

Final Plan received
July 28, 2014



Copy of Plan
July 28, 2014

NOT FOR
CONSTRUCTION

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JULY 10, 2014**

- 7. APPLICATION: Z14-020 (14335-00000-00268)**
Location: **2539 BILLINGSLEY ROAD (43235)**, being 10.1± acres located on the south side of Billingsley Road, 1,700± feet east of Sawmill Road (590-104514; Far Northwest Coalition).
Existing Zoning: L-C-4, Limited Commercial District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Expansion of parking lot and building of automobile dealership.
Applicant(s): 2539 Billingsley Road LLC; c/o Jeffrey L. Brown, Attorney; Smith & Hale LLC; 37 W. Broad Street, Suite 460; Columbus, OH 43215.
Property Owner(s): The Applicant
Planner: Tori Proehl, 645-2749, vjproehl@columbus.gov

BACKGROUND:

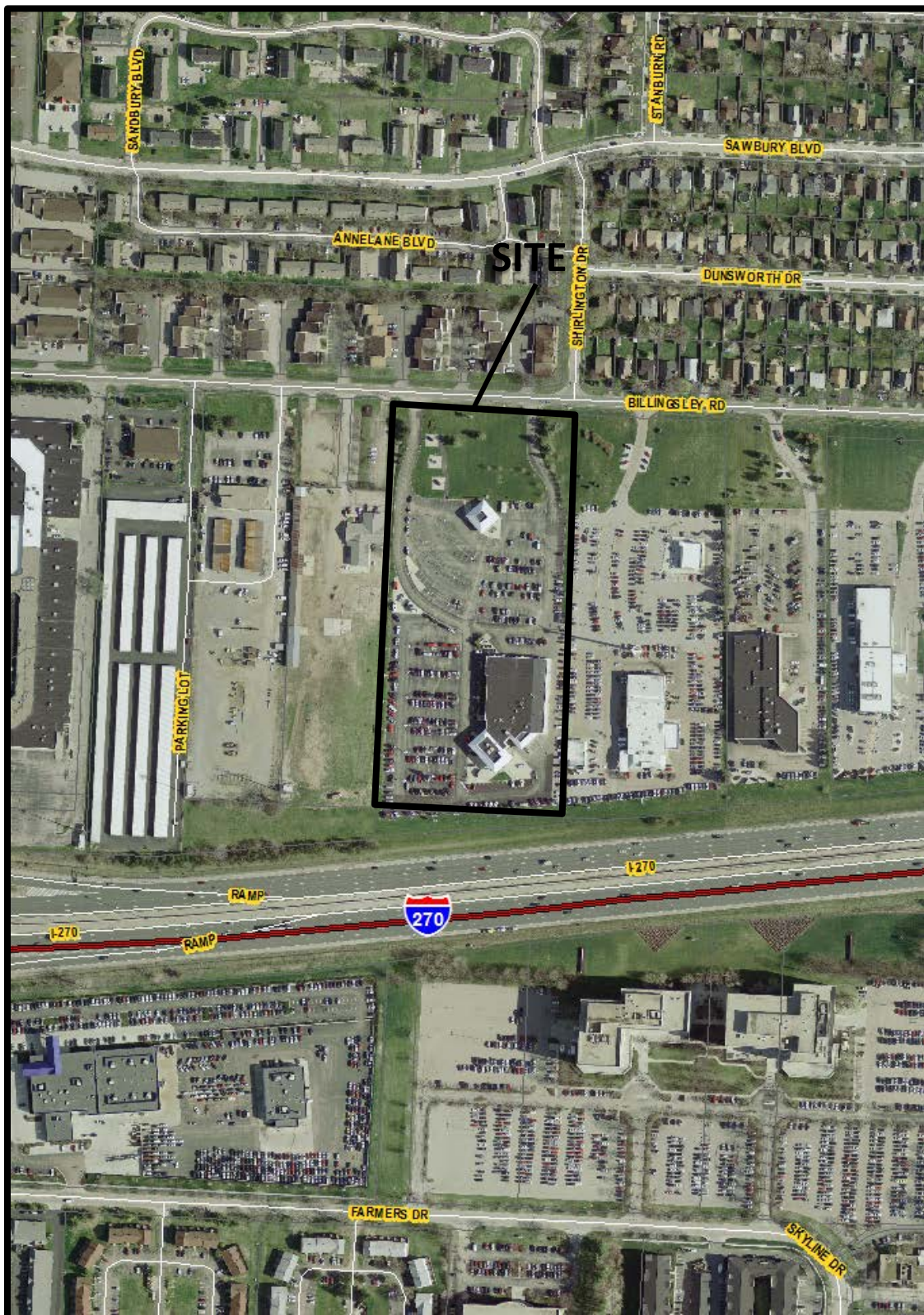
- The 10.1± acre site is developed with an automobile dealership and zoned in the L-C-4, Limited Commercial District. The applicant requests the CPD, Commercial Planned Development District to permit the parking area to expand into the 200' parking setback off of Billingsley Road and to add a car wash within the 400' building setback from Billingsley Road. The proposal also includes one variance to maneuvering requirements, to permit stacked parking spaces.
- Surrounding the site are offices to the north in the C-2, Commercial District. To the east is a car dealership in the CPD, Commercial Planned Development District and to the west is a vacant industrial site in the L-C-4, Limited Commercial District. To the south of the site is I-270.
- The site is located within the planning area of the *Northwest Plan (2007)*, but the plan provides no specific recommendations for this site.
- The site is located within the boundaries of the Far Northwest Coalition, whose recommendation had not been received at the time this report was written.
- The CPD text includes development standards for building and parking setbacks, building height, access and commits to a site plan.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District will allow limited commercial development, and the applicant intends to expand the existing parking area and add a car wash to the site. Staff supports the intended use of the property, as the request is consistent with the zoning and development patterns of the area.



Z14-020
2539 Billingsley Road
Approximately 10.1 acres
From L-C-4 to CPD



Z14-020
2539 Billingsley Road
Approximately 10.1 acres
From L-C-4 to CPD

Proehl, Victoria J.

From: John Murley <jmurley@columbus.rr.com>
Sent: Tuesday, August 12, 2014 10:14 PM
To: Proehl, Victoria J.
Cc: 'Jeff Brown'
Subject: 2539 Billingsley Road Far Northwest Coalition input (Z14-020)

Ms. Proehl,

The Far Northwest Coalition met and heard the application from 2539 Billingsley Road LLC (represented by Smith and Hale) for the property at 2539 Billingsley Road (application Z14-020). After much deliberation we reached a split decision (tie) vote on this issue. We didn't have any concerns regarding the car wash. The issue of contention was the expansion of the parking area into the green space at the front of the property. Those opposing the issue felt strongly that this infringes too much on the green space and creates a bad precedent that may be exploited by properties to the east. Those in favor thought that the transition from residential to commercial across the street from this property made it a logical transition point between the larger setback (across from the residential) and a smaller setback (across from the commercial), and that the mounding would provide visual separation from the expanded parking area (as viewed from Billingsley Road).

This is the first time I recall FNWC having a split decision on an issue. This shows neither strong opposition nor strong support. One thing we agreed on is that we would strongly oppose any additional incursion into the green space by properties to the east. While not the subject of this zoning, we would look to the City to support us in not letting this application become a precedent for further green space incursion should such future applications occur.

Respectfully,

John Murley
President, 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

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 # 214-020

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 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

1. 2539 Billingsley Road LLC 4586 Gateway Drive Columbus, OH 43220 Dan Tobin - 614-889-6300 Columbus based employees: 83	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 25th day of April, in the year 2014

SIGNATURE OF NOTARY PUBLIC

My Commission Expires: 9/4/15

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



Notarized 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.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make all checks payable to the Columbus City Treasurer