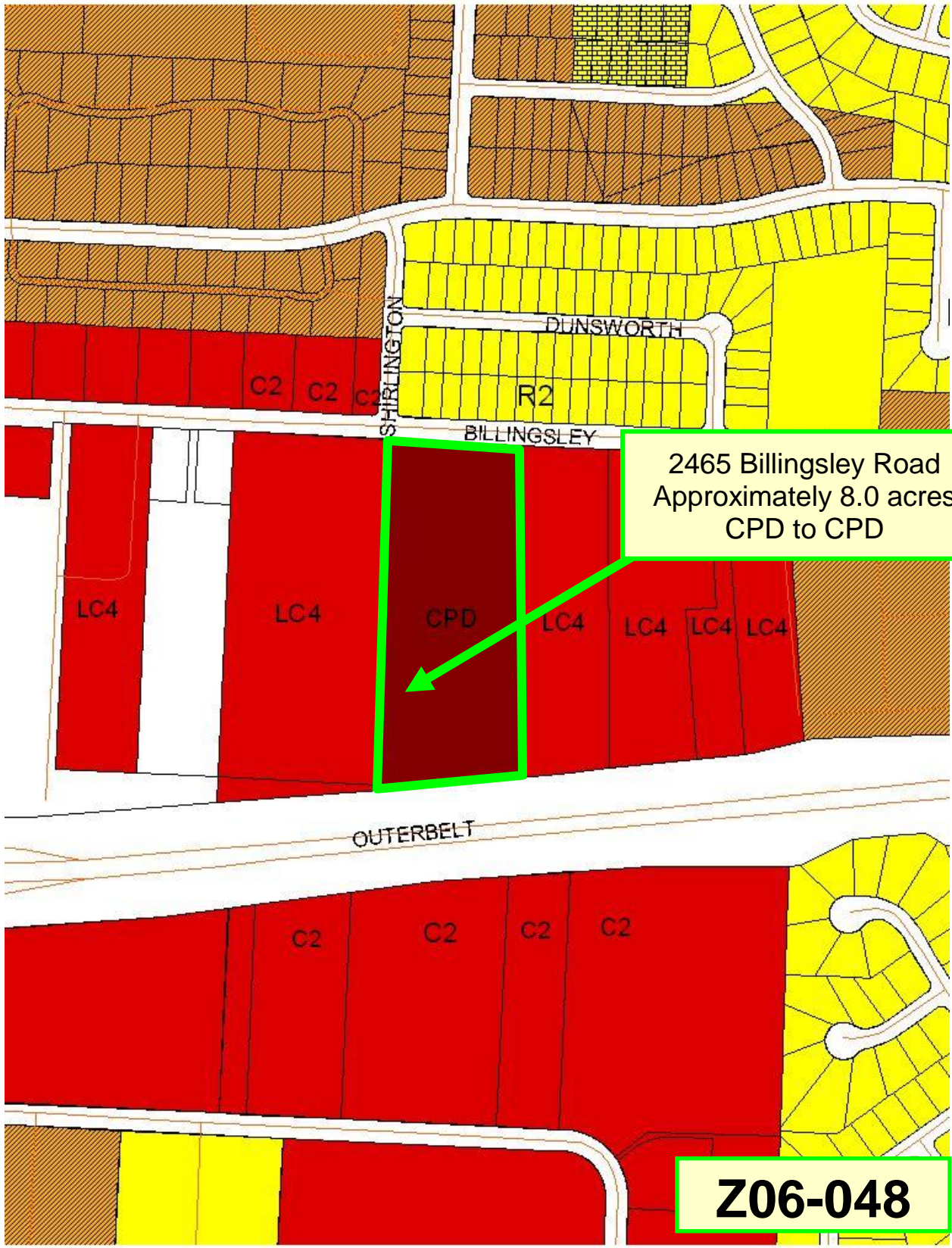
- 4. APPLICATION: Z06-048**
Location: **2465 BILLINGSLEY ROAD (43235)**, being 8.0± acres located on the south side of Billingsley Road, immediately east of Shirlington Drive (590-144971).
Existing Zoning: CPD, Commercial Planned Development District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Automobile sales.
Applicant(s): Byers Realty LLC; c/o Jeffrey L. Brown, Atty.; Smith & Hale; 37 West Broad Street, Suite 725; Columbus, OH 43215.
Property Owner(s): Byers Realty LLC; 390 East Broad Street; Columbus, OH 43215.
Planner: Dana Hitt, AICP, 645-2395, dahitt@columbus.gov

BACKGROUND:

- The site is developed with an automobile dealership. The current CPD, Commercial Planned Development District was established in 1999 with application Z99-064. The applicant is modifying the CPD text to allow a secondary building of up to 7000 square feet. The current CPD text allows a building of up to 5000 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 is located within the boundaries Subarea 14 of *The Northwest Plan (1991)*, which calls for the maintenance of the deep setback from Billingsley Road. *The Northwest Plan* is currently being updated and this provision is to be included in the new version. The proposal is consistent with this provision.

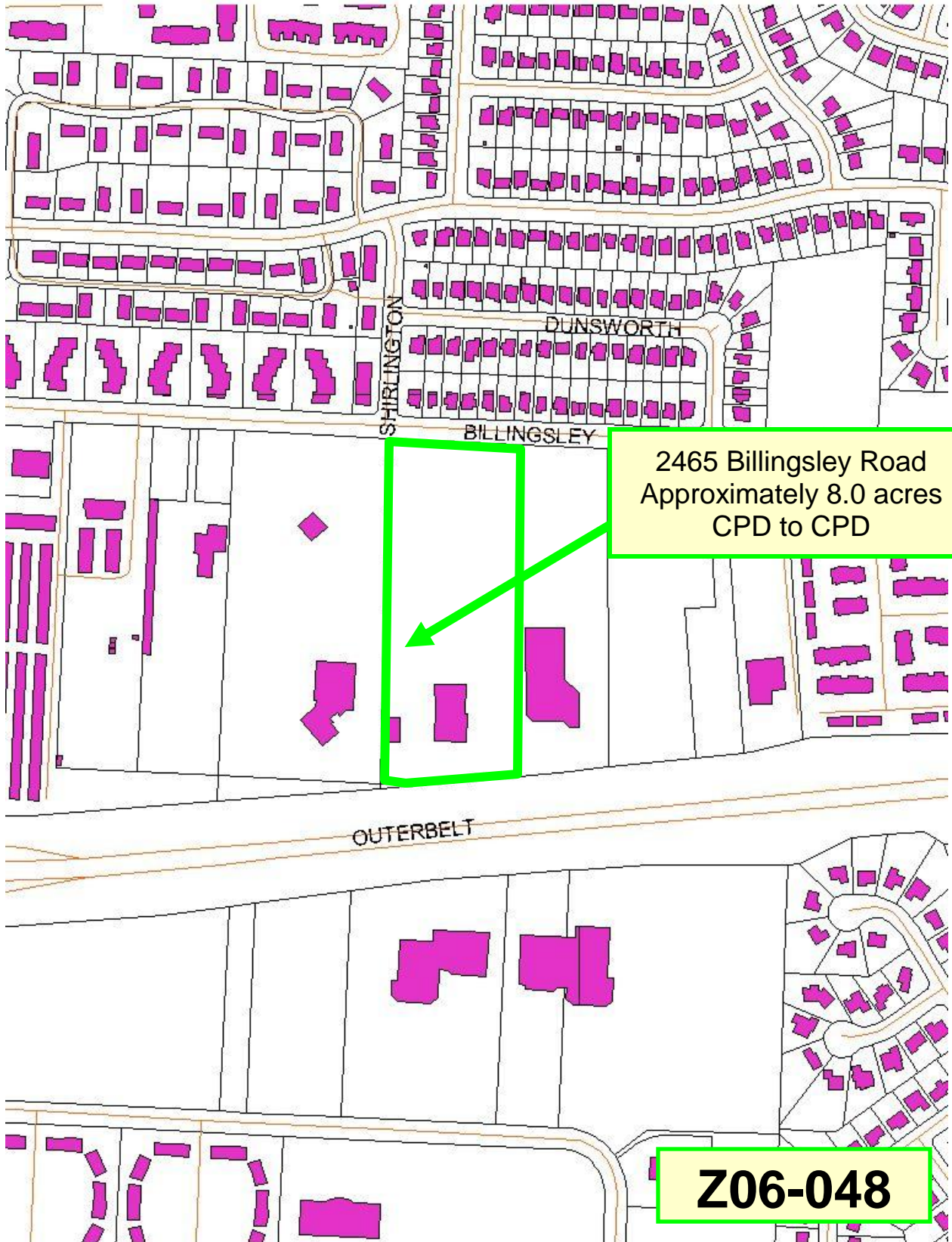
CITY DEPARTMENTS' RECOMMENDATION: Approval.

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 additional height and square footage of the proposed structure will not significantly impact the residential uses on the north side of Billingsley Road as the existing 200 foot setback limitation remains in place.



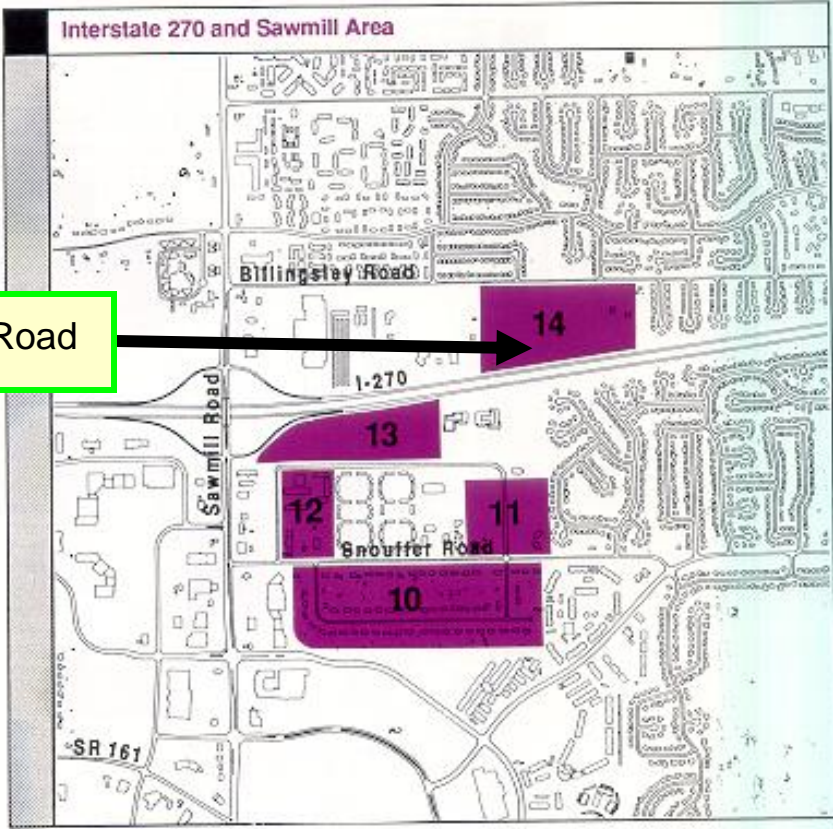
2465 Billingsley Road
Approximately 8.0 acres
CPD to CPD

Z06-048



2465 Billingsley Road
Approximately 8.0 acres
CPD to CPD

Z06-048



2465 Billingsley Road

Subarea 12:

For the most part, the subarea originally developed commercial under Franklin County jurisdiction. A portion of the subarea remains in Perry Township. Existing zoning includes Rural (R), Limited Commercial (LC2 and LC4), and Commercial Planned Development (CPD). Vacant land, apartments, single-family homes, and a number of commercial uses are adjacent to the subarea.

- Support offices and planned commercial as the most appropriate uses for the undeveloped land within the subarea. (See Appendix B.) Further development of the subarea should be limited to low-intensity commercial uses.

Subarea 13:

This triangular shaped subarea is an undeveloped, 10± acre site that is located in the southeast quadrant of a major freeway interchange. The site is zoned Limited Commercial (LC4). The proposed development for this subarea under current zoning is a hotel. Adjacent development includes Interstate 270 to the north and west, apartments and a veterinary clinic on the south, and offices on the east.

- Support the development of a hotel as proposed by the current Limited Commercial (LC4) district.
- Limit development to freeway-oriented commercial uses.
- Support a hotel, restaurants, and offices as the most appropriate land uses. Fast food restaurants are not appropriate for the subarea.

Subarea 14:

Subarea is a 28± acre, undeveloped tract of land fronting on Interstate 270. The existing zoning is Limited Commercial (LC4) and Commercial Planned Development (CPD). The proposed development for this site under current zoning is offices, commercial uses, and hotel. Adjacent development includes single-family homes on the north and east, and an automobile dealership on the west.

- Support development under the current zoning districts for offices, commercial uses, and hotel. Intense retail development, such as a discount store, is not appropriate for this subarea.
- Require that development in the subarea maintain the deep setback from Billingsley Road that has been established for adjacent development.
- Development should provide a pleasing view from the freeway.
- Support the development of the bikeway on the frontage along Billingsley Road.

Dana,

Given that this property located at 2465 Billingsley Road will be reviewed at the August Development Commission meeting I want to advise you on the position taken by the Far Northwest Coalition (FNWC). Please correct your address from 2645 to 2465. Below is an excerpt thus defining the position of FNWC.

Jeff Brown, representative of Byers Mazda Subaru, made a presentation to the FNWC to change language in the CPD text for the dealership located at 2465 Billingsley Road. Brown said they had approval for a 5000 sq. ft. building within the 200 to 400 foot setback from Billingsley Road in the current text. They want to change the text to allow two (2) buildings within that area, not to exceed the 7000 sq. ft. to house their used car sales and a Hertz rental office. Originally, they had planned to use just the one building, but now they would like to physically remove the two operations to separate buildings. In addition, Brown said he also changed language in the text to specifically allow the rental business. He said signage would be within code and the other text in the CPD would not be changed at all. He plans to have this request to the Development Commission on August 18.

FNWC members questioned Brown on the request, specifically asking about other dealers in the area and what would happen if one dealership was allowed to have two buildings within that setback area. There was also concern about what additional signage may be required for the additional building.

The FNWC then again discussed the CPD text change request from the Byers dealership. There was considerable discussion about the precedent to be set by allowing one dealership along Billingsley Road to have two buildings in that setback area. It was noted that Byers would probably do a nice job with the buildings, but there was also concern about orientation to Billingsley, location of the building on the lot and additional signage requirements.

It was moved and seconded that the FNWC conditionally approve the CDP change request of Byers Mazda Subaru for the property located at 2465 Billingsley Road, subject to there only being one (1) building not to exceed 7000 sq. ft., instead of the two buildings requested; due to the negative impact to the aesthetic appearance to the local area. Motion passed.

Please let me know if you have any questions.

Sincerely,

John W. Best, President
Far Northwest Coalition
www.Neighborhoodlink.com/Columbus/FarNorthwest
(614) 761-2067

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.

STATE OF OHIO
COUNTY OF FRANKLIN

APPLICATION # 206-048

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown
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

If applicable, check here if listing additional parties on a separate page (REQUIRED)

1. Byers Realty, LLC 390 East Broad Street Columbus, OH 43215	2.
3.	4.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 30 day of May, in the year 2006

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

This Project Disclosure Statement expires six months after notarial expiration.

Notary Seal Here



PAULA V. PRICE
Notary Public, State of Ohio
My Commission Expires 07-13-07