



Z15-013 Exhibit A (1 of 2)  
Final Received 11/16/2017



11-16-17 *Subly*

Ex A 1-2

Z15-013 Exhibit A (2 of 2)

Final Received 11/16/2017



11-16-17

*[Handwritten signature]*

EXA 2-2





**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
JUNE 11, 2015**

- 5. APPLICATION: Z15-013**  
**Location:** **2455 BILLINGSLEY ROAD (43235)**, being 8.0± acres located on the south side of Billingsley Road, 500± feet west of Dunsworth Drive (590-144971; Far Northwest Coalition).  
**Existing Zoning:** CPD, Commercial Planned Development District.  
**Request:** CPD, Commercial Planned Development District.  
**Proposed Use:** Expansion of an existing automobile dealership.  
**Applicant(s):** Byers Realty LLC; c/o Jeffrey L. Brown, Atty.; Smith & Hale LLC; 37 West Broad Street, Suite 460; Columbus, Ohio 43215.  
**Property Owner(s):** The Applicant.  
**Planner:** Eliza Thrush, 645-1341, [ecthrush@columbus.gov](mailto:ecthrush@columbus.gov)

**BACKGROUND:**

- The site is developed with an automobile dealership zoned in the CPD, Commercial Planned Development District. The applicant proposes the CPD, Commercial Planned Development District to permit additional parking and retail display area closer to Billingsley Road.
- The site is bordered by automobile dealerships to the east and west, zoned in the L-C-4, Limited Commercial, and CPD, Commercial Planned Development Districts, respectively. To the north are single-unit dwellings in the R-2, Residential District. To the south is I-270 and office development in the C-2, Commercial District.
- The site falls within the boundaries of *The Northwest Area Plan (2007)*, which does not contain a specific land use recommendation for the 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 completed.
- The CPD text commits to a site plan, permitted uses, setback and landscaping commitments, and contains provisions for display areas and lighting controls. The CPD text also prohibits outdoor speakers and limits the display area between the parking setback and Billingsley Road to a maximum of six vehicles.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval

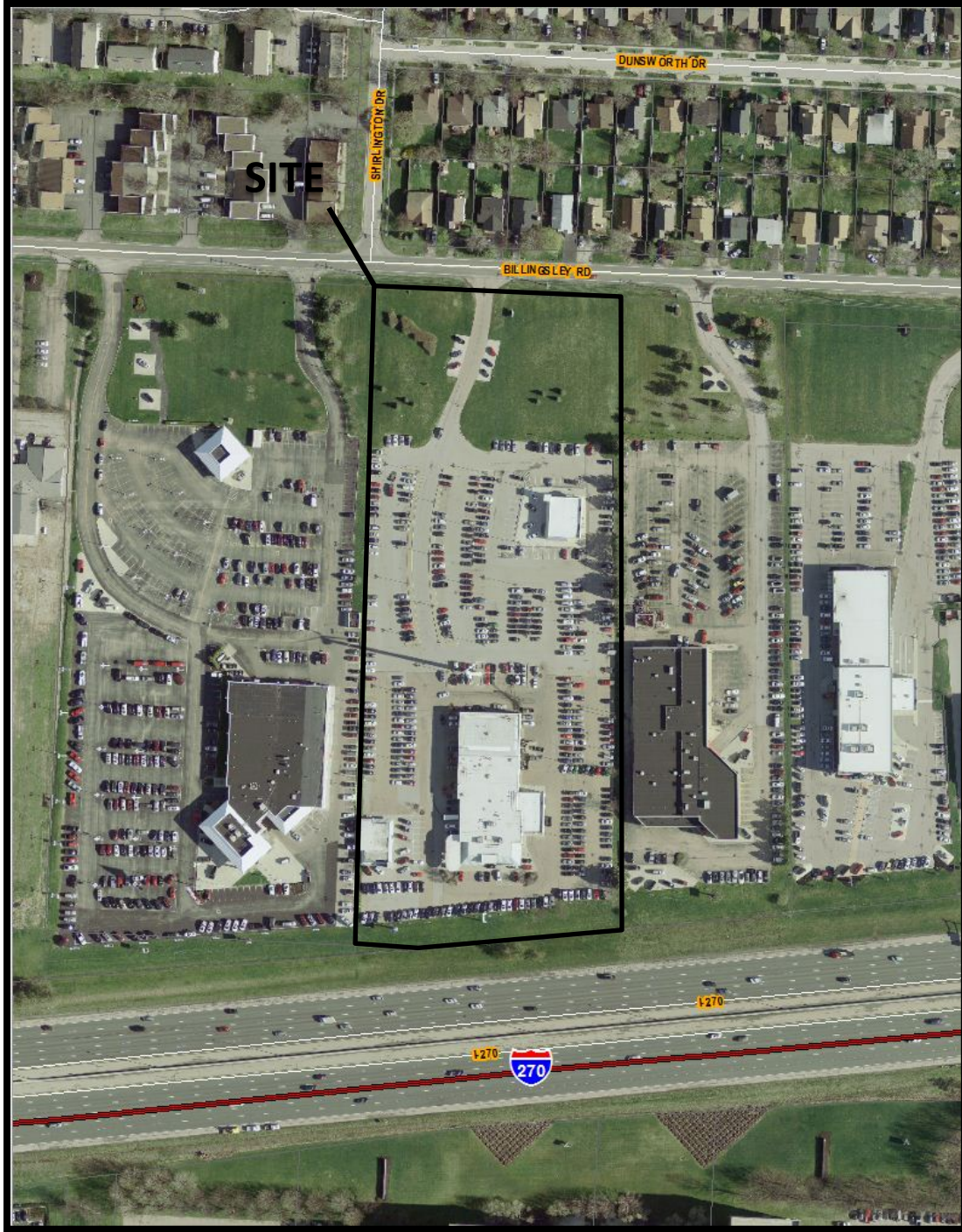
The requested CPD, Commercial Planned Development District would permit an existing automobile dealership to have additional retail display area and parking, while preserving an \*80 foot parking setback. In consideration of the nearby residential development, the CPD text contains provisions for landscaping and screening, lighting, and prohibits outdoor speakers. While the proposed 80 foot setback is less than what was recently approved for the property to the west, Staff feels the proposal is adequate in consideration of the residential properties to the north. Staff is unlikely to support future requests for display area expansion into the proposed 80 foot setback so long as residential development exists on the north side of Billingsley Road.

\*Note: The parking setback was increased to 125 feet prior to the July 27, 2015 City Council Zoning meeting, and that change was reflected in an amendment to ORD # 1762-2015. The 125-foot setback commitment has been carried over in ORD # 3168-2017.



Z15-013  
2455 Billingsley Road  
Approximately 8.0 acres  
CPD to CPD





Z15-013  
2455 Billingsley Road  
Approximately 8.0 acres  
CPD to CPD

**Thrush, Eliza C.**

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**From:** John Murley <jmurley@columbus.rr.com>  
**Sent:** Wednesday, June 10, 2015 10:56 PM  
**To:** Thrush, Eliza C.  
**Subject:** RE: Z15-013 // 2455 Billingsley Road

Ms. Thrush,

The Far Northwest Coalition opposes Z15-013 2455 Billingsley Road. The board specifically opposes the reduction in setback along Billingsley Road. This setback was agreed upon years ago as a buffer between the auto dealership use and single family residences on the other side of the street. In recent years, the board agreed to the construction of display pads within the setback, which now all of the dealerships have. The board expressed concern when an application was heard recently that reduced setback in the property immediately to the west, but the basis for that reduction was the lack of single family residences directly across the street. At the time, FNWC stated that we specifically did not condone that being a precedent and that we would oppose any reduction in setback for the properties to the east that face single family residences. Just a few months later, this proposal does exactly that, replacing committed green space with blacktop across from single family residences, so we stand in opposition.

Thanks,  
John Murley  
President, Far Northwest Coalition

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**From:** Thrush, Eliza C. [<mailto:ECThrush@columbus.gov>]  
**Sent:** Friday, June 05, 2015 10:19 AM  
**To:** 'jmurley@columbus.rr.com'  
**Subject:** Z15-013 // 2455 Billingsley Road

Hi John,

I am wondering if you have a recommendation prepared regarding Z15-013 2455 Billingsley Road? I am working on our staff report for Development Commission next week.

Thank you,

ELIZA THRUSH  
PLANNER II – PUBLIC HEARINGS

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THE CITY OF  
**COLUMBUS**  
MICHAEL B. COLEMAN, MAYOR

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DEPARTMENT OF BUILDING  
AND ZONING SERVICES

757 Carolyn Avenue  
Columbus, OH 43224  
Direct: 614.645.1341  
Fax: 614.645.2463  
[www.cityofcolumbus.org](http://www.cityofcolumbus.org)





COLUMBUS DEVELOPMENT COMMISSION  
Basis for Recommendation

DEPARTMENT OF BUILDING AND ZONING SERVICES

Date: JUNE 11, 2015

Application #: Z15-013	Requested: CPD	Address: 2455 BILLINGSLEY ROAD (43235)					
# Hearings:	Length of Testimony: 6:35 → 6:50 (15)	Staff: <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval	Position: <input type="checkbox"/> Conditional Approval				
# Speakers Support: (0) Opposition: (0)	Development Commission Vote: <input checked="" type="checkbox"/> Yes (1) <input type="checkbox"/> No (1) <input type="checkbox"/> Abstain	Area Comm/ Civic Assoc: <input type="checkbox"/> Approval <input checked="" type="checkbox"/> Disapproval	<input type="checkbox"/> Conditional Approval				
Position Y=Yes N=No (write out ABSENT≡ or ABSTAIN≡)	ABSTAIN Fitzpatrick	Y Ingwersen	NO Anderson	Y Cooley	ABSTAIN Conroy	Y Onwukwe	Y Coe
+ = Positive or Proper - = Negative or Improper	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Land Use		+	+	+		+	+
Use Controls		+		+		+	
Density or Number of Units				+			
Lot Size							
Scale		+		+		+	
Environmental Considerations							
Emissions							
Landscaping or Site Plans			.			+	+
Buffering or Setbacks		OK	-	+		+	
Traffic Related Commitments							
Other Infrastructure Commitments							
Compliance with City Plans							
Timeliness of Text Submission							
Area or Civic Assoc. Recommendation		-	-	✓		-	
Governmental or Public Input							
MEMBER COMMENTS:							
FITZPATRICK: (ABSTAINED)							
INGWERSEN: 20' SETBACK APPEARS TO BE APPROPRIATE FOR COMMERCIAL USES ALONG THE FREEWAY. PROPOSED MOUNDING PROVIDES ADEQUATE SCREENING OF THE COMMERCIAL ACTIVITIES FROM THE RESIDENTIAL USES ON THE NORTH SIDE OF BILLINGSLEY.							
ANDERSON: Disagree w/ reduction of setback + impact upon residential. See disapproval of Far Northwest Coaster in Suppl. packet							
COOLEY: Setback fairly appropriate at 80'. Strongly not to be limited by NRCM and NRCMS.							
CONROY:							
ONWUKWE: Setback still generous to accommodate the proposed development.							
COE: The amount of setback seems reasonable and consistent w/ other developments.							

**REZONING APPLICATION**

Department of Building & Zoning Services  
Scott Messer, Director  
757 Carolyn Avenue, Columbus, Ohio 43224-3218  
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 #   Z15-013  

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown  
of (COMPLETE ADDRESS) 37 W. Broad St., #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. Byers Realty LLC 427 South Hamilton Road Columbus, OH 43213-2035 558 number of Columbus based employees Jay Du Rivage - 614-228-1551	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 16<sup>th</sup> day of November, in the year 2014

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

*This Project Disclosure Statement expires six months after the date of recording.*

Notary Seal Here



NOTARY PUBLIC - STATE OF OHIO  
My commission has no expiration date  
Sec. 147.03 R.C.

**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