

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
MAY 12, 2005**

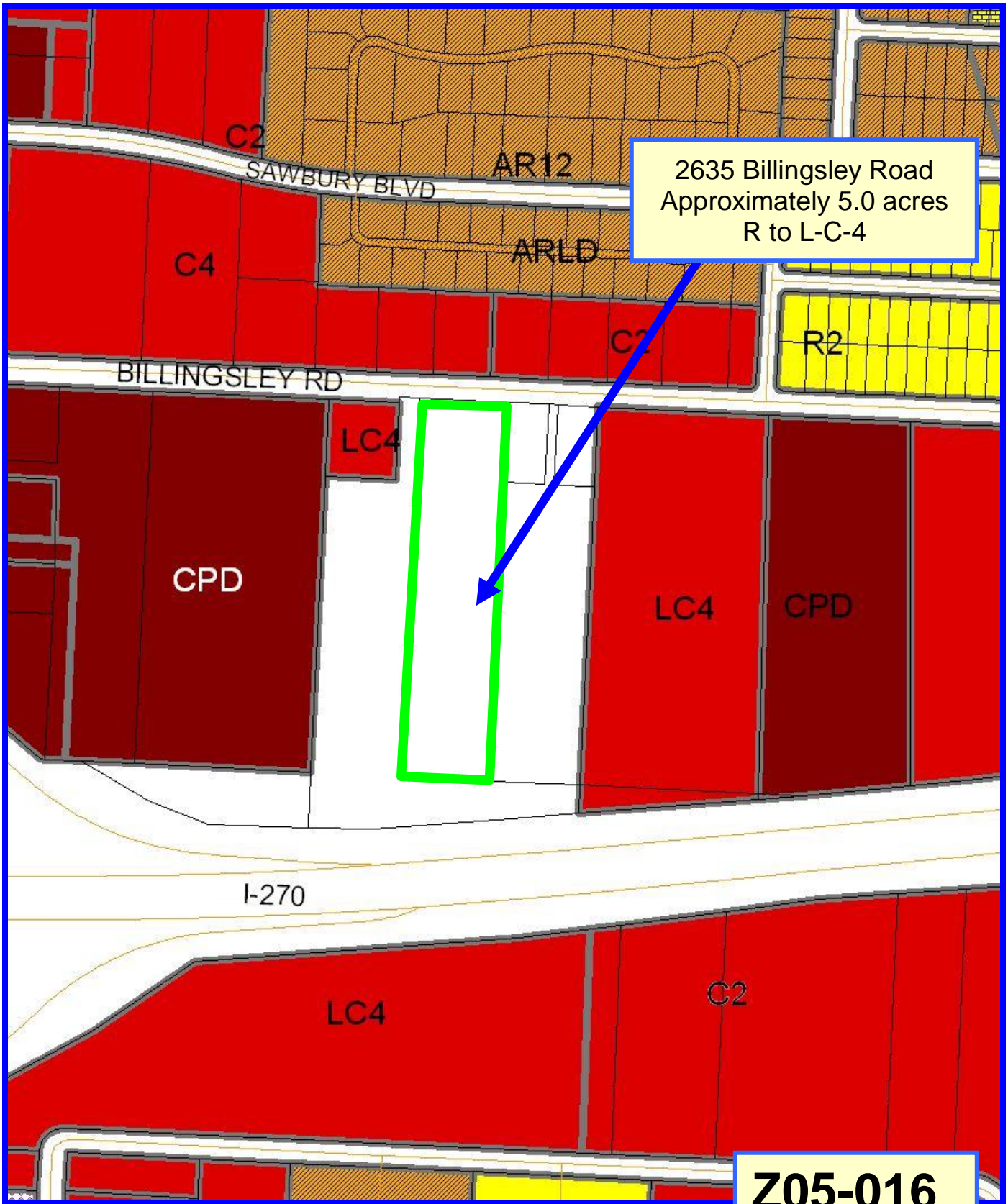
- 2. APPLICATION: Z05-016**  
**Location:** **2635 BILLINGSLEY ROAD (43235)**, being 5.0± acres located on the south side of Billingsley Road, 620± feet east of Sawmill Road (212-000436).  
**Existing Zoning:** R, Rural District.  
**Request:** L-C-4, Limited Commercial District.  
**Proposed Use:** Commercial development.  
**Applicant(s):** Ohio Bell Telephone Company; 2635 Billingsley Road; Columbus, Ohio 43235; c/o Michael Heintz, Atty.; 41 South High Street; Columbus, OH 43215.  
**Property Owner(s):** Ohio Bell Telephone Company; c/o Joseph D. Buckman, Director; 2635 Billingsley Avenue; Columbus, Ohio 43235.  
**Planner:** Shannon Pine, 645-2208, [spine@columbus.gov](mailto:spine@columbus.gov)

**BACKGROUND:**

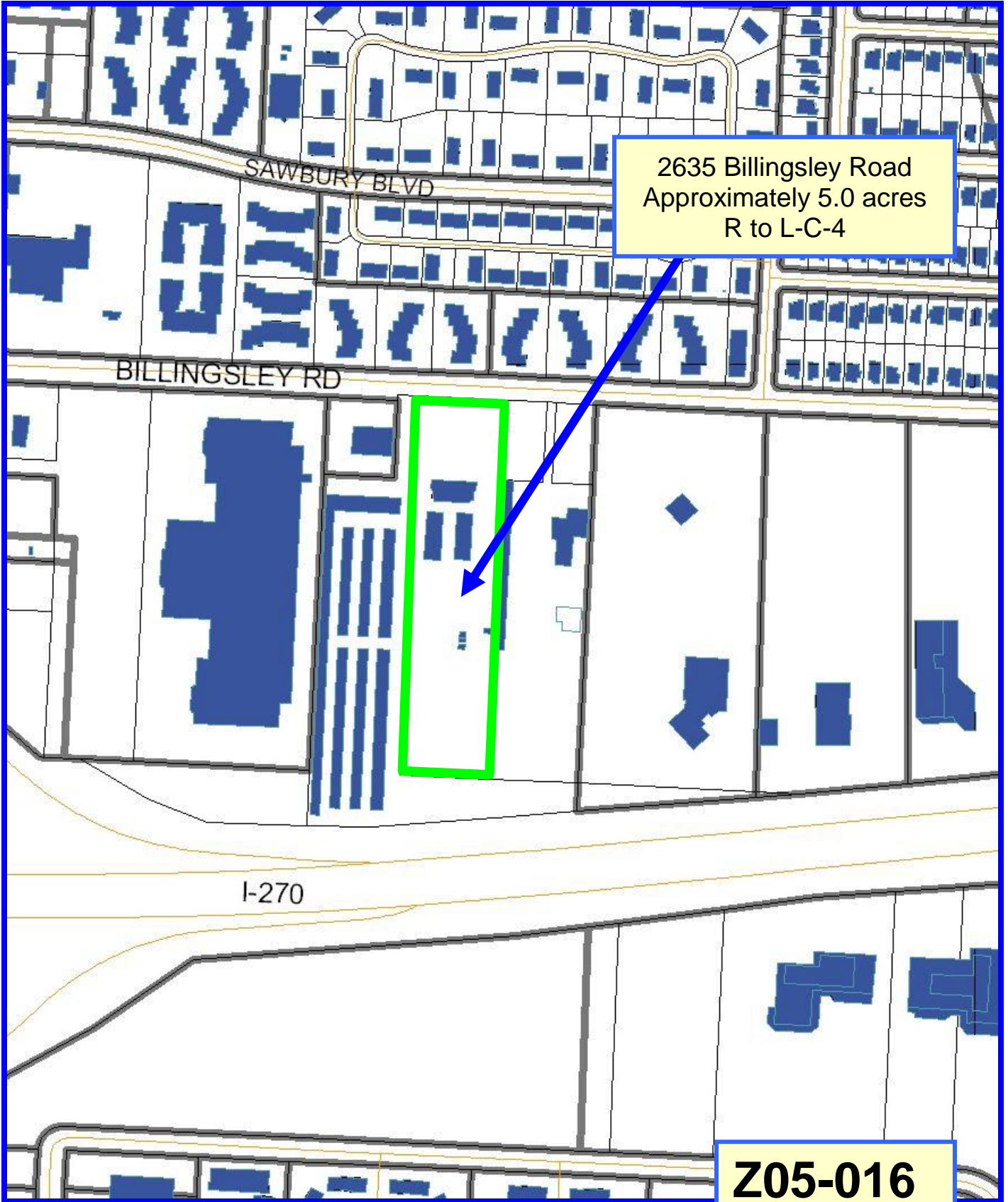
- o The 5.0± acre site is developed with an office structure, storage buildings, and a storage yard, and is zoned in the R, Rural District after undergoing annexation from Perry Township. The applicant requests the L-C-4, Limited Commercial District for commercial development. The storage uses associated with the property would become nonconforming uses. Upon a change in the current use of the subject property, the applicant has agreed to apply for a Council variance for these uses if they are to continue.
- o To the north is office development in the C-2, Commercial District. To the east is a landscaping company in Perry Township. To the south is vacant land in Perry Township and further south is Interstate 270. To the west are a mini-storage facility in Perry Township, and a veterinary hospital in the L-C-4, Limited Commercial District.
- o The limitation text includes use restrictions and development standards that are consistent with the surrounding commercial districts, including commitments for a 50-foot building setback along Billingsley Road, street trees, and lighting controls.
- o The site is within the planning area of *The Northwest Plan* (1991), but is not within a designated subarea that gives specific land use recommendations.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The requested L-C-4, Limited Commercial District for commercial development with the proposed limitations is consistent with the zoning and development patterns of the area.

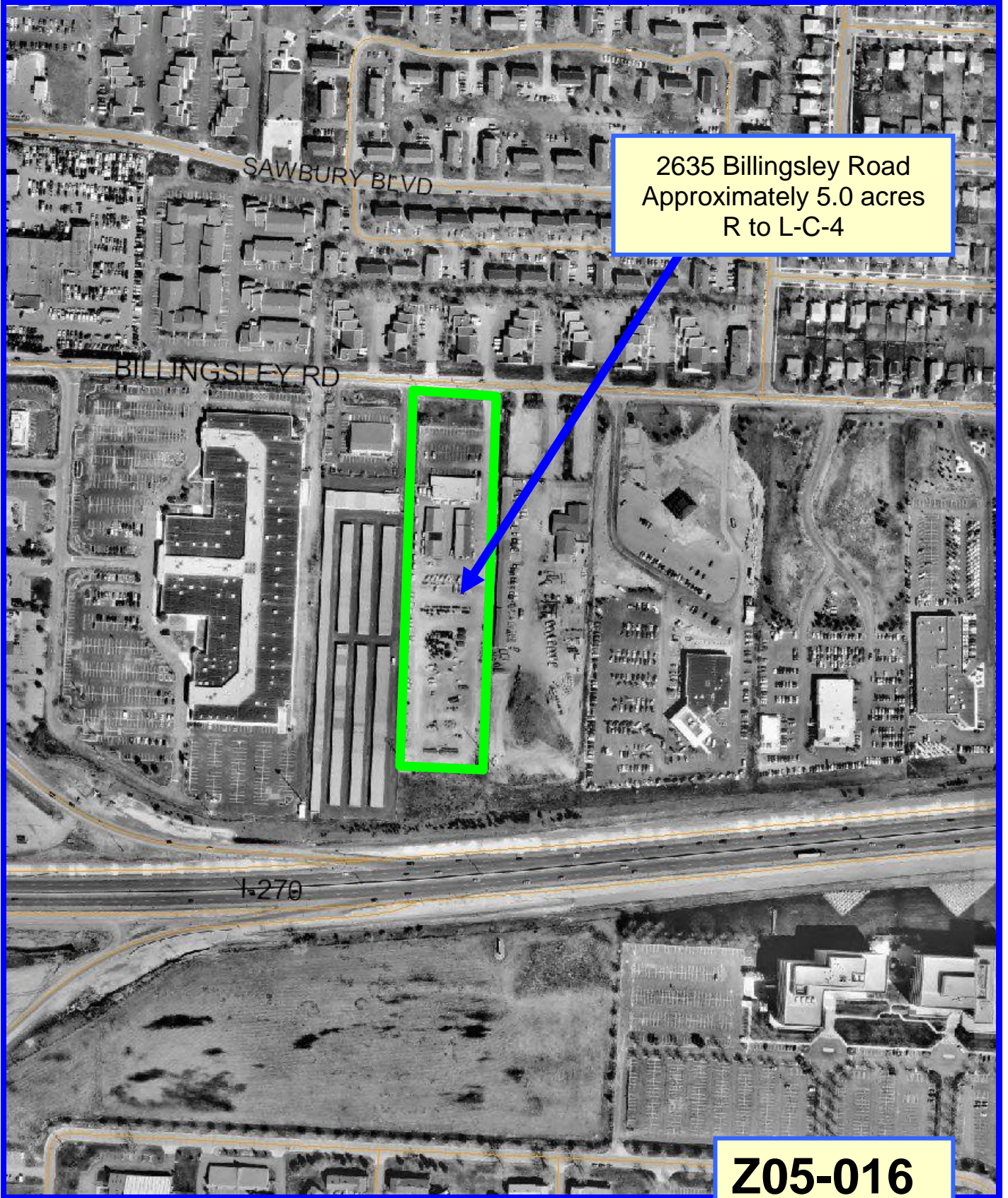


**Z05-016**



2635 Billingsley Road  
Approximately 5.0 acres  
R to L-C-4

**Z05-016**



2635 Billingsley Road  
Approximately 5.0 acres  
R to L-C-4

**Z05-016**

**Pine, Shannon L.**

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**From:** John W Best [johnwbest@juno.com]  
**Sent:** Thursday, May 05, 2005 6:41 AM  
**To:** Pine, Shannon L.  
**Subject:** 2635 Billingsley Road ( Z05-016 )

Shannon,

Here is an excerpt from the unofficial and unapproved minutes of the Far Northwest Coalition for the month of April 2005.

Michael Heintz, legal representative for SBC/Ohio Bell again discussed with the FNWC his client's request to rezone the property located at 2635 Billingsley Road from rural to C-4. The property has been annexed into the City of Columbus from Perry Township, and the normal course is for the current zoning classification to go along. This request would change the zoning to a more compatible class based upon the current usage.

He noted FNWC had several questions about alternative uses for the property under the C-4 zoning and he had provided that list to members since the last meeting. He also provided the FNWC with an updated limitation text that he had received that day. It answered several other questions of the group; including lighting, street trees, right of way and graphics. The FNWC still had concerns over some of the other permitted uses such as a parking lot or garage and additional large towers on the site. It was noted that there already is one large tower on the site.

The FNWC then discussed the SBC/Ohio Bell request to rezone their property. Alternative uses were of particular concern to the group in case SBC would close or sell the facility. It was then moved and seconded that the FNWC give approval to the rezoning application of SBC/Ohio Bell for their property located at 2635 Billingsley Road to go from rural zoning to C-4, subject to updating the limitation text as presented by the applicant's representative, and the further prohibition against other uses of the property as a parking lot or garage, or having any additional monolithic communications antennae placed on the property. Motion passed.

Let me know if you have any questions.

Sincerely,

John W. Best, President  
Far Northwest Coalition  
[www.Neighborhoodlink.com/Columbus/FarNorthwest](http://www.Neighborhoodlink.com/Columbus/FarNorthwest)

