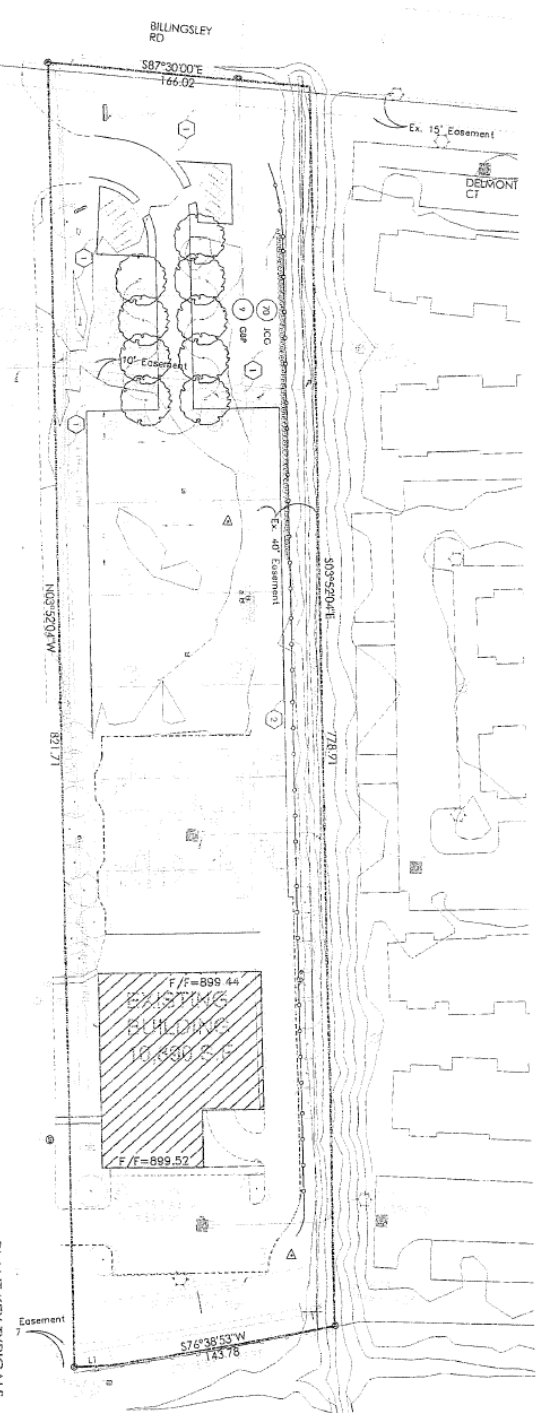
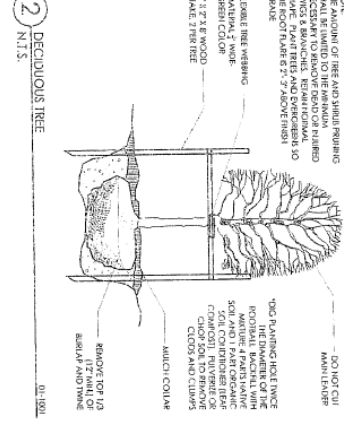
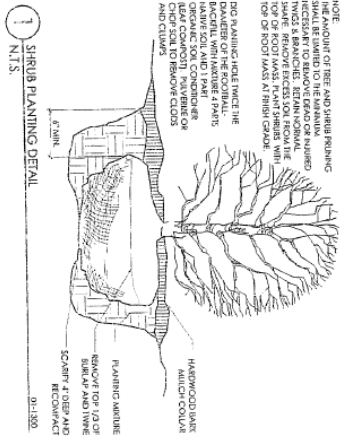


<p>SCALE: 1" = 50'</p> <p>GRAPHIC SCALE</p> <p>LOCATION MAP 1/4" SCALE</p>							
<p>SITE INFORMATION</p> <p>PROPERTY OWNER: TIRE AMERICA, INC.</p> <p>PROPERTY ADDRESS: 2435 BILLINGSLEY ROAD, COLUMBUS, OHIO 43225</p> <p>PARCEL I.D.: 580-225214-00</p> <p>PARCEL AREA: 3,037 AC. (132,292 S.F.)</p> <p>CURRENT SITE ZONING: LC4 (Z93-008)</p> <p>ADJACENT ZONING DISTRICT: R2 NORTH, LARD EAST, LC4 WEST</p> <p>PROPOSED USE: AUTOMOBILE SALES AND SERVICE CENTER</p> <p>EXISTING PARKING: 53 SPACES</p> <p>ADDITIONAL PARKING: 83 SPACES</p> <p>TOTAL PARKING PROVIDED: 137 SPACES (INCLUDES EXISTING PARKING AND PROPOSED PARKING)</p>							
<p>SITE DATA TABLE</p> <table border="1"> <tr> <td>TOTAL SITE AREA:</td> <td>3.04 AC</td> </tr> <tr> <td>PRE-DEVELOPED IMPERVIOUS:</td> <td>1.15 AC</td> </tr> <tr> <td>POST-DEVELOPED IMPERVIOUS:</td> <td>1.65 AC</td> </tr> </table> <p>NOTE: THIS PLAN IS VALID TO ONE (1) YEAR FROM THE DATE OF APPROVAL. PROPERTY IS COATED IN FLOORZONE X MAP NUMBER 300002100X (MAP REVISED JUNE 11, 2010)</p>		TOTAL SITE AREA:	3.04 AC	PRE-DEVELOPED IMPERVIOUS:	1.15 AC	POST-DEVELOPED IMPERVIOUS:	1.65 AC
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POST-DEVELOPED IMPERVIOUS:	1.65 AC						
<p>URGENT COMMENT: THIS SITE IS AN SHAL REEFTAL REQUIRED DEVELOPMENT STANDARDS.</p> <p>REVISION DESCRIPTION: DATE</p> <p>NUMBER: DATE</p>							
<p>BIRD & BULL</p> <p>2435 Billingsley Road Columbus, Ohio 43225 614.441.1111 WWW.BIRDBULL.COM</p> <p>SITE PLAN</p> <p>AUTO MAX 2435 BILLINGSLEY ROAD COLUMBUS, OHIO 43225</p> <p>DATE: 07/13/2012 SCALE: 1" = 50' SHEET NO. 1 OF 1</p>							



PLANT LIST
CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN

QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	EXCEL	REMARKS
1	JIC	JAPANESE CHERRY BLOSSOM	PRINCETON STAR CHERRY	3 1/2" CAL.	R.E.	MANCINI FORM
1	JIC	JAPANESE CHERRY BLOSSOM	SPACED OUT PLANT	3 1/2" CAL.	R.E.	



- GENERAL PLANTING NOTES:**
1. ALL PLANTS SHALL BE OF EXCELLENT QUALITY AND SHALL BE SHOWN ON THE PLAN.
 2. ALL PLANTS SHALL BE OF EXCELLENT QUALITY AND SHALL BE SHOWN ON THE PLAN.
 3. ALL PLANTS SHALL BE OF EXCELLENT QUALITY AND SHALL BE SHOWN ON THE PLAN.
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 9. ALL PLANTS SHALL BE OF EXCELLENT QUALITY AND SHALL BE SHOWN ON THE PLAN.
 10. ALL PLANTS SHALL BE OF EXCELLENT QUALITY AND SHALL BE SHOWN ON THE PLAN.



<p>Paris Planning & Design</p> <p>LAND PLANNING • LANDSCAPE ARCHITECTURE</p> <p>2510 W. 17th Street • Suite 404 • Columbus, OH 43216</p> <p>614.481.1944 • www.parisplanninganddesign.com</p>	<p>AUTOMAX</p> <p>PROFESSIONAL</p> <p>BIRD AND BULL</p> <p>2815 WEST DUBLIN GRANVILLE ROAD</p> <p>COLUMBUS, OHIO 43232</p>	<p>LANDSCAPE PLAN</p>	<p>REVISIONS</p> <table border="1"> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table>												
<p>DATE: 5/10/12</p> <p>PROJECT: XXXXX</p> <p>SHEET: 1</p>	<p>DATE: 5/10/12</p> <p>PROJECT: XXXXX</p> <p>SHEET: 1</p>														

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MAY 10, 2012**

- 6. APPLICATION: Z12-015 (ACCELA # 12335-00000-00107)**
Location: 2435 BILLINGSLEY ROAD (43235), being 3.04± acres located on the south side of Billingsley Road, 5± feet east of Dunsworth Drive. (590-225214).
Existing Zoning: L-C-4, Limited Commercial District
Request: CPD, Commercial Planned Development District.
Proposed Use: Modifying the CPD Text to allow the sale of used automobiles.
Applicant(s): David A. Brown, Esq; 5100 Parkcenter Avenue, Suite 100; Dublin, Ohio 43017.
Property Owner(s): Tire America Inc; 823 Donald Ross Road; Juno Beach, Florida, 33408.
Planner: Dana Hitt; 645-2395; dahitt@columbus.gov.

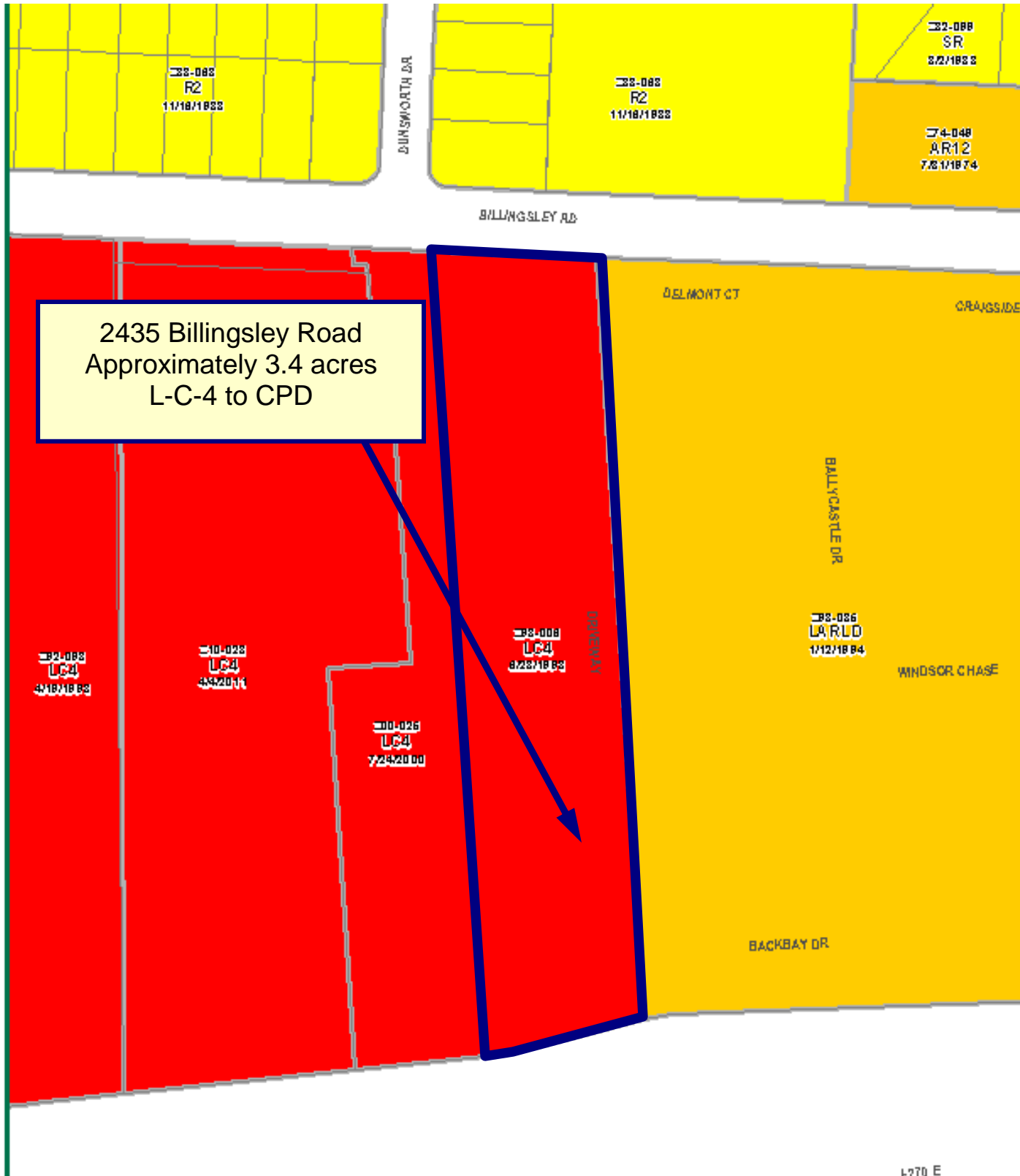
BACKGROUND:

- This application is to rezone this site from the L-C-4, Limited Commercial District to the CPD, Commercial Planned Development District to allow for the exclusive sale of used automobiles. The current text only allows used automobiles to be sold if new automobiles are sold on site as well.
- To the north, across Billingsley Road are single-family dwellings zoned in the R-2, Residential District. To the south across I-270, is an office development zoned in the C-2, Commercial District and single-unit dwellings in the SR, Suburban Residential District. To the east are multi-unit dwellings zoned in the L-ARLD, Limited apartment district. To the west is an automobile service facility, 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 CPD text carries forth the commitments in Z93-006, updates some references and deletes limitations that are now unnecessary with the adoption of the new landscaping and parking lot landscaping regulations.

CITY DEPARTMENTS' RECOMMENDATION: Disapproval. *

The requested CPD, Commercial Planned Development District would remove the prohibition on the sale of used cars without new cars being sold as well. Staff finds no difference in the off site impact between the sale used cars or the sale of new cars. The proposal is still consistent with the established zoning and development patterns of the area. However the proposed text proposes a prohibition on "Buy here Pay here" auto sales which Staff finds unenforceable. Furthermore, the proposed text appears to introduce restaurants as an allowed use on the site which Staff does not support. Should those two issues be resolved, Staff would then recommend approval.

* The applicant did address these issues prior to the Development Commission meeting resulting in Staff changing their recommendation to approval.

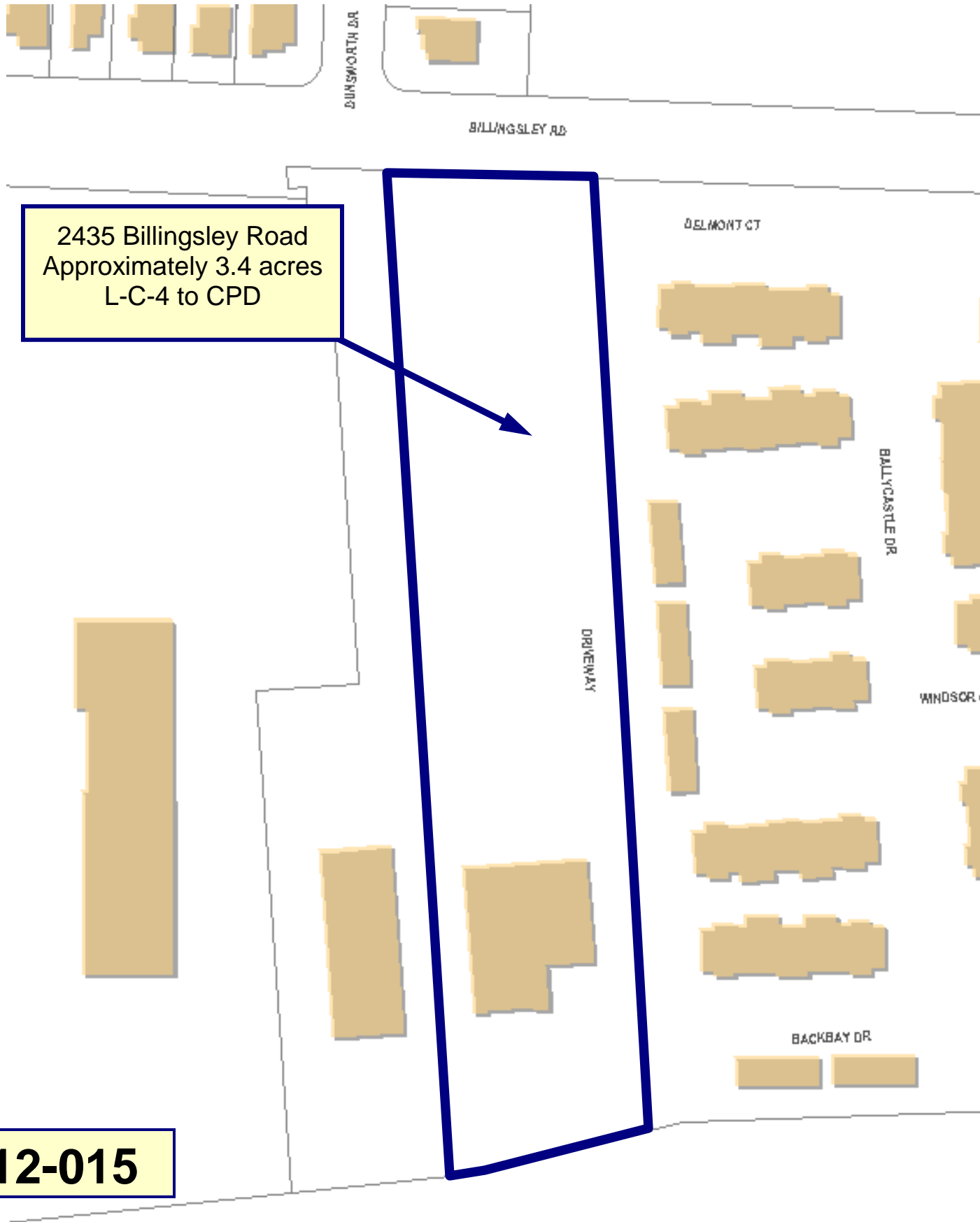


2435 Billingsley Road
Approximately 3.4 acres
L-C-4 to CPD

Z12-015

I-270 W

I-270 E



Far Northwest Coalition Columbus, OH

April 25, 2012

David Brown then presented additional information for his client's zoning amendment text request for the property located at 2435 Billingsley Road (Automax USA). This had been tabled from the last FNWC meeting. There was a lengthy discussion of the proposal and the text changes; the main point being the ability to sell used cars on the lot without having a new car dealership located there. It was noted that the dealership had already opened and the FNWC members were concerned that the dealership had opened without the proper zoning clearance. Brown explained that his client had received a new dealer license from the State of Ohio to sell Cobras, consequently under the current text he could go ahead and open his operation. He said the owner could probably operate as he is now, but still wants to get the amended text in place to cover some of the other issues; specific language that would prohibit a "buy here, pay here" type of used car dealership. There was additional discussion about moving the driveway to the middle of the lot from the east side, which was considered to be an improvement. Tree landscaping along the east side was discussed to screen the lot from the residential apartments on that side.

The FNWC expressed its concern that a lot of the limitation text from the previous CPD text had been deleted. Brown stated that the City told him to remove it since it was already addressed in the regular zoning code and did not need to be repeated. FNWC members said they would prefer that the specific limitations remain in the text, especially the lighting restrictions because of the residential units across the street and adjacent to the lot on the east. Specific concern was noted about the illumination of the display pads near Billingsley Road because of the residential units across the street. It was noted that zoning rules can change and the FNWC would rather these restrictions remain in place. Brown said he would try and see that the language was retained, subject to approval by the City. Brown is to put together a better landscape plan and engineering drawings because of FNWC concerns over water runoff from the paving of the lot. It was also noted that the plan was calling for up to 120 parking spaces instead of the initial 60 parking spots. This is scheduled to go to the Development Commission on May 10. Brown said that the final engineering plan, landscape plan and the above-noted CPD text issues were all that remained to be completed.

The FNWC then talked more about the Automax property and the concerns the group had concerning the CPD text changes, as well as the engineering and landscaping plans. It was moved and seconded, to conditionally approve the CPD zoning text amendments for the property located at 2435 Billingsley Road subject to: a satisfactory review of the final engineering plan, a landscaping plan which would include the addition of at least 8-10 evergreen trees along the east side of the lot which were of a minimum height of 6 to 8 feet to be a buffer for the residential property located on that side. In addition, the current CPD limitation text for the main lot lighting, display pad lighting and setback language should remain in the proposed text. Motion passed.

The FNWC then reviewed the Minutes from the last meeting. It was moved and seconded to approve the Minutes as presented. Motion passed.

There being no further business to come before the FNWC, the meeting was adjourned.

Respectfully submitted,

Rich Herner

FNWC Secretary



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 # 212-015

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) David A. Brown, Esq.
of (COMPLETE ADDRESS) 5100 Parkcenter Avenue, Suite 100, Dublin, Ohio 43017

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

Table with 2 columns and 2 rows containing party information: 1. Mr. Christopher Lucas, 2. Tire America, Inc., 3. (empty), 4. (empty)

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 28th day of February, in the year 2012

SIGNATURE OF NOTARY PUBLIC

[Handwritten signature: Deanna J. Stockamp]

My Commission Expires:

Has no expiration



DEANNA J. STOCKAMP
Attorney at Law
Notary Public, State of Ohio
My Commission Has No Expiration
Section 147.03 R.C.

Notary Seal Here

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